



444 6TH STREET
THE AHERN BUILDING

Background

In January 2016, the Board of Supervisors passed a resolution (File 15-1286) Urging the Director of the Department of Public Health and the sheriff to convene a working group to re-envision the jail replacement projects at the Hall of Justice. The Supervisors urged the Real Estate Division to begin negotiating the acquisition of four properties adjacent to the hall of Justice.

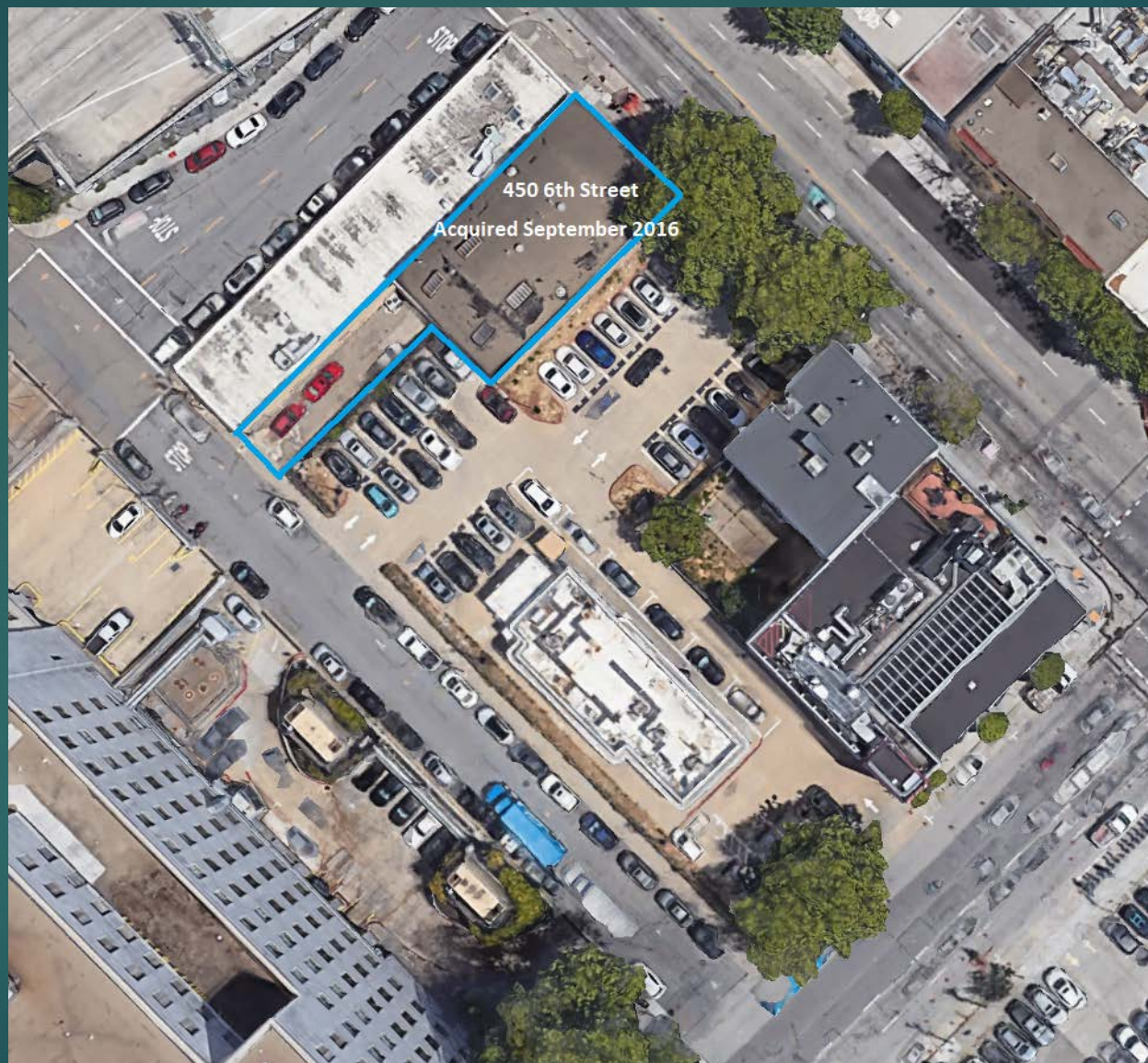
1). 450 6th Street

2), 444 6th Street

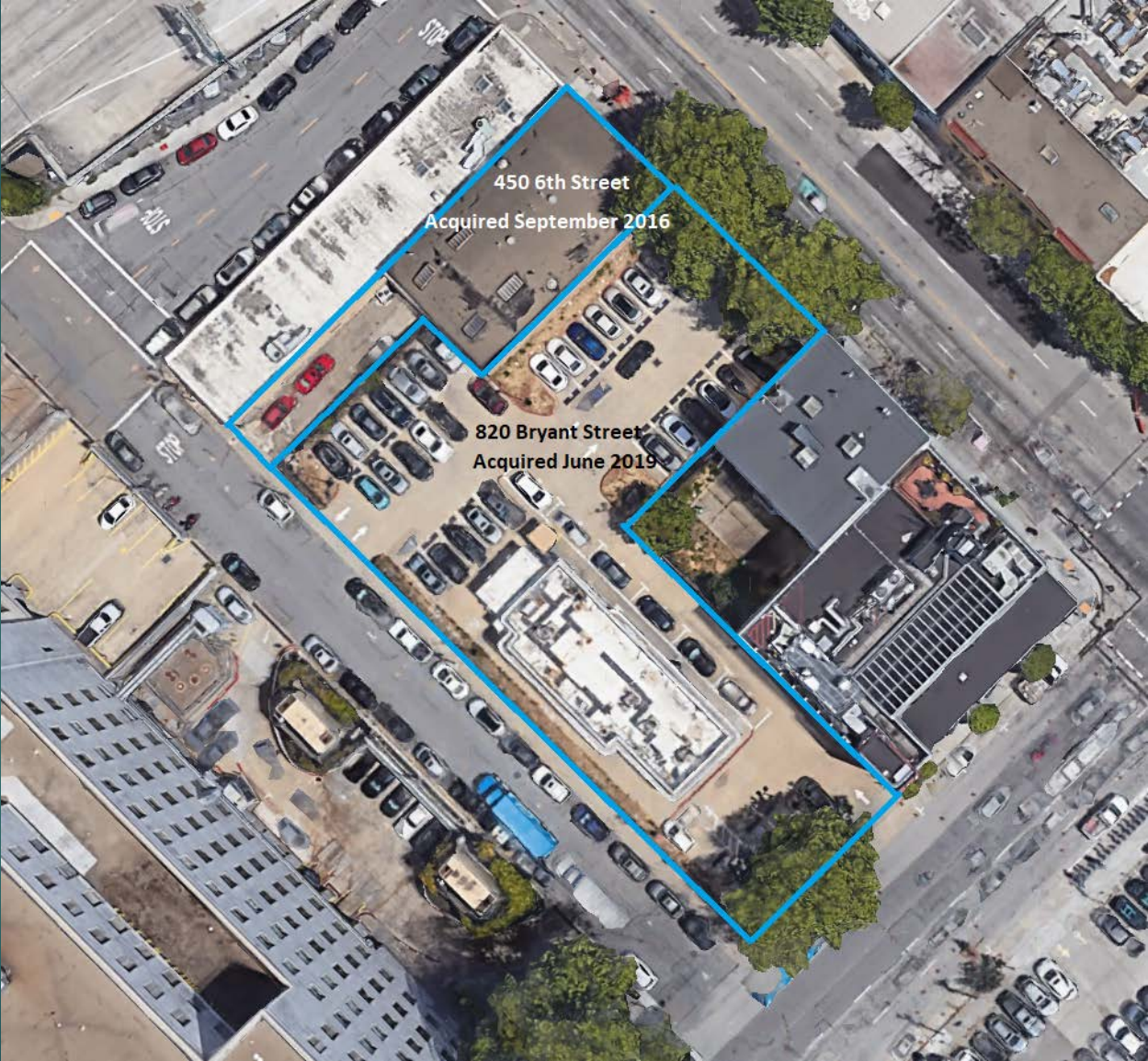
3). 470 6th Street

4). 814-820 Bryant Street

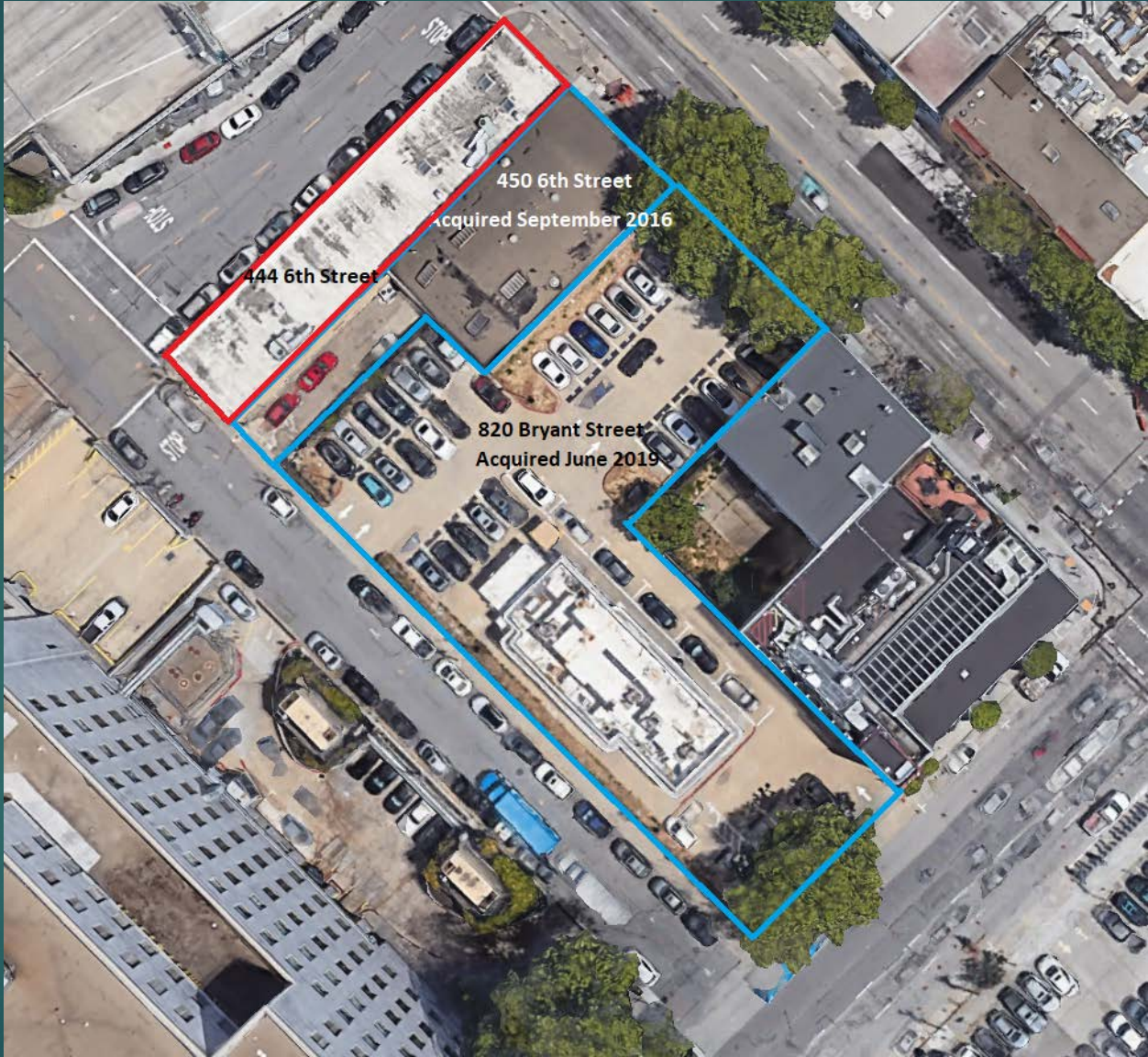
450 6th Street
Acquired September
