



CITY REAL PROPERTY: LEASES AND LICENSE AGREEMENTS

PRESENTED FOR
Budget & Finance Committee
April 9, 2026

PRESENTED BY
Public Works: Dionne Early, Real Property Administrator
Parks, Recreation and the Waterfront: Director Scott Ferris



General Property Categories

- City Administration
- City Programs
- City Operations
- City Property
Leased/Licensed to Non-
City Tenants
- Leases Related to Low-
Income Housing
- Successor Agency
Properties





Department Responsibilities

- Use and Occupancy
- Fiscal Management and Oversight
- Operation and Maintenance

Department Responsibilities (cont.'d)

- **Berkeley Public Library** is administratively independent and governed by the City's only appointed board.
- **PRW** manages leases and licenses in parks, camps and the waterfront.
- **PW** manages maintenance, repair, and capital improvement of city infrastructure, including streets, sidewalks, utilities, all Civic Center buildings, City garages, Corporation Yard, and Transfer Station, and Fire Stations.





PRW Leases and Licenses

April 9, 2026

Overview

- PRW has 33 lease and license agreements / 41 facilities
 - 23 active agreements
 - 12 holdover – Currently working on renewing 9 agreements
 - 1 pre-lease – 199 Seawall Drive (former Hs. Lordships)
- Waterfront: 15 agreements
- Parks: 11 agreements / 15 facilities
- Non-Park: 3 agreements
- Leased Facilities (City is tenant): 4 agreements / 8 facilities

Waterfront – 15 Agreements

- 9 Building Leases:
 - Berkeley Yacht Club, Cal Adventures, Cal Sailing Club, Berkeley Sportsman Center (Bait Shop), Hana Japan, International Child Resource Institute (ICRI), Patpatia & Associates, Third Plateau, CoB/BPD Traffic Bureau
- 3 Ground Leases:
 - Doubletree Hotel, Berkeley Marine Center, Skates on the Bay
- 2 Licenses:
 - Highline Kites, Roaming Bean Coffee
- 1 Option Agreement for potential Ground Lease:
 - TSA Holdings at 199 Seawall Drive (Former Hs. Lordships)



Berkeley Yacht Club



125-127 University Ave. (Office suites & BPD Traffic Bureau)

Waterfront Agreements

Tenant	Address	Lease Status	Initial Term Duration	Current Annual Base Rent
Ground Leases				
Berkeley Marine Center	1 Spinnaker Way	Active	51 years, 1978-2029	\$24,480.00 + % rent
Doubletree Hotel	200 Marina Blvd	Active	61 years, 2020-2080	\$985,379.64 + % rent
Skates on the Bay	100 Seawall Dr	Active	10 years, 2022-2032	\$288,000.00 + % rent
TSA Holding Group	199 Seawall Dr	Option Agreement	2 years, 2026-2028	\$0
Building Leases				
Berkeley Yacht Club	1 Seawall Dr	Active	30 years, 2016-2045	\$19,696.44 + CIP
Cal Adventures (UC Berkeley)	124 University Ave	Holdover, In Negotiations	5 years, 2004-2008	\$19,350.00
Cal Sailing Club	124 University Ave	Holdover, In Negotiations	5 years, 2015-2019	\$12,762.72
Int'l Child Resource Institute	125-127 University	Holdover, In Negotiations	3 years, 2014-2017	\$36,708.00
Third Plateau	125-127 University	Holdover, In Negotiations	3 years, 2017-2017	\$40,866.00
Patpatia and Associates	125-127 University	Active, In Negotiations	5 years, 2021-2026	\$42,172.32
CoB/BPD Traffic Bureau	125-127 University	Active	5 years, 2022-2026	\$196,056.00
Berkeley Sportsman Center (Bait Shop)	225 University Ave	Holdover, In Negotiations	3 years, 2020-2023	\$44,516.16
Hana Japan	235 University Ave	Active	6 years, 2020-2026	\$94,416.00 + CIP
Licenses				
Highline Kites	Cesar Chavez Park	Holdover	5 years, 2004-2008	\$2,205.00
Roaming Bean Coffee	South Cove	Active, In Negotiations	1 year, 2024-2025	\$3,831.60

