



500 Pine Street



CVS Pharmacy is pleased to announce the opening of its new store on June 25, 2018 at 500 Pine Street, a prime location in San Francisco's Financial District. Located on the corner of Pine and Kearny, CVS Pharmacy occupies 8,827 SF of ground floor retail in a newly-built Class A LEED Platinum five-story office tower. This site is designed to serve the thousands of people that walk on one of the Financial District's busiest pedestrian corridors to nearby attractions, hotels and businesses.

FACILITY DETAILS

- Corner entrance fronting Pine and Kearny Streets
- No changes to the building façade besides the addition of illuminated CVS Pharmacy signage
- Hours of Operation:
Monday – Friday, 7am – 9pm,
Saturday, 9am-5pm,
closed Sundays

STORE FEATURES

Full-service pharmacy

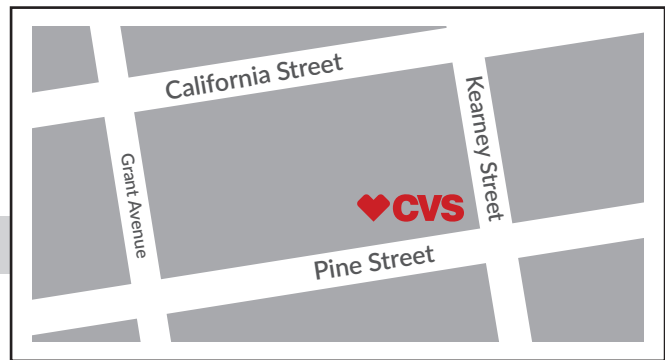
Top quality over the counter healthcare-related products such as vitamins, supplements, health aids, and first aid products.

Full line of basic needs items/ conveniences such as stationary supplies, basic household items and cleaners, seasonal merchandise, photo finishing, and personal care items.

Expanded milk and dairy, large pre-packaged to go food selection including sandwiches, salads and wraps, and beer, wine and distilled spirits.



Facts About CVS Pharmacy at 500 Pine Street



What types of goods will CVS Pharmacy carry?

CVS Pharmacy offers a complete range of products and services including a full-service pharmacy. The store will also feature a full line of basic needs items and other conveniences such as: stationary supplies, basic household items and cleaners, seasonal merchandise and personal care products, as well as expanded milk and dairy, large pre-packaged to go food selection including sandwiches, salads and wraps, and beer, wine and distilled spirits.

Where will CVS Pharmacy be located on this site?

CVS Pharmacy will occupy 8,827 SF of a total of 10,000 SF of ground floor area fronting Pine and Kearny Street. The main entrance is located on Kearny Street.

Will there be parking at this location? No. This store is designed to serve the thousands of people that walk on one of the Financial District's busiest pedestrian streets, as well as nearby residents and visitors. Additionally, there are numerous parking garages within the immediate vicinity.

Will liquor be sold at this location? CVS Pharmacy is applying to sell beer, wine and distilled spirits at this location and has worked with the San Francisco Police Department to create a set of conditions to ensure the responsible management of alcohol sales. CVS Pharmacy is also pleased to work with community to address any concerns. The sale of alcohol for off-site consumption is an incidental sale (the store will only have 85 SF of shelf space devoted to alcohol) and is intended as a convenience item for customers when purchasing other incidentals.

What history does CVS have in selling alcohol?

With over 40 years of experience, CVS Pharmacy has developed stringent operational standards and training programs to teach techniques for the lawful selling of alcoholic beverages. CVS Pharmacy will require all employees selling alcoholic beverages to complete its training program and execute a semi-annual acknowledgement of its alcohol sales policies.

Will there be conditions on the sale of alcohol to prevent the site from becoming a nuisance?

Absolutely. CVS Pharmacy is a responsible alcohol seller and has worked with the police to create a set of conditions to facilitate the responsible management of alcohol sales. Additionally, we are available to meet with members of the community to answer questions or discuss concerns. CVS Pharmacy does not sell malt liquor, singles or other nuisance products.

How many jobs will be created at this location?

There are 17 employees including the store manager and pharmacy manager. Eleven live in San Francisco: 3 full-time shift supervisors, 2 full-time store associates and 6 part-time store associates. The remaining employees are from surrounding communities in the East Bay and Peninsula.

How will the store manage loading and deliveries?

CVS Pharmacy will receive up to three deliveries per week. Vehicles will unload via Pine Street and the product will be wheeled into the receiving area of the store.

To request information about the project, please contact our community relations representative Luis Cuadra at lcuadra@bergdavis.com or 415-788-1000 ext. 206.





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Outreach Overview

The following is an overview of CVS Pharmacy's outreach efforts regarding its plans to seek a Type 21 liquor license for its new 500 Pine Street store. Located on Pine and Kearny Street in the Financial District, CVS Pharmacy opened its newest San Francisco location, on June 25, 2018. This store occupies 8,827 SF of ground floor retail in a newly built Class A LEED Platinum five-story office tower and only 85 SF feet (less than one percent of the total square footage) will be used to sell a small selection of beer, wine and distilled spirits.

It's important to make a distinction between CVS Pharmacy's proposal and a failed attempt by BevMo to open a store at 150 Kearny Street in 2017, which was met with significant community opposition. BevMo proposed to occupy a 7,000 SF building dedicated largely to alcohol sales, while CVS Pharmacy intends to offer an extremely limited inventory of alcohol as a convenience for its customers.