2016



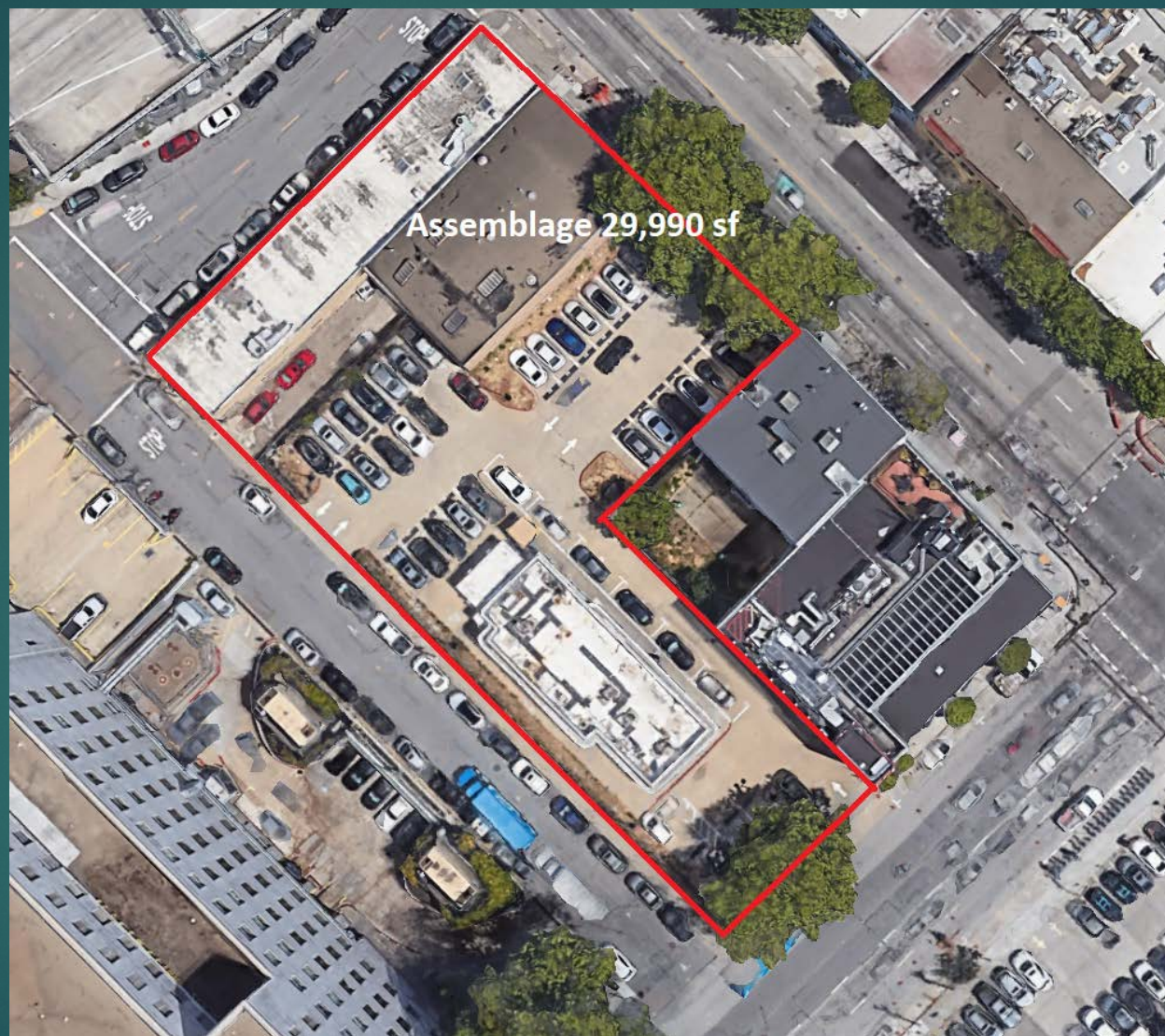
470 6th Street, 814-
820 Bryant Street
Acquired June 2019



444 6th Street
Proposed Acquisition



Assemblage
Approximately
35,000 s.f.



Deal Points

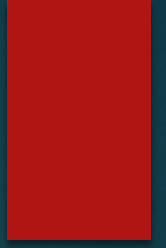
Appraised Value: \$3,900,000

Purchase and Sales Agreement: \$4,200,000

Premium: \$300,000

Estimated closing costs: \$25,000

Questions?



The acquisition of 444 6th Street would potentially allow the City to vacate a portion of Ahern Street and Harriet Street allowing for a larger potential assemblage

The inclusion of Harriet Street could expand the assemblage foot print from approximately 35,000 sf to 46,000 sf