Parks – 11 Agreements / 14 Facilities

- 9 Leases

- 5 at Aquatic Park: Bay Area Outreach Recreation Program (BORP), Waterside Workshops, Korsa Musical Theater, Berkeley Rowing Club, Berkeley Water Ski Club
- 2 at Live Oak Park: Berkeley Art Center, Korsa Musical Theater
- 1 at Cedar Rose Park: Ala Costa Center
- 1 at James Kenney Park: Bay Area Hispano Institute for Advancement (BAHIA)
- Of these, 6 non-profit tenants pay rent + make CIP improvements

- 2 Licenses

- Aquatic Park: Bay Area Air Quality Management District (BAAQMD)
- Virginia-McGee Totland: Jon’s School of Music



Berkeley Rowing Club at Aquatic Park



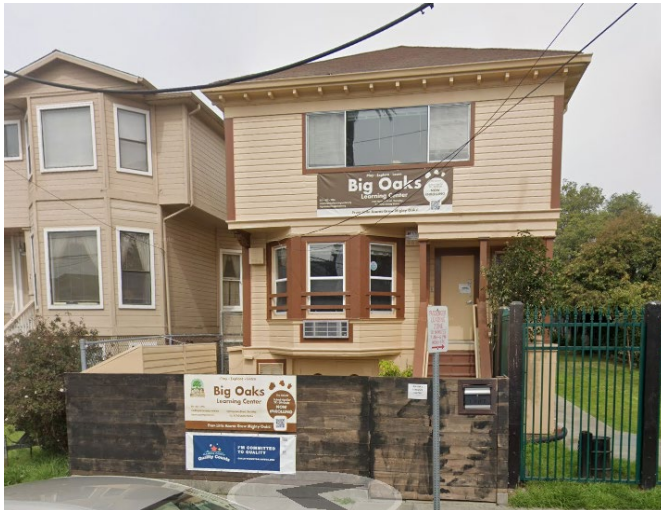
BAHIA at James Kenney Park

Park Agreements

Tenant	Address	Park	Lease Status	Initial Term Duration	Current Annual Base Rent
LEASES					
Bay Area Outreach Recreation Program (BORP)	80 Bolivar Dr	Aquatic Park	Holdover, In Negotiations	4 years, 2009-2013	\$1,680.00 + CIP
Waterside Workshops	80, 82, 84, 90 Bolivar Dr	Aquatic Park	Active	10 years, 2022-2032	\$2,400.00 + CIP
Korsa Musical Theater (Aquatic Park)	2925, 2945 Bolivar Dr	Aquatic Park	Active	10 years, 2024-2034	\$1,200.00 + CIP
Berkeley Rowing Club	2851 W Bolivar Dr	Aquatic Park	Active	15 years, 2016-2030	\$1,300.00 + CIP
Berkeley Water Ski Club	2821 W Bolivar Drive	Aquatic Park	Holdover	2 years, 2008-2010	\$4,900.00
Berkeley Art Center	1275 Walnut Street	Live Oak Park	Active	10 years, 2018-2028	\$1.00 + CIP
Korsa Musical Theater (Live Oak Theater)	1301 Shattuck Ave	Live Oak Park	Active	3 years, 2024-2027	\$6,000.00
Ala Costa Center	1300 Rose Street	Cedar Rose Park	Holdover	1 year, 1998-1999	\$1.00
Bay Area Hispano Institute for Advancement (BAHIA)	1718 Eighth Street	James Kenney Park	Active	15 years, 2023-2038	\$6,556.36 + CIP
LICENSES					
Bay Area Air Quality Mgmt District (BAAQMD)	80 Bolivar Dr	Aquatic Park	Active	15 years, 2013-2028	\$9,803.40
Jon's School of Music	1644 Virginia St	Virginia-McGee Totland Park	Holdover, In Negotiations	1 year, 2018	\$9,744.00

Non-Park – 3 Lease Agreements

Tenant	Address	Lease Status	Initial Term Duration	Current Annual Base Rent
Berkeley Lawn Bowling Club	2270 Acton Street, 94702	Holdover	15 years, 1994-2009	\$1,200.00
Big Oaks Learning Center (Ephesians)	1907 Harmon Street, 94703	Holdover	5 years, 1992-1997	\$1.00
Cazadero Performing Arts Camp	5385 Cazadero Highway, Cazadero, CA 95421	Active	25 years, 2021-2045	\$52,167.33 + CIP



