



845 Jackson Street

Real Property Lease
San Francisco Department of Public Health

REAL ESTATE DIVISION

Budget and Finance Committee | October 15, 2025

Background

- San Francisco Department of Public Health (DPH) intends to lease space at **845 Jackson Street (Chinese Hospital)** as a temporary relocation solution while their existing space at Chinatown Public Health Center (CPHC) undergoes a renovation including seismic retrofit and modernization of building systems under the **2024 Healthy, Safe & Vibrant General Obligation Bond Program**.
- The lease will provide temporary space for approximately 40 employees of **CPHC to continue providing care to approximately 4,400 San Franciscans and maintaining the location of the clinic within the Chinatown neighborhood**. The patient population is predominantly monolingual Chinese-speaking, low-income, elderly, and/or immigrants.
- The services included are **primary care, specialty services, nurse and medical assistant visits, clinical pharmacist visits, laboratory services, and behavioral health**.

Terms of Agreement

- ▶ Premises: 11,894 square feet at 845 Jackson Street, San Francisco, CA
- ▶ Current Use: Community hospital
- ▶ Proposed Use: Outpatient health services
- ▶ Term: 3 Year Lease, with one 1-year option to extend.

▶ <u>Expenses</u> :	Category	Monthly Expenses	Annual Increase
	Rent	\$41,629	3%
	Operating Expenses	\$8,636	Up to 3%
	Utilities	\$10,780	3%
	Wireless Access Points	\$325	0%
	Total Expenses	\$61,370	

- ▶ Tenant Improvements:
 - City to reimburse Landlord for all work related to obtaining State licensing approval for change of use permits, in an amount not to exceed \$300,000
 - City to reimburse Landlord for signage in an amount not to exceed \$1,600



Questions?