



SFMTA

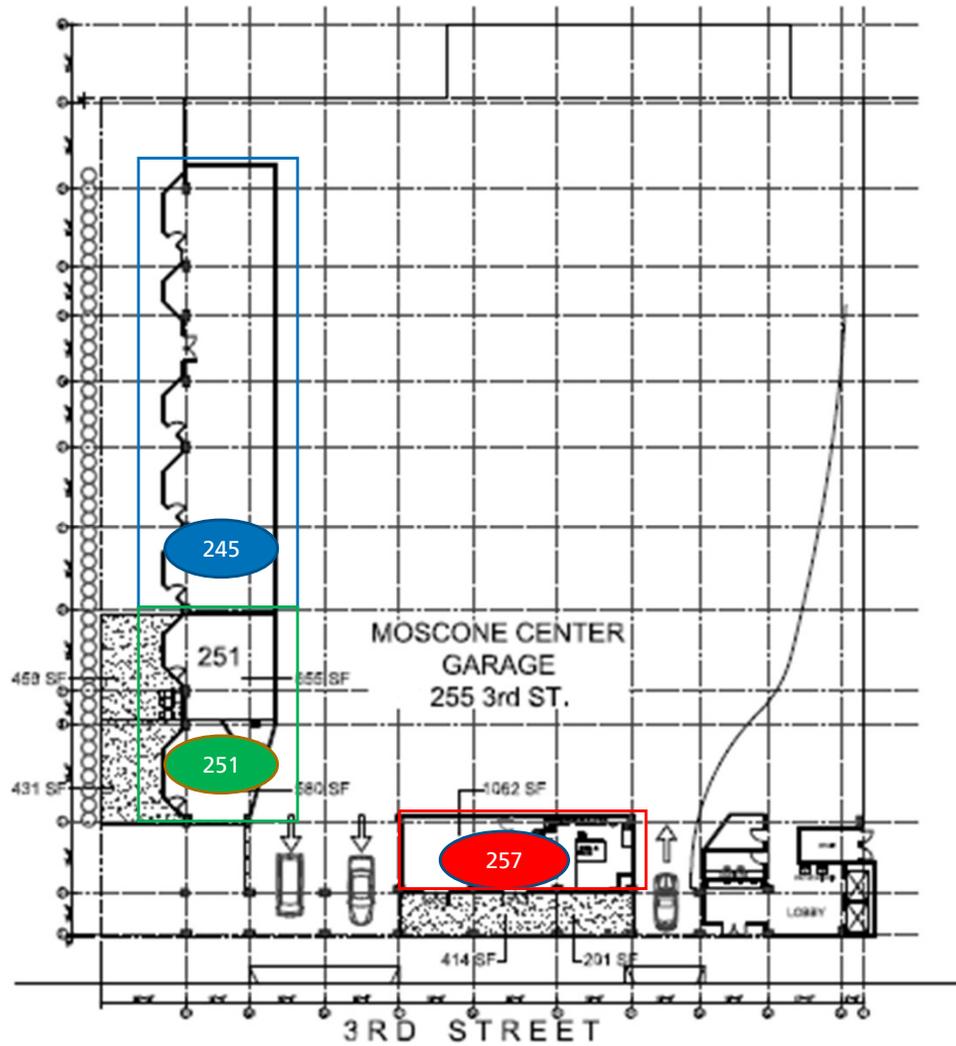
# Retail Spaces For Lease Moscone Parking Garage

