

# Facility Update to Citizens Advisory Committee

August 10, 2021



# Operations & Park Update

- ❑ Frequency of service by our Transit Operators increasing
  - ❑ Ridership numbers still relatively flat
- ❑ Lawn re-seeding project a success
- ❑ Amended and Restated MOU with East Cut Community Benefit District scheduled to be considered by TJPA Board on August 12
- ❑ Dreamforce related event now tentatively slated for mid-September on west end of Park
- ❑ Amplified sound guidelines to be recommended by the Salesforce Park Committee on September 1



# Retail Leasing Update



# Status of Available Spaces

- ❖ **Pad P-02** (Park Food & Beverage Kiosk opportunity)
  - Lease negotiations wrapping up, in parallel with kiosk design – expect to seek TJPA Board approval in September
- ❖ **Salesforce Park** (cart-based food opportunity)
  - Vetting interest in serving park patrons via mobile cart (only if complementary to Pad P-02 user)
- ❖ **Other spaces**
  - ❖ **Suite 232**
    - Marketing efforts continue
  - ❖ **Suites 133 and 137**
    - Lease negotiations drawing to a close
  - ❖ **Suites 135 and 141**
    - Marketing efforts continue, some tours of space held recently
  - ❖ **Suites 117 and 118**
    - Vetting interest here as well
- ❖ **Occupancy rate approximately 82%**

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# Tenant Improvements Update

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# Status of Landlord Delivered Items

## Kitchen Exhaust

- ❑ Scrubber room construction progressing, last large material delivery received a week ago, installations underway throughout suites

## Other Base Building Requirements

- ❑ On course for completion by this Fall

## Event Raceway – Connecting B-1 to Park Level

- ❑ Provides video/cable and fiber connectivity to enhance plug & play capability for events in Salesforce Amphitheater/Lawn and Main Plaza – ductwork completed, power panel to be set in August, however some supply chain issues delaying fiber connection

## Dry Storage in Suites 113 and 115

- ❑ Fully completed, have been generating interim revenues through licensed use with special events/film shoots.



Exhaust fan inside scrubber room

Ductwork in lower level



Event raceway connection to park level



# Remaining Tenant Space Key Dates

## September 2021 Opening

- Happy Lemon – 836 sf
  - Rent commenced 2/2021
  - Minor permitting delays pushed opening one month

## October 2021 Opening

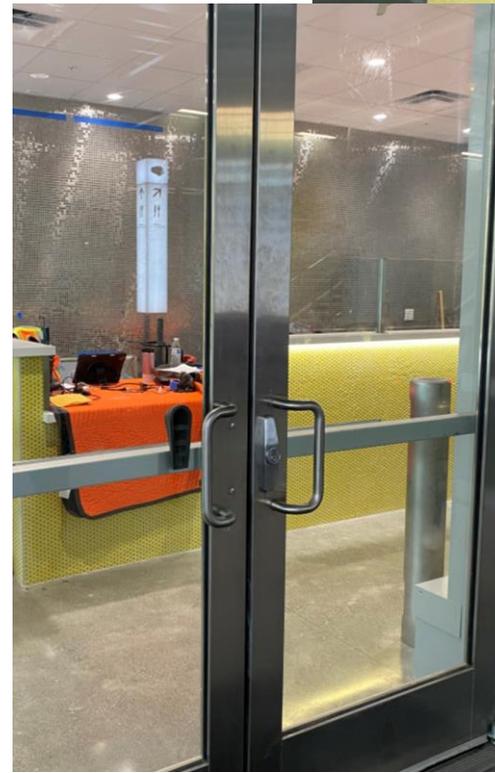
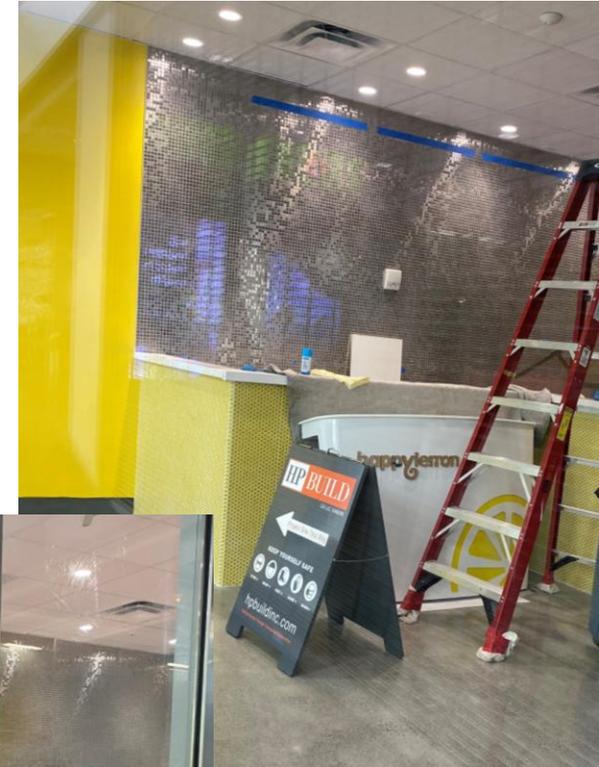
- Kaiser Permanente – 3,996 sf
  - Rent commenced 10/2020
  - Working on future advertising campaign in center (yields additional TJPA revenue)

## Q4 2021 Rent Commencement

- Poke House – 1,075 sf

## Q1 2022 Rent Commencements & Likely Openings

- Charley's Philly Steaks – 971 sf
- Dim Baos – 1,950 sf & 742 sf
- Tycoon Kitchen – 687 sf
- Venga Empanadas – 691 sf
- Acquolina – 2,073 sf
- Per Diem – 3,256 sf
- Eddie Rickenbacker's – 2,300 sf



Happy Lemon

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Thank You

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