

Alternative Locations for Aircraft Maintenance Technology

April 26, 2021

Overview

Facilities staff and contractors with the College have taken steps to find alternative sites in San Francisco for the Aircraft Maintenance Technology program since the notice to vacate program's long-standing location at SFO was received in July 2020. This document summarizes these findings, and provides details on the specific locations examined.

Lease Sites

A number of industrial sites that are available for lease were reviewed. Annual lease rates ranged from \$15.00 to \$31.20 per square foot, with a median rate of \$24.60. For a 20,000 square foot facility, the College should expect to pay close to \$500,000 in rent annually.

Purchase Sites

Several sites that were available for purchase were also reviewed. Purchase prices ranged from \$290 to \$450 per square foot. For a 20,000 square foot facility, the College should expect to pay between \$5.8M and \$9.0M.

Discussions with Public Agencies

In addition to looking at privately-held locations, Facilities staff have been in contact with their real estate counterparts at several public agencies to inquire about any available facilities they may have that could accommodate the AMT Program. All of them replied in the negative, but stated that they would reach out if and when that changes. The following individuals were contacted:

- Cindy Lee, Senior Real Property Manager, City and County of San Francisco
- Richard Rovetti, Deputy Director Real Estate, Treasure Island Development Corporation
- Monico Corral, Property Manager, Port of San Francisco

Lease Sites Examined September – December 2020

Address	Zoning	Space Type	Size (sq. ft.)	Annual Rental Rate (per sq. ft.)	Total Annual Rent
1280 Van Dyke	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	19,110	\$21.00	\$401,310
1401 Illinois St	PDR - 1G - Slightly more restrictive industrial zone than PDR-2	Industrial	30,000	\$29.00	\$870,000
255 Barneveld	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	12,538	\$27.00	\$338,526
6025 3rd St	PDR - 2 -- Least restrictive industrial zone in SF	Flex	20,000	\$29.00	\$580,000
701 - 745 Cesar Chavez	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	17,200	\$27.00	\$464,400
60 Industrial Way	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	25,000	\$18.00	\$450,000
435 23rd St	PDR - 1G - Slightly more restrictive industrial zone than PDR-2	Industrial	75,000	\$28.20	\$2,115,000

Lease Sites Examined January – February 2021

Address	Zoning	Space Type	Size (sq. ft.)	Annual Rental Rate (per sq. ft.)	Total Annual Rent
255 Barneveld	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	12,538	\$21.00	\$263,298
1501 Tennessee St	PDR - 1G - Slightly more restrictive industrial zone than PDR-2	Industrial	21,110	\$25.20	\$531,972
255 - 261 Bayshore Blvd	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	22,271	\$15.00	\$334,065
201 Mendell	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	14,000	\$24.00	\$336,000
1698 Evans	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	15,000	\$24.00	\$360,000
1320 Marin St	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	40,000	\$16.50	\$660,000
6000 3rd St	PDR - 2 -- Least restrictive industrial zone in SF	Industrial / Office	29,500	\$30.60	\$902,700
700 Indiana St	UMU - Urban Mixed Use (does allow for light industrial)	Industrial	15,000	\$31.20	\$468,000
3250 3rd St	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	30,000	\$24.00	\$720,000
1330 Fitzgerald	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	30,000	\$21.00	\$630,000

Purchase Sites Examined January/February 2021

Address	Zoning	Space Type	Size (sq. ft.)	Purchase Price (per sq. ft.)	Total Purchase Price
1908 Innes	PDR - 2 -- Least restrictive industrial zone in SF	Industrial / Food	28,330	\$291.21	\$8,250,000
Van Dyke / Wallace	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	29,996	\$450.06	\$13,500,000
1330 Fitzgerald	PDR - 2 -- Least restrictive industrial zone in SF	Industrial	94,304	\$296.91	\$28,000,000