245 3<sup>rd</sup> Street, San Francisco

251 3<sup>rd</sup> Street, San Francisco

257 3<sup>rd</sup> Street, San Francisco

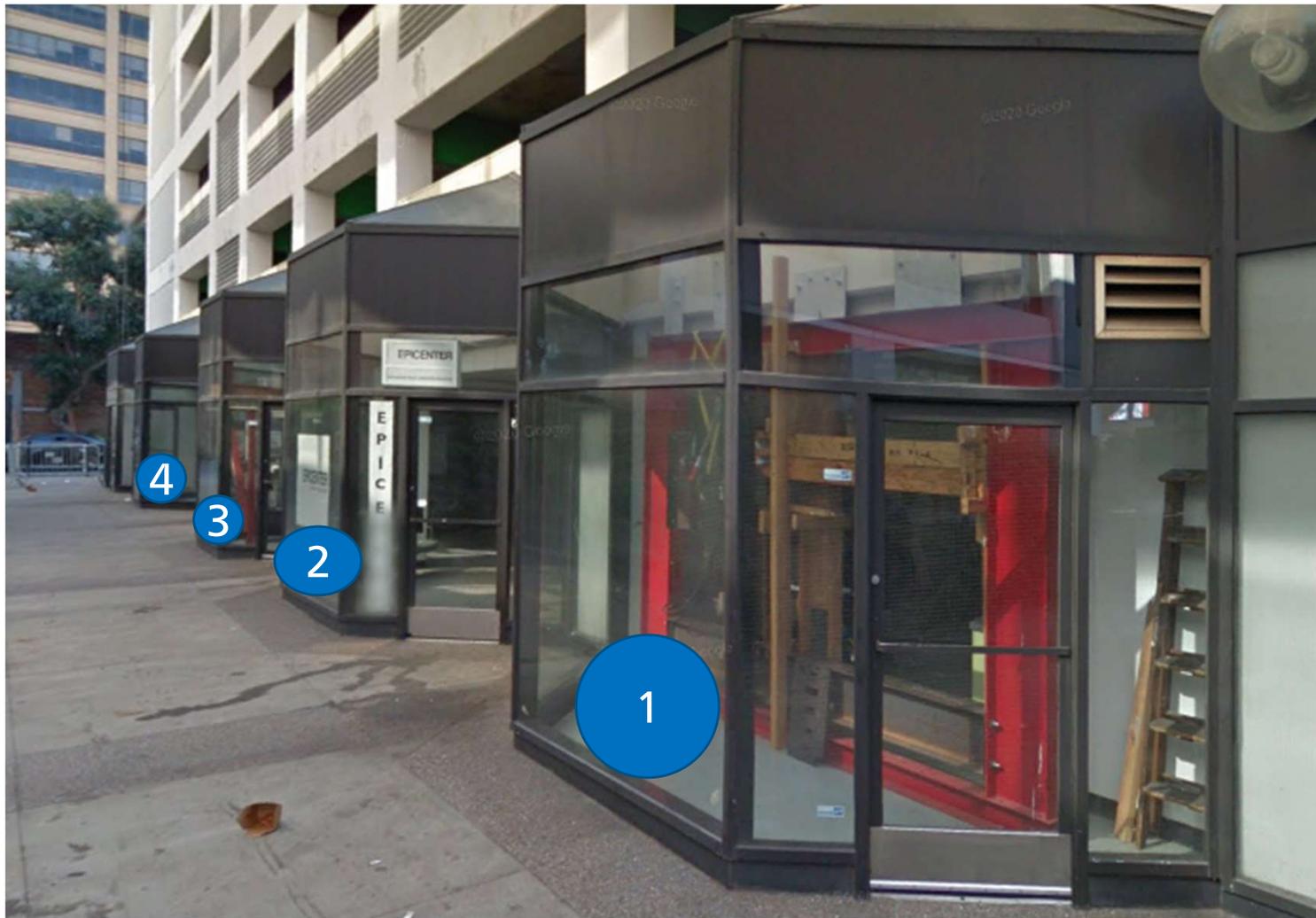
# Moscone retail spaces layout



# 245 3<sup>rd</sup> Street, San Francisco

Previously occupied as City's Earthquake center

Approximately 2,100 s.f. total – each section is about ~525 s.f.



# 245 3<sup>rd</sup> Street, San Francisco

Previously occupied as City's Earthquake center  
2,100 s.f. total – each section is about ~525 s.f.



