



Mission Street Owner-User Retail Opportunity



6379 Mission Street

6379 MISSION ST, DALY CITY, CA 94014

PRESENTED BY:

JUSTIN WONG

O: 415.922.2900 x106
justin.wong@svn.com
CalDRE #01974254

KEVIN D. CHIN, CCIM

O: 415.922.2900 x101
kevinc@svn.com
CalDRE #00696127

PROPERTY SUMMARY

6379 MISSION STREET

6379 MISSION ST
DALY CITY, CA 94014

OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	2,200 SF
LOT SIZE:	2,394 SF
PRICE / SF:	\$386.36

PROPERTY SUMMARY

6379 Mission Street presents a rare owner-user opportunity along Daly City's highly active Mission Street corridor. The ±2,200 SF freestanding retail building will be delivered 100% vacant, offering immediate occupancy and flexibility for a wide range of uses including retail, service, medical/dental, boutique fitness, or professional office.

Situated on a ±2,243 SF parcel, the property features an efficient layout, prominent street frontage, and strong visibility along one of the area's primary commercial arteries. The surrounding dense residential base and established retail corridor support consistent demand from local-serving businesses.

This offering is well-suited for an owner-user seeking long-term control and cost stability, or an investor targeting a highly leasable small-bay retail asset in a proven location.



PROPERTY HIGHLIGHTS

- Immediate Owner/User Opportunity
- High-Visibility Frontage Along Mission Street Corridor
- Flexible Open Layout for Retail, Service, or Showroom Uses



**OWNER/USER
OPPORTUNITY**



**HIGH TRAFFIC
MISSION STREET
FRONTAGE**



**VALUE ADD
POTENTIAL**

ADDITIONAL PHOTOS



LOCATION DESCRIPTION

6379 Mission Street is ideally positioned along the highly trafficked Mission Street corridor, one of Daly City's primary commercial arteries. The property benefits from strong street visibility, consistent vehicle traffic, and direct connectivity to both Daly City and San Francisco's Outer Mission submarkets.

Mission Street serves as a key north-south retail corridor, supporting a diverse mix of neighborhood-serving tenants including restaurants, medical users, service-based businesses, and long-standing local operators. This established commercial environment drives steady daily activity and provides a proven retail ecosystem.

The surrounding area is characterized by dense residential housing, offering a built-in customer base and reliable demand for local-serving businesses. The property also benefits from convenient access to I-280, Highway 1, and Daly City BART, providing regional connectivity for both employees and customers.

The combination of high visibility, strong demographics, and accessibility positions the property well for a wide range of owner-user and retail uses.



RETAIL RENDERING



PRO FORMA

Property Information	
SALE PRICE	\$850,000
NUMBER OF UNITS	1
PRICE/SF	\$386.36
LOT SIZE	2,394 SF
BUILDING SIZE	2,200 SF
PRICE/UNIT	\$850,000
CAP RATE	5.46%

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$850,000
LOAN AMOUNT	-
INTEREST RATE	-%
LENGTH OF LOAN	- Years
MONTHLY PAYMENT	-
ANNUAL DEBT SERVICE	-
DEBT COVERAGE RATIO	-
PRO FORMA DCR	-

Proposed Returns	
MISSION STREET OWNER-USER RETAIL OPPORT	
NET OPERATING INCOME	\$46,404
LESS: LOAN PAYMENT	-
BEFORE TAX CASH FLOW	\$46,404
CASH-ON-CASH RETURN	\$5.46
PRINCIPAL REDUCTION YR 1	-
TOTAL YEAR 1 RETURN	\$46,404.85