Big Oaks Learning Center (adjacent to Greg Brown Park)



Cazadero Performing Arts Camp

City is Tenant: 4 Agreements / 8 Facilities

- 2 with US Forest Service (Special Use Permit):
 - Echo Lake, Tuolumne
- 1 with BUSD (Joint Use Agreement):
 - Martin Luther King, Jr. Youth Services Center/Young Adult Project (YAP)
 - Pools: King, West Campus
 - Parks: King, Thousand Oaks
- 1 with East Bay Regional Park District (Ground Lease):
 - Tom Bates Regional Sports Complex



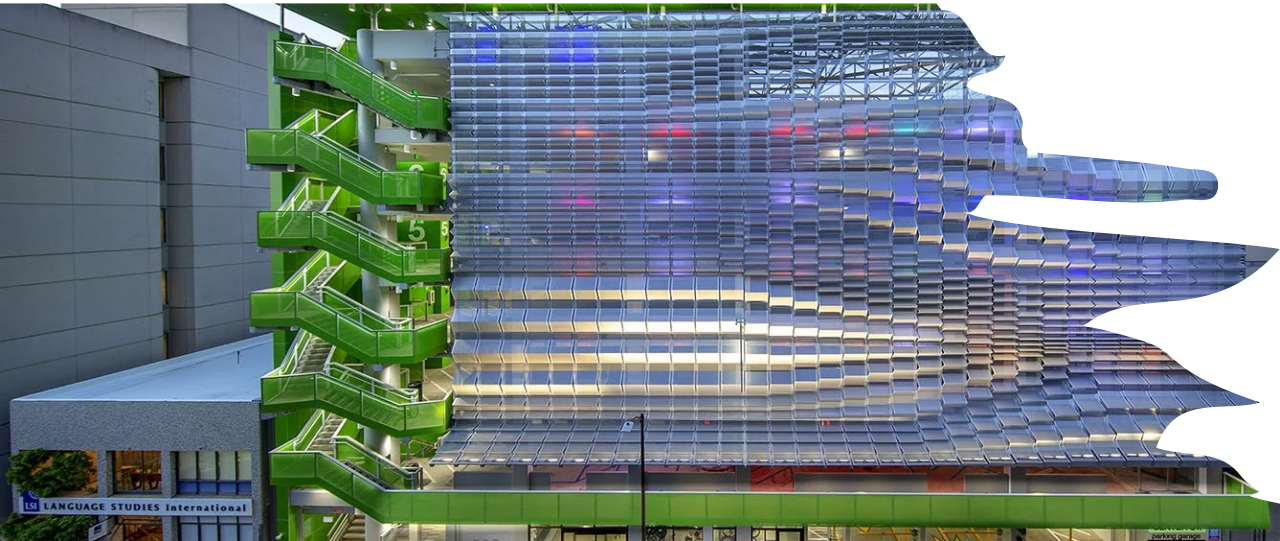
Echo Lake Camp



MLK Jr. Youth Services Center (under construction)

Leased Facilities (City is tenant)

Facility	Address	Lease Status	Initial Term Duration	Current Annual Base Rent/Fee
US Forest Service Special Use Permits				
Echo Lake Camp	7 Echo Lakes Road, Echo Lakes, CA 95721	Active	20 years, 2011-2030	\$500-\$2,500
Tuolumne Camp	31585 Hardin Flat Road, Groveland, CA 95321	Active	30 years, 2020-2049	\$25,000-\$75,000
BUSD Joint Use Agreement				
MLK Youth Services Center/YAP	1730 Oregon St	Active	30 years, 2021-2051	\$0
King Pool	1700 Hopkins St	Active	30 years, 2021-2051	\$0
West Campus Pool	2100 Browning St	Active	10 years, 2021-2031	\$0
King Park	1700 Hopkins St	Active	25 years, 2021-2046	\$0
Thousand Oaks Park	1700-1780 Tacoma Ave	Active	25 years, 2021-2046	\$0
East Bay Regional Parks District (Ground Lease)				
Tom Bates Regional Sports Complex	400 Gilman St	Active	46 years, 2007-2053	\$1,000



