

New lease for Existing Occupancy

**Site:**

**125 Bayshore Boulevard**

**Landlord:**

**W.Y.L. Orion Properties, LLC**

BUDGET & FINANCE  
COMMITTEE

JULY 15, 2026

Real Estate Division  
Department: Homelessness and Supportive  
Housing (SFHSH)

# Background: Bayshore Navigation Center

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The Bayshore Navigation Center provides critical low-barrier shelter for adults experiencing homelessness, helping bring people indoors and connect them to services, benefits, health care, and housing pathways.

- **128 beds nightly** with consistently high occupancy, typically **~97%**
- **570 unique clients served** in FY24–25
- Low-barrier model accommodates **partners, pets, and possessions**
- Five Keys performs well in program and fiscal monitoring
- Strong service planning and high guest satisfaction
- City granted fiscal monitoring waiver due to exceptional compliance

# Lease Terms

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- **Premises:** 31,200 sf of land, 12,965 sf warehouse, 10,000 sf ancillary office space
- **Term:** Ten (10) Years
- **Rent:** \$655,200.96/year (\$21.00psf/year), 3% rent escalation per year
- **Operating Expenses:** City responsible for utilities, janitorial, while Landlord responsible for taxes, insurance, major repairs
- **Option:** Two (2) options for five (5) years.



Questions?