

Overview of Purchase and Capital Improvement Requirements

Possible Target Locations	Address	Built	Current Facility Status	Operational Status	Ownership Status	Est. Price	Proposed Improvements	Est. \$ to Improve	Total
Metro	2055 Union	1924	Excellent condition, remodeled in 1998	Operational	Leased by theater operator. Long-term lease. Purchase property \$2M for longer term use.	\$3M or \$5M	Limited, primarily LAN/MAN wiring, software/hardware, improved lighting, bar facilities	\$1M	\$4M or \$6M
Cinema 21	2141 Chestnut	1927	Boarded. Screen, equipment, speakers, and fixtures removed.	Closed 2001	Closed. Owner wants lease to Walgreens. Plans stalled.	\$4M	Restoration of seating, possibly organ & remodel, exterior paint	\$2.5M	\$6.5M
New Mission	2550 Mission	1916	Operating as furniture store. Interior worn but restoration possible.	Closed 1993 Retail	City College in process of selling. Now vacant.	\$2.5 M	Full restoration of theater and installation of non-intrusive alternate-use television production facilities. Art space adjacent.	\$8-10M	\$10-12.5M
The Tower	2465 Mission	? 1930s	Operating as church	Church	Owner leasing to church. Organization looking for real church.	\$2M	Excellent condition. Minor upgrades, lobby restoration.	\$1M	\$3.0M
The Grand	2665 Mission	? 1930s	Operating as a store	Retail.	Owner leasing to discount store. Store willing to leave.	\$2M	Divided w/wall interior fixtures gone, but excellent original structure, walls	\$1M	\$3.0M
Pagoda	1700 Powell St.	? 1920s	Closed and Boarded	Redesign 50% complete	Owner selling. Adjacent parking garage and lot may be available.	\$4M or \$6M-8.5M	Completion of existing plans most cost effective approach w/potential to add TV facilities to serve Northern areas. Adjacent garage is \$2.5M, lot is \$2M.	\$3M	\$7M or \$9M-11.5M
Cine Latino/Crown	2555 Mission	? 1920s	Blighted.	Closed.	Currently permitted for a rock-climbing gym. Construction stalled.	\$2M	Plan 1st Phase exterior "beautification" only until profits from New Mission TV production can support full restoration including nightclub additional use.	\$2M Exterior \$3M (Later Phase)	\$4M- \$7M
Regency	1320 Van Ness	? 1920s	Premium.	Ballroom & office space	Recently on market, strong interest from gym owners. Possible to purchase theater section only at approx. \$4M.	\$9M	Restoration of theater. Live performance venue; non-profit office space; central fundraising program ops	\$3M	\$12M