Public Works Leases and Licenses

April 9, 2026

Overview

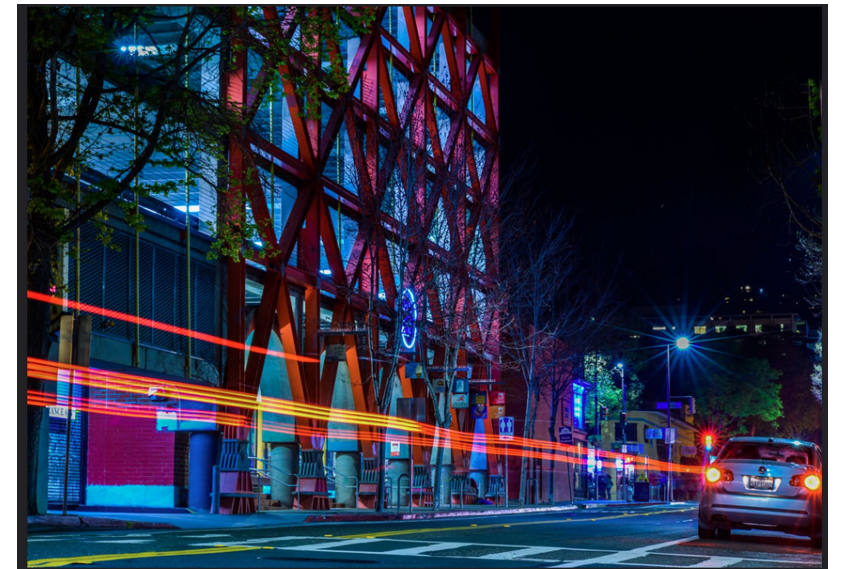
- PW has 16 active leases, 2 cooperative agreements, and 2 vacancies at 4 locations
 - 11 holdover – Telegraph-Channing Mall and Garage
 - 6 active – BHA's Lease in 1947 will terminate before the end of fiscal year
 - 1 cooperative agreement has a lease associated with it – BART at CSG
 - 1 cooperative agreement is tied to Zero Waste – CCC/Berkeley Recycling
 - 1 land lease
- PW Lease Support Only Facilities (City is Tenant): 2 agreements/ 7 facilities
- PW Co-Managed: 7 leases and 8 license agreements at 11 buildings

Garages – PW Leases

- Telegraph-Channing Mall: 14 Retail Space Leases, 1 Vacancy, all Market Rate
 - Nonprofits – Dorothy’s Closet, We Wield The Hammer, Friends of the Library
 - Food – Plentea (2), Cheese n Stuff, SoDol
 - Others – Framers, Revolution Books, Postal Annex, Moe’s Flowers, M&M Threading
 - 11 leases in holdover; 3 active; 1 vacancy
- Center Street Garage: 2 Lease, 1 Cooperative Agreement
 - Lexi’s Frozen Custard, BART