STORE DETAILS

- Security cameras throughout the exterior and interior of the store will be managed by store management during hours of operation.
- Full-service pharmacy, including premium over the counter healthcare-related products, full line of basic needs items/conveniences, expanded dairy and pre-packaged to go food selections, and beer, wine and distilled spirits.
- The store has created 17 new jobs, including a full-time position for store manager and pharmacy manager.
- Hours of Operation: Monday – Friday, 7am – 9pm; Saturday, 9am – 5pm; closed Sundays.

Please find below a summary timeline of our discussions with the San Francisco Police Department and efforts to engage the community.

San Francisco Police Department, May and June 2018

- CVS Pharmacy worked closely with Sergeant Gigi George, SFPD Alcohol Licensing Unit, to create a set of conditions of approval that ensure the safe and responsible sale of alcohol.
- The team met with SFPD Central Station representative Officer Steve Matthias to review the ALU endorsed conditions of approval. Officer Matthias requested further clarity be added to policies concerning the sale of nuisance beverages and efforts to address loitering, noise, graffiti and littering.
- The SFPD ALU and Central Station have approved the enclosed conditions of approval and support CVS Pharmacy's application for a Type 21 alcohol license.

Community Engagement, April 2018 – ongoing

- The CVS team was first notified by the ABC licensing representative on April 5, 2018 that protests had been filed in response to CVS Pharmacy's application for a Type 21 liquor license. When we requested copies of the protest letters we were informed that they would need to be verified first.
- On July 25, 2018 the ABC forwarded seven verified protests, including one duplicate. In summary, two protests were submitted by local residents, two by local alcohol convenience stores and two from Tenderloin residents.
- Following is a summary of the protestors and their concerns.
 - Kevin Chenevert, resident at the Stanford Hotel Veterans Home (250 Kearny Street) – Mr. Chenevert expressed concern with the over-concentration of alcohol licenses in the census tract.
 - David Tsung, resident at 11 Belden Place, expressed the same concerns as Mr. Chenevert.
 - Luis, Financial District Wine & Spirits representative (300 Kearny Street), submitted two protests and expressed the same concerns as Mr. Chenevert.
 - David Huang, David's Food and Liquor Store representative (612 Kearny Street), expressed the same concerns as Mr. Chenevert.
 - Michael and John Nulty, Tenderloin residents, requested that conditions of approval be required as part of the licenses' approval. CVS Pharmacy's proposed conditions exceed Mr. Michael and John Nulty's request.
- Information provided by the ABC does not include phone numbers, so communications have been limited to written correspondence. BergDavis hand-delivered project and contact information to the front desk at Mr. Chenevert's hotel, requesting the opportunity to meet with him and his fellow residents. Mr. Chenevert responded in writing reiterating his concerns and declining the project team's invitation. Project information was also hand-delivered to both liquor stores and invitations to meet were similarly declined. Follow up letters were sent to all six protestors, describing the proposed mitigations that address their concerns and requesting the opportunity to meet in person.
- Enclosed are the SFPD approved conditions of approval, sample outreach correspondence, project fact sheet and store floor plan.

CVS Pharmacy's primary goal for outreach was to inform the six individuals who submitted protests, that a thorough set of conditions of approval are in place to address the concerns expressed in their letters to the ABC. Enclosed are the SFPD approved conditions of approval, sample outreach correspondence, project fact sheet and store floor plan.

To request information about the project, please contact our community relations representative Luis Cuadra at lcuadra@bergdavis.com or 415-788-1000 ext. 206.



500 Pine Proposed Conditions

CVS proposes the following conditions be attached to the alcohol license:

1. The hours of operation for the store are currently proposed to be 7 a.m. to 10 p.m. Customer access to all alcohol will be restricted after 10 p.m. by using any combination of locked cooler cases, gondola covers, and/or physical barricades at the ends of the aisles where the product is located on the sales floor.
2. All liquor bottles will be secured and capped to ensure that an individual must make a purchase using a valid identification in order to avoid delinquent behavior.
3. No more than 5% of the square footage of the premises will be used for the display of alcoholic beverages.
4. No malt beverage shall be sold with an alcoholic content greater than 5.7% by volume.
5. The sale of individual or mini-bottles, single beer or malt beverages in quantities of 16 oz., 22 oz., 32 oz., 40 oz., or similar size containers is prohibited.
6. No beer or malt beverages, wine coolers or beer coolers shall be sold in quantities of less than manufacturer pre-packaged multi-unit quantities of four (4) or more.
7. No wine shall be sold with an alcoholic content of great than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.
8. Interior security cameras will be installed within the store and concentrated in the area of alcohol products. These cameras will be monitored during store hours by on-site management, CVS regional and corporate operations, and made available to the SFPD for a minimum of 30 days upon request. External cameras will be installed and operated, focused on the perimeter of the store. Output from these cameras will be shared with the SFPD, upon request.

9. Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
10. All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed.
11. Loitering will be prohibited on adjacent sidewalks surrounding the stores at all times. Store management will be responsible for site security and monitoring the property during hours of operation.
12. Store will provide a posted phone number to report site vandalism, loitering, or other concerns with a mandated response to the person reporting the issue within forty-eight (48) hours. Vandalism and graffiti will be removed within twenty-four (24) hours of reporting and all other issues will be dealt with as expeditiously as possible.