

Introduction of Ordinance to Approve Lease for Building 25 (1951 Monarch) with Alameda Point Beverage Group.

July 2, 2024



Building 25: 1951 Monarch St., Hanger 200



- Located at south end of Spirits Alley
- Building 25 is approx. 54,450 SF
 - Divided in to 3 hangers
 - Hanger 200 is approx. 19,074 SF
- Other occupants include wineries & barrel storage
- Location is within the footprint of the planned De-Pave Park
- Council direction to maximize revenue generating uses of Building 25 until construction of the park is ready to begin

Alameda Point Beverage Group

- Company was founded in 2016
- Creates various flavors of soda - such as Hangar 25 Cola, Golden Gate Orange and Lost Island Ginger Beer
- Products made with natural ingredients
- Soda can be purchased on-line or in stores and found in many in restaurants.
- Leased space from City since May of 2014



Lease Terms

- **Use:** Warehouse, beverage distribution, food grade equipment leasing, maintenance and repair, beverage bottling, and retail fountain bar
- **Premises:** Interior space plus non-exclusive vehicular access and parking & exterior yard area
- **Term:** twenty-five (25) month amendment, makes lease coterminous with adjacent leases in Building 25.
- **Rent:** \$14,198 per month w/ 3% increase in year 2.
- Tenant pays share of all services, utilities and taxes (including possessory interest taxes)
- As-is condition, no-rent credits

Year	Monthly Rent	Annual Rent	Approx. PSF
1	\$14,198	\$170,376	\$0.74
2	\$14,908	\$193,803	\$0.78
Total over 25 months			\$364,179

Recommendation

- Hold Public Hearing, and
- Approve introduction of ordinance approving lease amendment with Alameda Beverage Group, a California Corporation