Center Street Garage



Telegraph-Channing Mall and Garage

PW LEASES & LICENSE AGREEMENTS

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Civic Center Annex Office	1947 Center St (5TH FLR)	Berkeley Housing Authority	Active (Terminates FY 2026)	\$ 140,426.35	\$ 1,404,263.52	10
Civic Center Annex Office	1947 Center St (6TH FLR)	VACANT				
Berkeley Recycling	669 Gilman St	Community Conservation Center, Inc.	Active		\$ -	
Center St Garage (Retail Space)	2023 Center St	Bay Area Rapid Transit (BART)	Active	\$ 51,371.89	\$ 770,578.33	15
Center St Garage (Retail Space)	2010 Addison	Lexi's Frozen Custard	Active	\$ 20,590.94	\$ 205,909.36	10
Telegraph-Channing Mall	2439 Channing Way	Framer's Workshop	Active	\$ 77,223.00	\$ 772,230.00	10
Telegraph-Channing Mall	2425-a Channing Way	DDH dba Dorothy's Closet	Active	\$ 22,932.00	\$ 114,660.00	5
Telegraph-Channing Mall	2425-b Channing Way	Postal Annex	Active-Holdover	\$ 24,999.66	\$ 124,998.30	5
Telegraph-Channing Mall	2425-c Channing Way	VACANT				
Telegraph-Channing Mall	2433 Channing Way	Friends of the Berkeley Public Library	Active-Holdover	\$ 14,199.24	\$ 70,996.20	5
Telegraph-Channing Mall	2434 Durant Ave	Plentea Berkeley (dinning/storage)	Active-Holdover	\$ 19,112.89	\$ 95,564.44	5
Telegraph-Channing Mall	2430 Durant Ave	Plentea Berkeley (shop)	Active-Holdover	\$ 19,349.57	\$ 77,398.28	4
Telegraph-Channing Mall	2438 Durant Ave	SoDol Coffee Tasting House	Active-Holdover	\$ 27,376.70	\$ 273,767.00	10
Telegraph-Channing Mall	2440 Durant Ave	We Wield The Hammer	Active	\$ 11,655.00	\$ 58,275.00	5
Telegraph-Channing Mall	2442 Durant Ave	Cheese'n Stuff Deli	Active-Holdover	\$ 16,972.25	\$ 84,861.23	5
Telegraph-Channing Mall	2444 Durant Ave	Revolution Books	Active-Holdover	\$ 20,241.00	\$ 101,205.00	5
Telegraph-Channing Mall	2446 Durant Ave	Moe's Flowers (flower stand & Storage)	Active-Holdover	\$ 3,460.75	\$ 17,303.73	5
Telegraph-Channing Mall	2446 Durant Ave	Moe's Flowers (Flower shop)	Active-Holdover	\$ 17,253.59	\$ 86,267.94	5
Telegraph-Channing Mall	2432 Durant Ave	M & M Threading	Active-Holdover	\$ 15,179.80	\$ 75,899.00	5
Telegraph-Channing Mall	Around Elevator	Egress Hallway for Telegraph Ave Shop	Active-Holdover			

PW Lease Support Only

- **Police Accountability Board**
 - Return to their previous offices
 - Built to PW design at no cost to City
 - 10-year lease with option for additional 10 years
- **New Fire Headquarters**
 - 6 Buildings
 - Remodel to include new EOC, training facility, admin
 - Lease with Option to Purchase



1900 Addison – Police Accountability



1250 Ninth Street – New Fire HQ

PW LEASES (CITY IS TENANT)

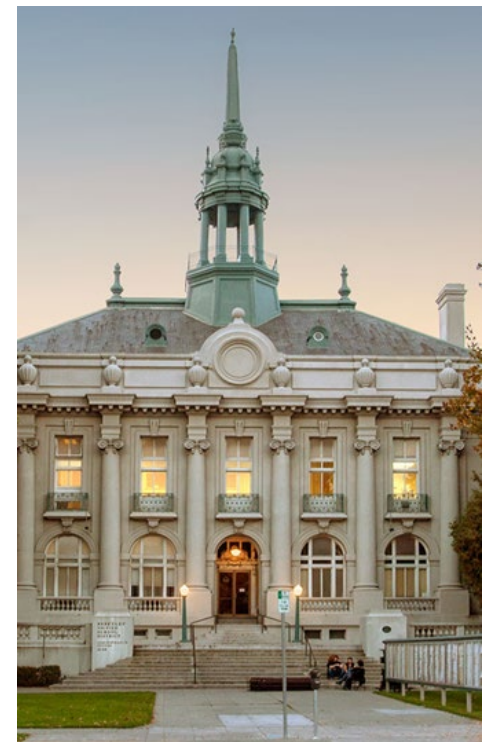
City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Fire Headquarters	933 Gilman (6 Buildings)	Fire Headquarter and EOC - City	Active	\$ 1,376,004.00	\$ 44,200,819.00	20
Police Accountability Board	1900 Addison, 3rd Floor	Police Accountability - City	Active	\$ 150,122.50	\$ 1,779,588.34	10

Co-Managed Sites

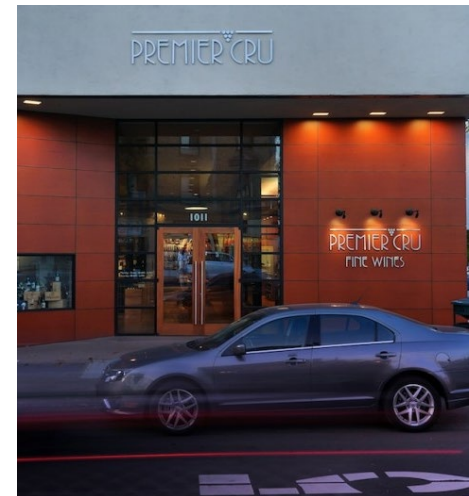
- **Co-Manages Agreements with CMO and/or HHCS:**

