

1099 Sunnydale Avenue



FELTON INSTITUTE

5 Year Lease

1099 Sunnydale Avenue – The Village Background

- ▶ 1099 Sunnydale Avenue is a neighborhood community facility under the jurisdiction of the Real Estate Division, located in and serving the Visitacion Valley neighborhood.
- ▶ The facility offers office spaces, a range of shared meeting rooms, and a large ground floor community room for program-related events and community meetings.
- ▶ In its mission to invest in housing and community development in Visitacion Valley, the United States Housing and Urban Development (HUD) in collaboration with the City and community service providers (non-profits), completed construction of the approximately 15,000 square feet, three-story building, in 2004.

Tenant: **FELTON INSTITUTE**

- ▶ Founded in 1889, Felton Institute, formerly known as Family Services Agency, is committed to providing social services and resources to meet the diverse needs of children, youth and families within the Visitacion Valley community and across the San Francisco Bay Area.
- ▶ Felton Institute has provided the following programs and services at 1099 Sunnydale since 2013: employment training and job placement; basic computer training and tech support; community programs such exercise classes, community bingo, etc.
- ▶ Felton Institute receives support grants and contracts through the Mayor's Office of Housing and Community Development (MOHCD) Digital Literacy Training Program and Human Services Agency (HSA).

Deal Points

- ▶ Term: 5 Years with (2) 5-Year options to renew lease
- ▶ Rent: \$2,018.04/month (\$1.34/sf)
 - ▶ \$24,216.48/Annually (\$16.08/sf)
- ▶ 3% Annual Increases in rent
- ▶ Square Footage: Approximately 1,506 square feet
- ▶ No Tenant Improvements anticipated



Questions?



Thank You