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.
- Expenses:

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?