1

Storage area with  
metal beams



2

Front entrance open  
area with green  
cabinets

# 245 3<sup>rd</sup> Street, San Francisco

Previously occupied as City's Earthquake center  
2,100 s.f. total – each section is about ~525 s.f.



3

Open space with a  
earthquake demonstration  
area

4

Large room used as office

# 245 3<sup>rd</sup> Street, San Francisco

Previously occupied as City's Earthquake center  
Interior of open space area

3



3



Hallway to enclosed room  
(back office)

# 245 3<sup>rd</sup> Street, San Francisco

Previously occupied as City's Earthquake center  
Interior of open space area

3



Demonstration wall with partial garage door, window, etc.

2

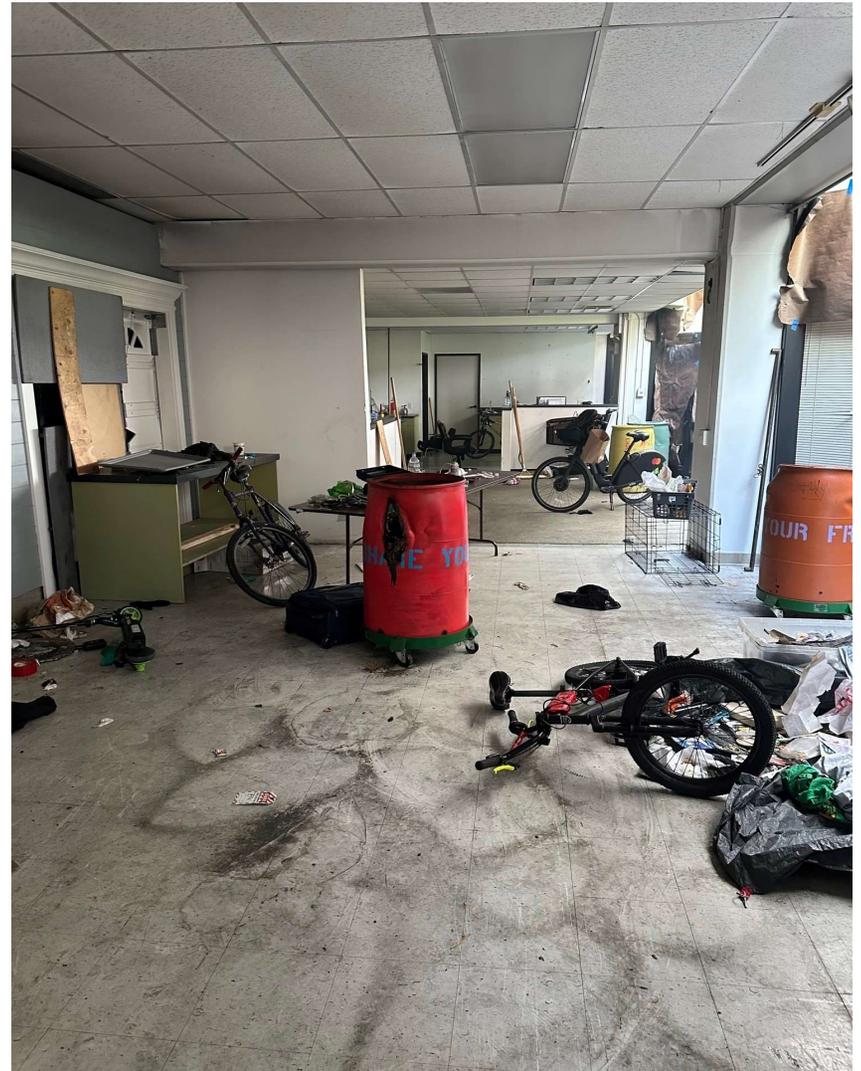


Open area with green cabinets. Two small storage rooms – one with sink.

