

# 1099 Sunnydale Avenue



**FAMILY & CHILD EMPOWERMENT SERVICES**

**5 Year Lease**

**SAN FRANCISCO (FACES SF)**

# 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.

## Tenant: **FACES SF**

- ▶ Established in 1958, FACES SF is committed to providing services to meet the diverse needs of children, youth and families within the Visitacion Valley community and across the San Francisco Bay Area.
- ▶ Since 2013, FACES SF has provided the following programs and services at 1099 Sunnydale: workforce development services; recruitment and hiring events; job readiness training; parent and family workshops; and case management services.
- ▶ FACES SF receives support grants through the City's Office of Economic Workforce Development.

# Deal Points

- ▶ Term: 5 Years with (2) 5-Year options to renew lease
- ▶ Initial Rent: \$4,072.26/month (\$1.34/sf)
  - ▶ \$48,867.12/Annually (\$16.08/sf)
- ▶ 3% Annual Increases in rent
- ▶ Square Footage: Approximately 3,039 square feet

# Deal Points continued

- ▶ Initial Rent includes approximately 3,039 square feet of office space of which approximately 822 square feet is in support of a temporary grant and programming collaboration with Family Connections Centers, a California non-profit.
- ▶ Use of the 822 square feet space is subject to grant funding availability. After the initial year, FACES SF may surrender 822 square feet of office space if grants for their collaboration with Family Connections Centers is no longer available.
- ▶ If funding is secured, FACES SF may continue its use of the 822 square feet office space, on a year-to-year basis during the initial five-year term of the lease by providing a 90-day notice annually to the City of its intent to continue use of said space.

# Deal Points continue

- ▶ If at anytime FACES SF needs to give up the 822 square feet of office space due to lack of funding, the adjusted rent and square footage will be as follows:
  - ▶ Adjusted Rent: \$2,970.78/month (\$1.34/sf)
    - ▶ \$35,649.36/Annually (\$16.08/sf)
  - ▶ 3% Annual Increases in rent.
  - ▶ Adjusted Square Footage: Approximately 2,217 square feet



Questions?

Thank You