- Old City Hall and Annex Office Building
- Veterans Building
- 1947 Center Street
- Ann Chandler Clinic
- University Avenue Center (aka Premier Cru)
- Land Lease – County Courthouse
- Cultural Arts Center and Theater (BRG)
- Animal Shelter Cell Antenna

- **6 Leases between \$1 and \$100 per year**
- **2 Leases for \$24,000 per year maintenance fee**
- **8 License Agreements between \$1 and \$100 per year**
- **1 Lease for \$25,885 per year for cell tower**



Old City Hall



University Avenue Center

PW CO-MANAGED AGREEMENTS

City Property Name	Property Address	Tenant	Agreement Status	Annual Base Rent	Initial Approved Amount	Initial Term Duration (years)
Old City Hall Annex Building	1835 Allston Way	Options Recovery	Holdover	\$ 100.00	\$ 500.00	5
Ann Chandler Public Health Center	830 University Ave.	Berkeley Free Clinic	Active	\$ 24,000.00	\$ 120,000.00	5
Ann Chandler Public Health Center	830 University Ave.	Lifelong Medical	Active	\$ 24,000.00	\$ 120,000.00	5
Maudelle Shirek Building	2134 Martin Luther King Jr. Way	Berkeley Community Media	Active	\$ 1.00	\$ 1.00	
Maudelle Shirek Building	2134 Martin Luther King Jr. Way	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - West 1st flr and 2nd flr	Berkeley Historical Society	Active - Month-to-Month	\$ 1.00	\$ 1.00	
Veteran's Memorial Hall	1931 Center - Rm on 1st flr	Berkeley Place Hearing Impaired (1997)	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Basement	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Basement	Dorothy Day House	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Auditorium and Stage	Options Recovery	Active - Month-to-Month	\$ 100.00	\$ 100.00	
Veteran's Memorial Hall	1931 Center - Restrooms	The Ecology Center	Active - Month-to-Month	\$ 100.00	\$ 100.00	
University Avenue Cntr - Warehouse	1001 University Ave	Berkeley Food Network	Holdover	\$ 12.00	\$ 36.00	3
University Avenue Cntr - Community Center	1007 University Ave	(Temporary-Fire/HHCS)	City Use	N/A	\$ -	N/A
University Avenue Cntr - Retail/Office	1011 University Ave	Meals On Wheels/Vacant	City Use/Vacant	N/A	\$ -	N/A
University Avenue Cntr - Parking	1925 Ninth Street	Parking Lot	City Use	N/A	\$ -	N/A
Cultural Arts Center and Theater	3201 Adeline St	Black Repertory Group (Operator)	Holdover	\$ 1.00	\$ 24.00	50
Alameda County Berkeley Courthouse	2120 MLK	Alameda County	Active	\$ 1.00	\$ 18,500.00	50
Animal Shelter (roof)	1 Bolivar	AT&T Lease at Animal Shelter (2000)	Unknown	\$ 25,885.32	\$ 388,279.80	15

Please note: 100% of funds collected for Ann Chandler Public Health Center are for PW's structural maintenance of the building. No rent is collected.