# 245 3<sup>rd</sup> Street, San Francisco

Current conditions

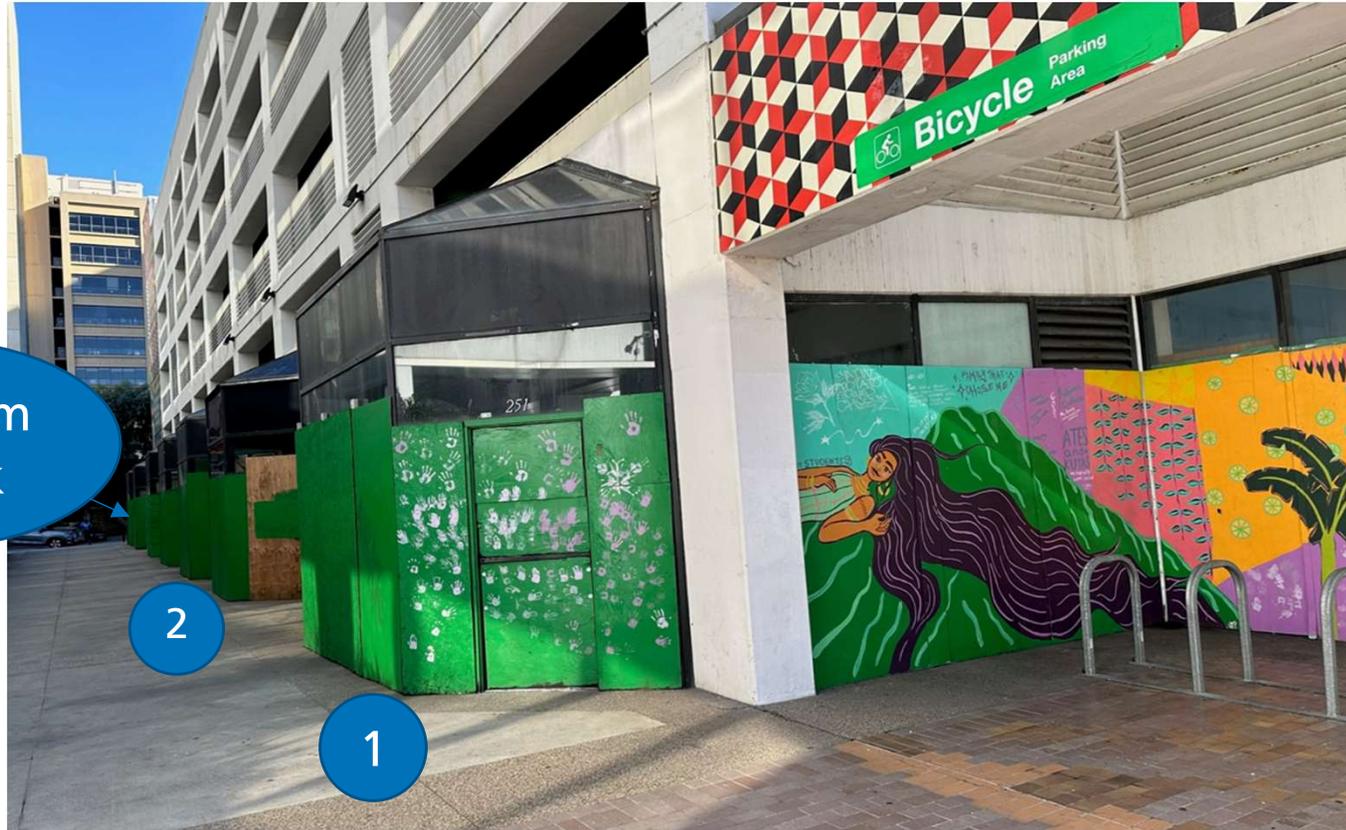
I



# 2513<sup>rd</sup> Street, San Francisco

Previously occupied as beer taproom  
Approximately 1,235 s.f. total

Restroom  
at back

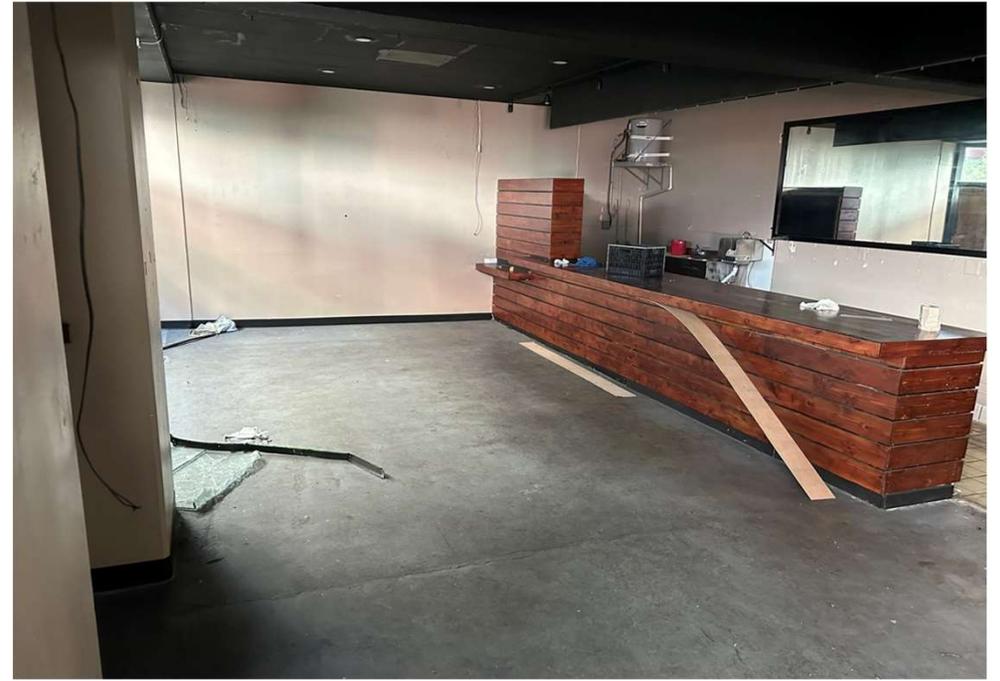


2

1

# 251 3<sup>rd</sup> Street, San Francisco

Current conditions



Bar/open area

# 245 3<sup>rd</sup> Street, San Francisco

Current conditions



Bar/open area

# 251 3<sup>rd</sup> Street, San Francisco

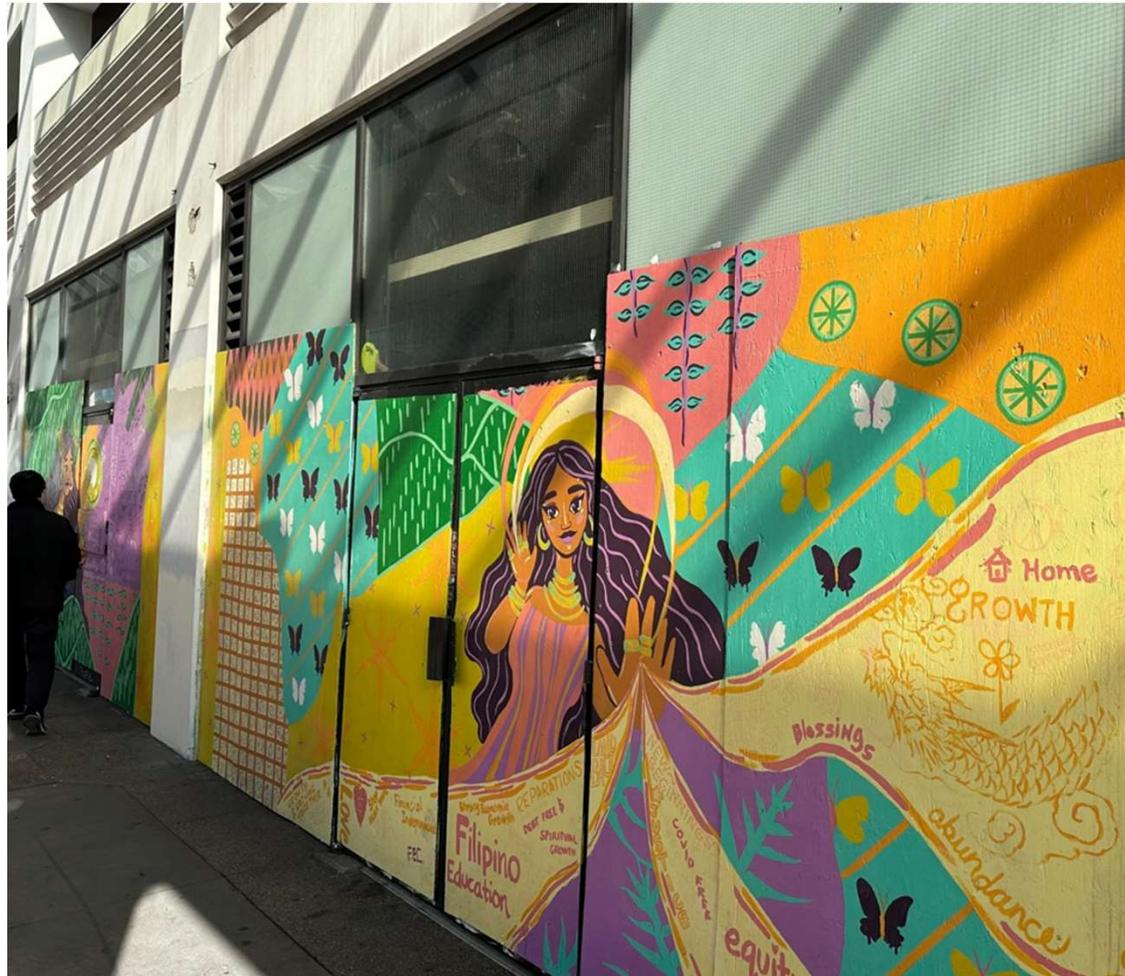
Current conditions



Behind bar area with sink

# 257 3<sup>rd</sup> Street, San Francisco

Previously occupied as Mexican food take-out  
Approximately 1,062 s.f. total



# 257 3<sup>rd</sup> Street, San Francisco

Current conditions



Open area  
Counter/pass through window



One restroom toilet/sink

# 257 3<sup>rd</sup> Street, San Francisco

Current conditions



Kitchen hood with pass through window



Sinks and water heater

# 257 3<sup>rd</sup> Street, San Francisco

Current conditions



In-space one restroom  
with sink and toilet

