Retail Spaces For Lease
Moscone Parking Garage

245 3rd Street, San Francisco
251 3rd Street, San Francisco
257 3rd Street, San Francisco
Moscone retail spaces layout
245 3rd Street, San Francisco
Previously occupied as City’s Earthquake center
Approximately 2,100 s.f. total – each section is about ~525 s.f.
245 3rd 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 3rd 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 3rd Street, San Francisco
Previously occupied as City’s Earthquake center
Interior of open space area

Hallway to enclosed room
(back office)
245 3rd Street, San Francisco
Previously occupied as City’s Earthquake center
Interior of open space area

Demonstration wall with partial garage door, window, etc.

Open area with green cabinets. Two small storage rooms – one with sink.
245 3rd Street, San Francisco

Current conditions
2513rd Street, San Francisco
Previously occupied as beer taproom
Approximately 1,235 s.f. total

Restroom at back
251 3rd Street, San Francisco

Current conditions

Bar/open area
245 3rd Street, San Francisco

Current conditions

Bar/open area
251 3rd Street, San Francisco

Current conditions

Behind bar area with sink
257 3rd Street, San Francisco
Previously occupied as Mexican food take-out
Approximately 1,062 s.f. total
257 3rd Street, San Francisco

Current conditions

Open area
Counter/pass through window

One restroom toilet/sink
257 3rd Street, San Francisco
Current conditions

Kitchen hood with pass through window

Sinks and water heater
257 3rd 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.

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.