Lease Analysis Summary: Identify Needed Investments

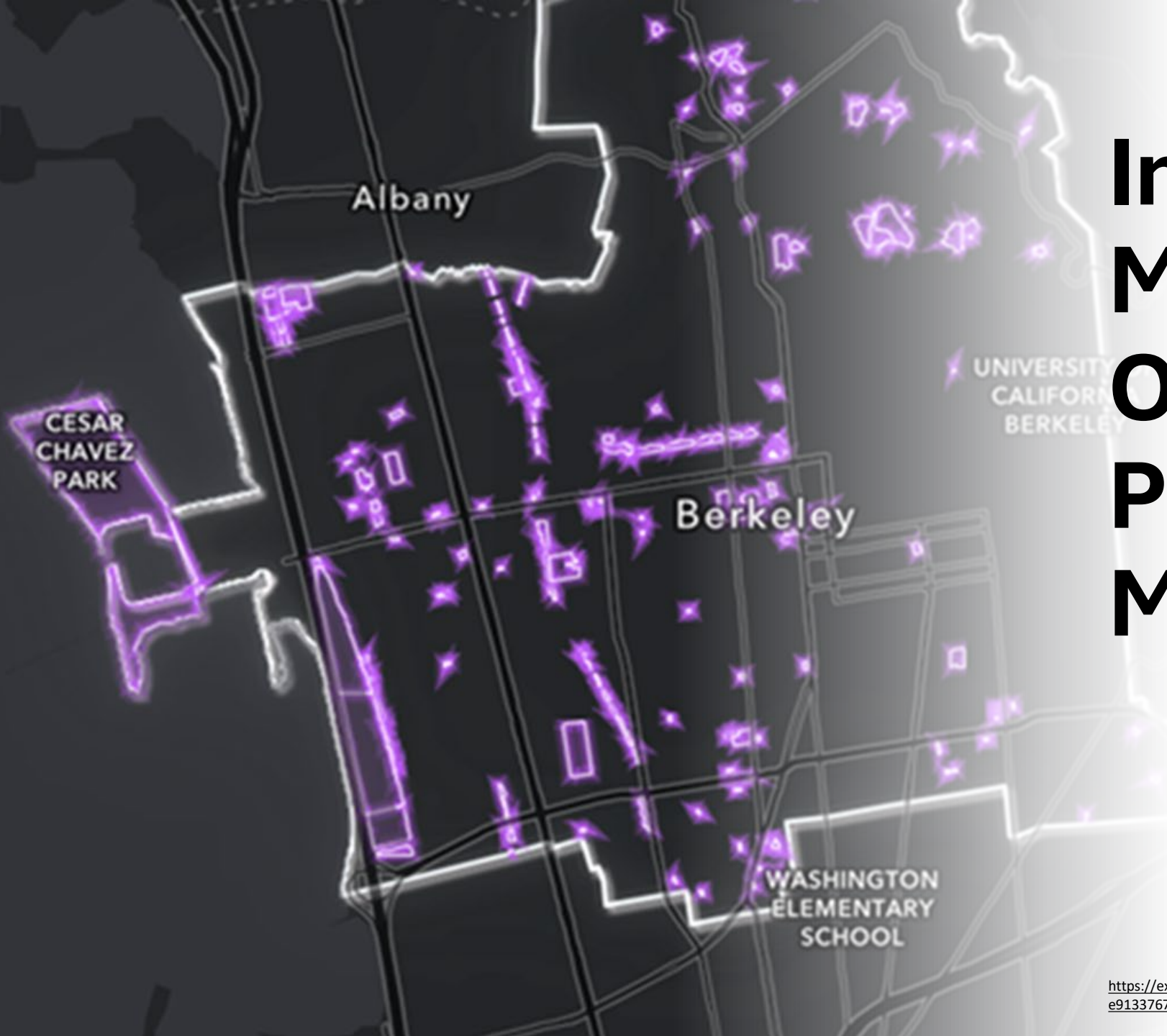
- **Comprehensive Analysis of Building Envelopes and Energy Use Data**
- **Updating Retail Spaces and Exploring Option**
- **Identify New Locations for Current Old City Hall & Vets Building Tenants**



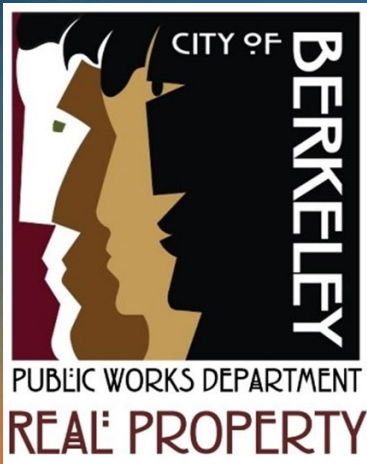


Real Property Work Plan

- **Select and Implement Property Management Software**
- **Build an Interactive Map of City Owned Property**
- **Prepare RFP for Broker and Appraisal Services**
- **Renegotiate Agreements in Holdover or Over 15 Years Old**
- **Collect Unpaid Rent**
- **Update and Expand Administrative Regulations for Real Property**



Interactive Map of City Owned Property + More



Thank You!
Any Questions or Comments?

PUBLIC WORKS

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