# How to Apply

## How to Submit a Written Application

Proposers interested in an available space shall submit written proposals that include the following information, and email in electronic format to [Pham.Ngo@sfmta.com](mailto:Pham.Ngo@sfmta.com).

### 1. Introduction and Executive Summary

Submit a letter of introduction along with an executive summary indicating that the Proposer must provide information detailing concept, design intention and capital investment, experience and financial strength, proposed rent and business plan, and local business participation.

### 2. Reasonableness of project design and construction for initial improvements

Describe the space proposed. Include information on the theme, ambiance, signage, hours of operation, days of operation, products, and pricing. If making improvements, provide a project schedule for design, permitting and construction and the amount of the proposed initial capital investment for improvements. Describe the source of funding for initial improvements, including design and construction.

### 3. Proposed rent and working capital

Describe proposed base rent and/or percentage rent with at least minimum offer.

Describe sources of working capital to cover operating costs and to adequately maintain operations at a high level from the start up period through seasonal variations inactivity.

### 4. Recent experience in the ownership or management of a retail business

Provide the most recent available credit report and audited financial statements for the past three (3) years of business or personal. If statement is a business, include statement of changes in financial position and statements, identifying any projects with negative cash flows, any non-performing loans, and the amount of guarantees and/or contingent liabilities.

### 5. Complete a Financial Pro Forma

Complete a Financial Pro Forma showing five years of projected sales, revenue to the SFMTA, expenses, and net income. The Financial Pro Forma should demonstrate achievable goals, understanding of the market and clientele, the viability of the proposed operation and financial offer, and the ability to fund continuing operations from the cash flow generated by the operation.