Cap Rates	
MISSION STREET OWNER-USER RETAIL OPPORTUNITY	
5.46%	- %

INCOME & EXPENSES



INCOME SUMMARY

MISSION STREET OWNER-USER RETAIL OPPORTUNITY

RENTAL INCOME @ \$2.50/SF NNN PROFORMA	\$66,000
VACANCY COST	(\$3,300)
GROSS INCOME	\$62,700

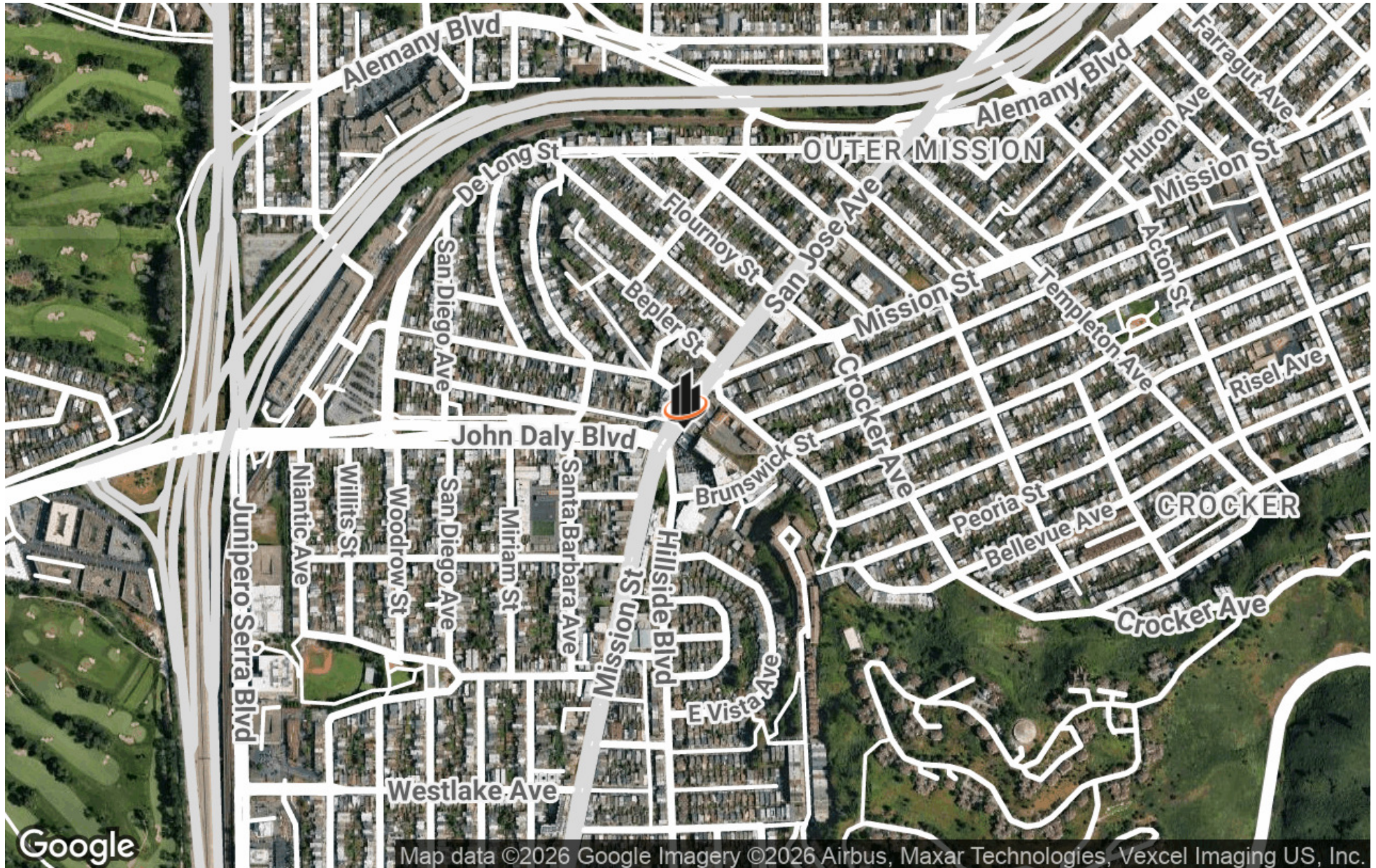
EXPENSES SUMMARY

MISSION STREET OWNER-USER RETAIL OPPORTUNITY

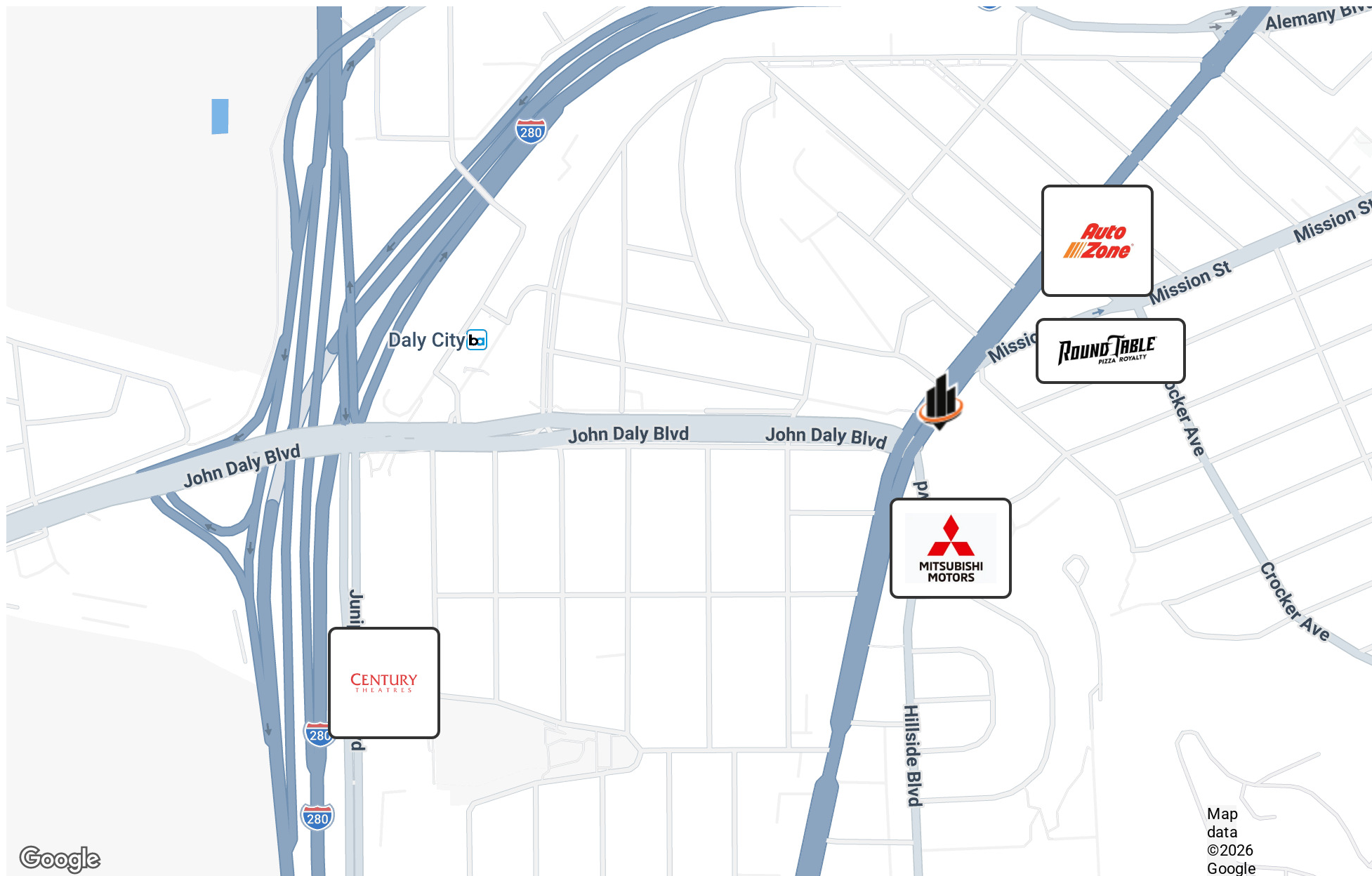
INSURANCE	\$5,000
RESERVES @ \$0.25/SF	\$1,000
PROPERTY TAX 2026	\$10,295
OPERATING EXPENSES	\$16,295
NET OPERATING INCOME	\$46,405

