

# 1099 Sunnydale Avenue



FIVE KEYS SCHOOLS AND PROGRAMS

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.

# 1099 Sunnydale Avenue – The Village Background, continued

- ▶ The facility, also known as “The Village”, has historically housed like-minded, cooperative and complementary community-services and support programs.
- ▶ The Village currently houses five non-profit organizations and the Department of Public Health (DPH) providing services to the immediate community.

## Tenant: **FIVE KEYS SCHOOLS AND PROGRAMS** (Five Keys)

- ▶ Five Keys was founded in 2003 by the San Francisco Sheriff's Department as the first accredited charter high school in the nation to provide diploma programs for adults in county jails.
- ▶ Five Keys has now expanded far beyond the walls of county jails and operate over 100+ community learning centers that serve students of any age and regardless of background or circumstance.
- ▶ Through the use of social and restorative justice principles, Five Keys provides traditionally underserved communities the opportunity to improve their lives through a focus on the Five Keys: EDUCATION, EMPLOYMENT, RECOVERY, FAMILY, COMMUNITY.

# FIVE KEYS Programs at 1099 Sunnydale Avenue

Five Keys has been a tenant at 1099 Sunnydale Avenue since 2013 and offers the following programs and services at said location:

- ▶ Through its Transitional Employment and Adult Education Programs, Five Keys offers temporary employment with the goal of transitioning participants to permanent employment or education opportunities.
- ▶ Administers the Back2Work Program.
- ▶ Offers Financial Literacy through it's partnership with CHASE Bank.
- ▶ Partners with the California Department of Education and the California Department of Transportation (Caltrans).
- ▶ Provides five (5) work crews of eight participants to Caltrans to perform litter abatement within the Caltrans local right of way.

# Deal Points

- ▶ Term: 5 Years with (2) 5-Year options to renew lease
- ▶ Rent: \$905.84/month (\$1.34/sf)
  - ▶ \$10,870.08/Annually (\$16.08/sf)
- ▶ 3% Annual Increases in rent
- ▶ Square Footage: Approximately 676 square feet
- ▶ No Tenant Improvements anticipated



Questions?

Thank You