

Properties to be Considered for Sale

| No. | Property Name | Current Use | Address/Location | Ward | Department | Lot Size | Operating Revenue | Operating Expense | Management Fee included in Operating Expense | Estimated TOT Impact to the City | Estimated Sales Tax Impact to the City | Amount Debt Service | Financial Impact to the City in the Form of Financial Support | Community Benefit | Ownership Options (Retain, Lease, Sell to Private Entity or Community Corp., etc.) | Comments/Rationale |
|-----|---|--|--|------|--|-----------|-------------------|-------------------|--|----------------------------------|--|---------------------|---|---------------------|--|--|
| 1 | Parking Garage 1 APN 213-271-012 | Parking Facility (170 stalls) (Building Size 54,870 sf) | 3743 Orange Street (between Mission Inn & University Avenues) | 1 | Public Works (Parking Authority) | 20,174 sf | \$ 213,268 | \$ 211,783 | \$ 162,269 | \$ - | \$ - | \$ - | \$ 1,485 | Yes; public parking | Sell to Private Entity | Significant repairs and maintenance of approximately \$650,000 for Parking Garage 1 and 2 are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. This may be a candidate for a new development opportunity. |
| 2 | Parking Garage 2 APNS 213-301-006, 015 | Parking Facility (155 stalls) (Building Size 54,870 sf) | 3851 & 3865 Orange Street (across from Post Office) | 1 | Public Works (Parking Authority) | 18,666 sf | \$ 211,367 | \$ 207,948 | \$ 160,877 | \$ - | \$ - | \$ - | \$ 3,420 | Yes; public parking | Sell to Private Entity | Significant repairs and maintenance of approximately \$650,000 for Parking Garage 1 and 2 are needed. Selling now could reduce Parking Authority expenditures that would be more cost effective than expending funds for repairs and maintenance. This may be a candidate for a new development opportunity. |
| 3 | Brockton Arcade Parking Lots APNS 225-213-002, 020 & 021 | Parking Lots (71 stalls) | Near the intersection of Magnolia Avenue and Nelson Street | 3 | Public Works (Parking Authority) | 25,415 sf | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Yes; public parking | Sell to Private Entity | Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned retail stores or for potential infill development. It does not generate revenue for the Parking Authority. |
| 4 | Lot Adjacent to the Casa Blanca Library APN 230-351-016 | Vacant Land | 2695 Madison Avenue | 4 | Parks, Recreation & Community Services | 63,536 sf | \$ - | \$ 8,675 | \$ - | \$ - | \$ - | \$ - | \$ (8,675) | No, vacant lot | Lease or Sell to Private Entity | No direct vehicle access to site without driving through Casa Blanca Library. Site was rezoned as part of the Housing Element update. Potential for redevelopment in conjunction with adjacent former 9 acre radio tower property. |
| 5 | Magnolia & Van Buren Parking Lot APN 233-022-076 & 233-022-059 | Parking Lot (154 stalls) | Near the intersection of Magnolia Avenue and Van Buren Boulevard | 5 | Public Works (Parking Authority) | 48,554 sf | \$ - | \$ 1,458 | \$ - | \$ - | \$ - | \$ - | \$ (1,458) | Yes; public parking | Sell to Private Entity | Opportunity for property owner(s) to buy and use parking stalls to serve local businesses of privately owned office and retail stores or for potential infill development. It does not generate revenue for the Parking Authority. |

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|-----|--|---------------------|--|------|---|-----------|----------------------|----------------------|---|--|---|---------------------------|--|-----------------------------|---|---|
| 6 | 8700 Cypress Avenue APN 151-100-001 | Community Garden | Located at the intersection of Cypress and Challen Avenues | 6 | Parks, Recreation & Community Services | 41,073 sf | \$ - | \$ 600 | \$ - | \$ - | \$ - | \$ - | \$ (600) | Yes; community garden | Lease, Sell to Private Entity or Community Corporation | No City use needed for this site and it does not generate revenue. It currently serves as a neighborhood community garden. Opportunity for it to be community owned and operated as a community garden or for infill development. |