

CITY OF SANTA BARBARA WATERFRONT DEPARTMENT

MEMORANDUM

Date: August 19, 2021
To: Harbor Commission
From: Mike Wiltshire, Waterfront Director
Subject: **Proposed Lease Agreement With Sushi Go Go**

RECOMMENDATION:

That Harbor Commission review and recommend City Council approval of a five-year lease agreement with one, five-year option with Mr. Chris Kim, doing business as Sushi Go Go, for a 198 square foot restaurant space located at 119-B Harbor Way.

DISCUSSION:

Mr. Chris Kim has operated Sushi Go Go since acquiring the business via a lease assignment process in July 2012. Since assuming ownership, Mr. Kim has increased annual revenues at Sushi Go Go from \$242,400 in calendar year 2011 to nearly \$900,000 in calendar year 2020. Subsequently, annual rent paid to the Waterfront Department has also increased from \$27,600 in calendar year 2011 to just over \$100,000 in calendar year 2020.

The business terms of the proposed lease are as follows:

- **Term:** Five-year term with one, five-year option;
- **Base Rent:** Initial rate of \$800 per month;
- **Percentage Rent:** Base rent or 11.4% of Tenant's Gross Receipts, whichever is greater; and,
- **Annual Rent Adjustment:** Cost of Living increases based on the Consumer Price Index (CPI)

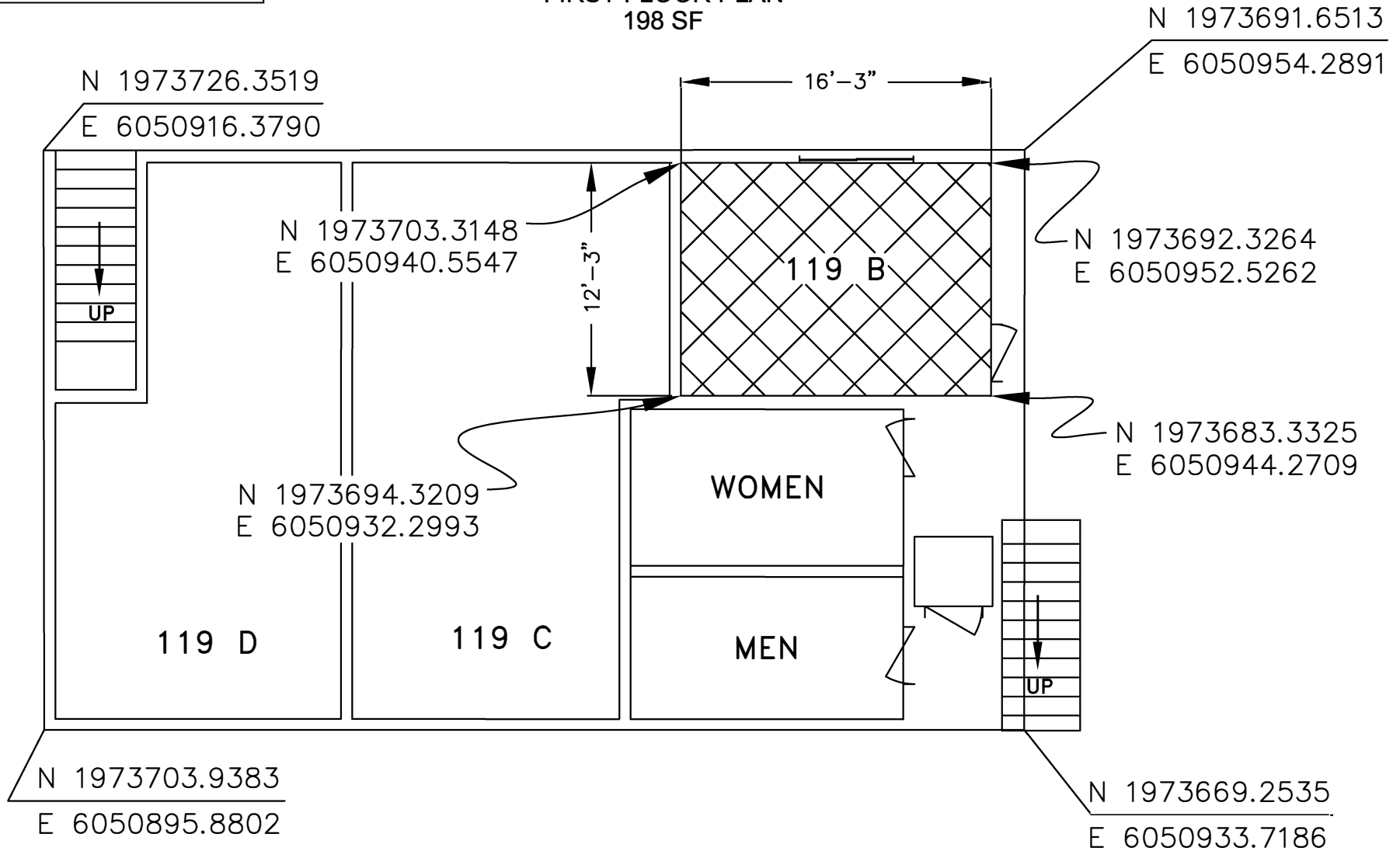
Sushi Go-Go is considered by the Department to be a tenant in good standing as they are prompt with rent payments and have no lease compliance problems on file.

Attachment: Site Map

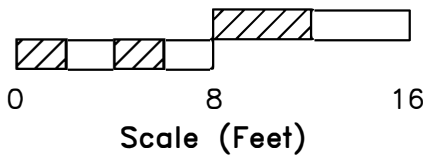
Prepared by: Brian Bosse, Waterfront Business Manager

Harbor Commission Meeting
 August 19, 2021
 Report #8
 Attachment 1 of 1

119-B HARBOR WAY
SUSHI GO GO - LESSEE
FIRST FLOOR PLAN
 198 SF



Project North



REVISIONS		Sushi Go-Go Exhibit "A"	
T. Remelka	1/29/01	DATE	1-1
		ISSUED BY	T. Gansch
		DATE	5/13/98
		PROJECT	119-B HARBOR WAY
		PROJECT NO.	1190-020
		City of Santa Barbara	
		Waterfront Department	
		2 of 2	