

## 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

Total Expenses

- Term: 3 Year Lease, with one 1-year option to extend.
- Expenses:

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

\$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?