

**CITY OF SANTA BARBARA WATERFRONT DEPARTMENT**

**MEMORANDUM**

**Date:** June 17, 2021  
**To:** Harbor Commission  
**From:** Mike Wiltshire, Waterfront Director  
**Subject: Proposed Lease Agreement With Brophy And Sons Incorporated For Brophy's Mercantile**

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**RECOMMENDATION:**

That Harbor Commission recommend City Council approve a five-year lease agreement with one, five-year option with Brophy and Sons, Inc., for a 521 square foot retail space known as Brophy's Mercantile and located at 119-C Harbor Way, at a base rent of \$2,057.60 per month.

**DISCUSSION:**

Brophy and Sons, Inc., has leased the 521 square foot retail shop at 119-C Harbor Way, since assuming the lease agreement through a lease assignment process, in November 2004. Brophy's Mercantile carries a wide assortment of leisure and resort wear including casual clothing, sandals, sunglasses, beach bags, hats, sunglasses, jewelry, as well as sweatshirts and other merchandise imprinted with the Brophy Brothers logo.

The business terms of the proposed lease are summarized as follows:

- **Term:** Five years, with one five-year option to extend.
- **Base Rent:** \$2,057.60 per month (\$3.95 per square foot) or 10% of gross sales, whichever is greater.
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI).

A copy of the proposed lease is available for review at the Waterfront Department Administration Office.

Brophy and Sons, Incorporated is considered a tenant in good standing as there are no outstanding default notices on file and rent payments have been prompt.

Attachments            Site Map of Proposed Lease Space

Prepared by:            Brian J. Bosse, Waterfront Business Manager

First Floor Plan  
 119 #C Harbor Way  
 Lease Area - 521 S.F.

Harbor Commission Meeting  
 June 17, 2021  
 Report #9  
 Attachment #1

N1973693  
 E6050908

N1973684  
 E6050918

N1973714  
 E6050927

N1973703  
 E6050940

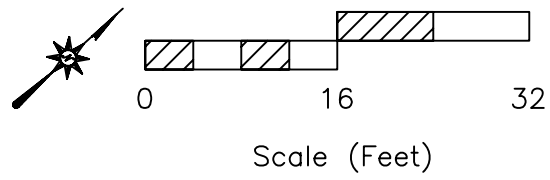
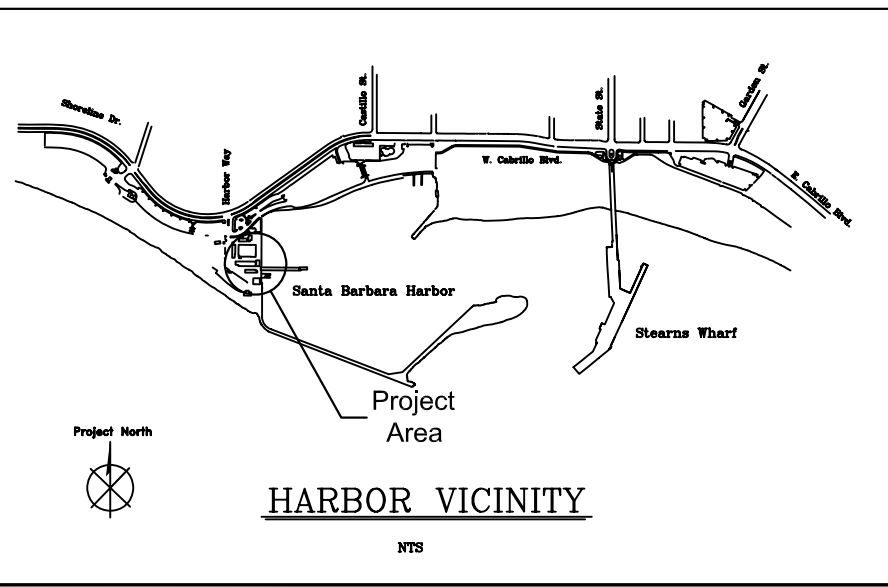
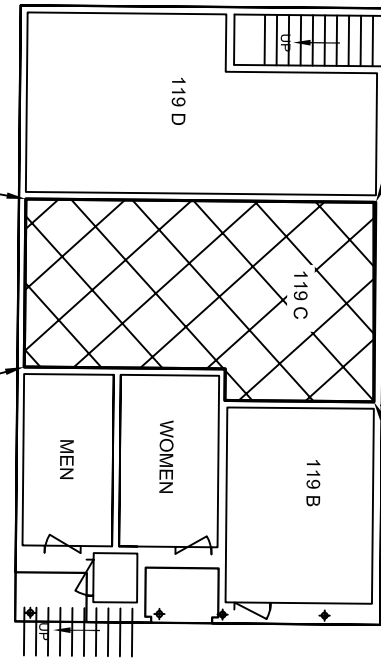


Exhibit A Lease Area Brophy & Sons, Inc.						
REVISIONS	DATE:	8/17/2011	APPROVED BY:	S. Riedman	DRAWN BY:	T. Lawler
	ADDRESS:	119-C Harbor Way		SHEET NO.	1 of 1	
	City of Santa Barbara Waterfront Department				DRAWING NO.	1190-021