Pro forma estimates for illustrative purposes only; space delivered vacant

AERIAL MAP



RETAILER MAP

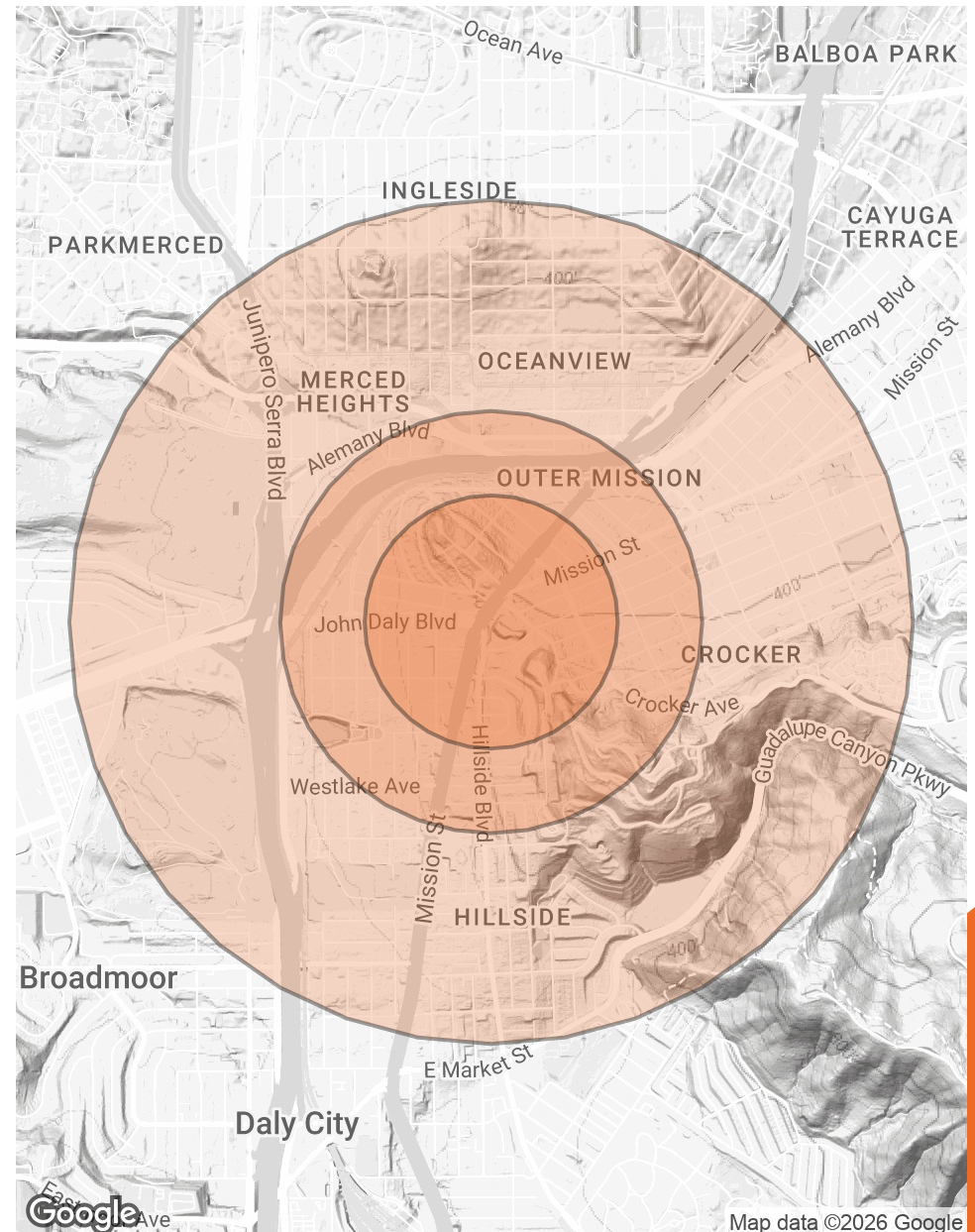


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,334	18,525	53,684
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,783	5,230	15,528
# OF PERSONS PER HH	3.6	3.5	3.5
AVERAGE HH INCOME	\$141,171	\$148,181	\$148,682
AVERAGE HOUSE VALUE	\$1,167,651	\$1,138,496	\$1,161,263

2020 American Community Survey (ACS)





For Sale

Justin Wong
DRE #01973245

Kevin D. Chin, CCIM
DRE #00666267

510-917-2022

SVN
COMMERCIAL REAL ESTATE ADVISORS

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1674 POST STREET, SUITE 1
SAN FRANCISCO, CA 94115



WWW.SVN.COM