



# Mission Street Owner-User Retail Opportunity



**6379 Mission Street**

**DALY CITY, CA 94014**

**PRESENTED BY:**

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## PROPERTY SUMMARY

### 6379 MISSION STREET

DALY CITY, CA 94014

#### OFFERING SUMMARY

|                       |           |
|-----------------------|-----------|
| <b>SALE PRICE:</b>    | \$899,000 |
| <b>BUILDING SIZE:</b> | 2,200 SF  |
| <b>LOT SIZE:</b>      | 2,394 SF  |
| <b>PRICE / SF:</b>    | \$408.64  |

## 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



RETAIL CONCEPT



SERVICE CONCEPT (SALON)



SHOWROOM / STUDIO CONCEPT

# PRO FORMA

| Property Information |           |
|----------------------|-----------|
| SALE PRICE           | \$899,000 |
| NUMBER OF UNITS      | 1         |
| PRICE/SF             | \$408.64  |
| LOT SIZE             | 2,394 SF  |
| BUILDING SIZE        | 2,200 SF  |
| PRICE/UNIT           | \$899,000 |
| CAP RATE             | 5.16%     |

| Proposed Financing On Sale |           |
|----------------------------|-----------|
| % DOWN                     | -         |
| DOWN PAYMENT               | \$899,000 |
| 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                     | \$5.16      |
| PRINCIPAL REDUCTION YR 1                | -           |
| TOTAL YEAR 1 RETURN                     | \$46,404.85 |

| Cap Rates                                    |     |
|--|-----|
| MISSION STREET OWNER-USER RETAIL OPPORTUNITY |     |
| 5.16%  | - % |

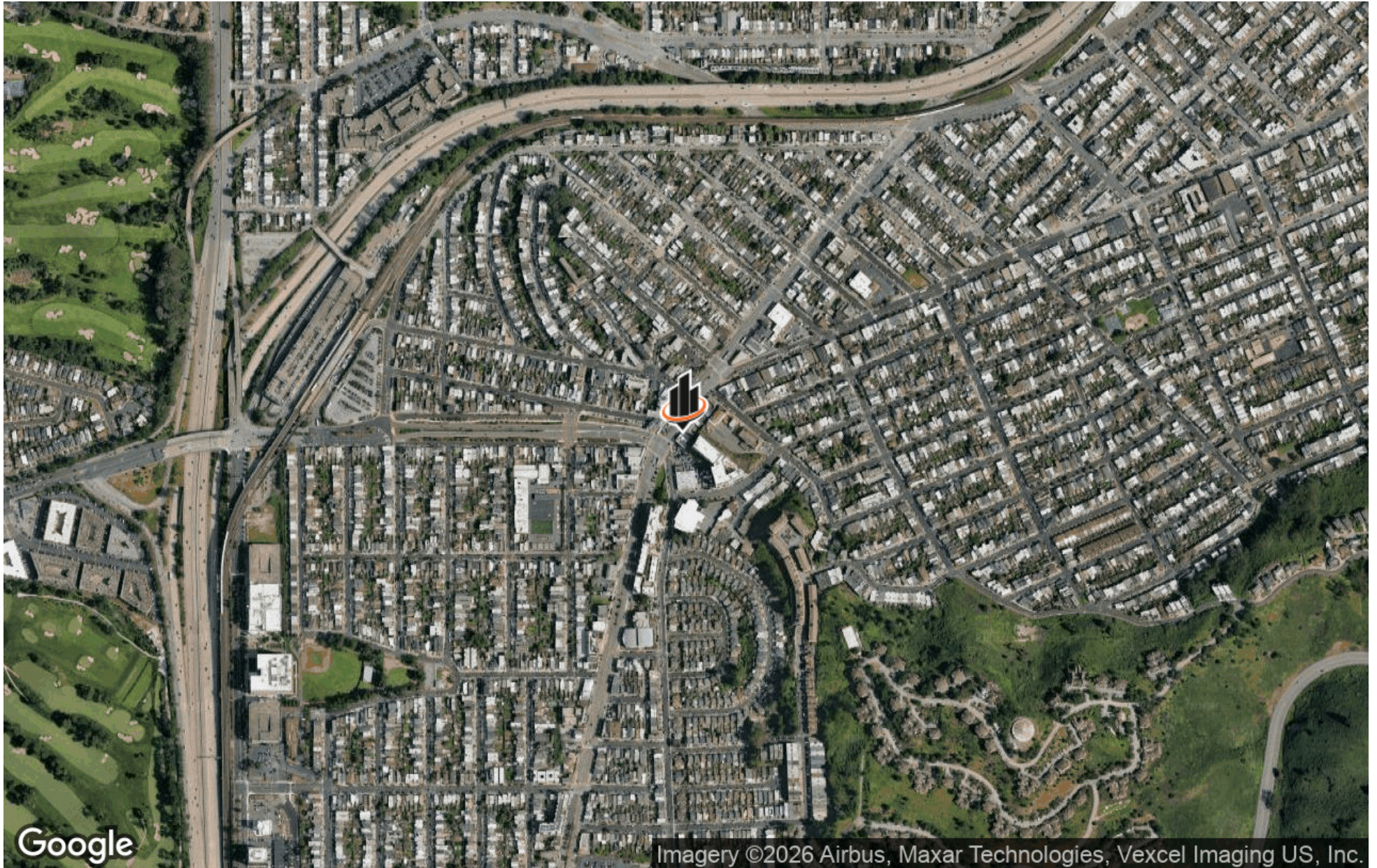
# INCOME & EXPENSES



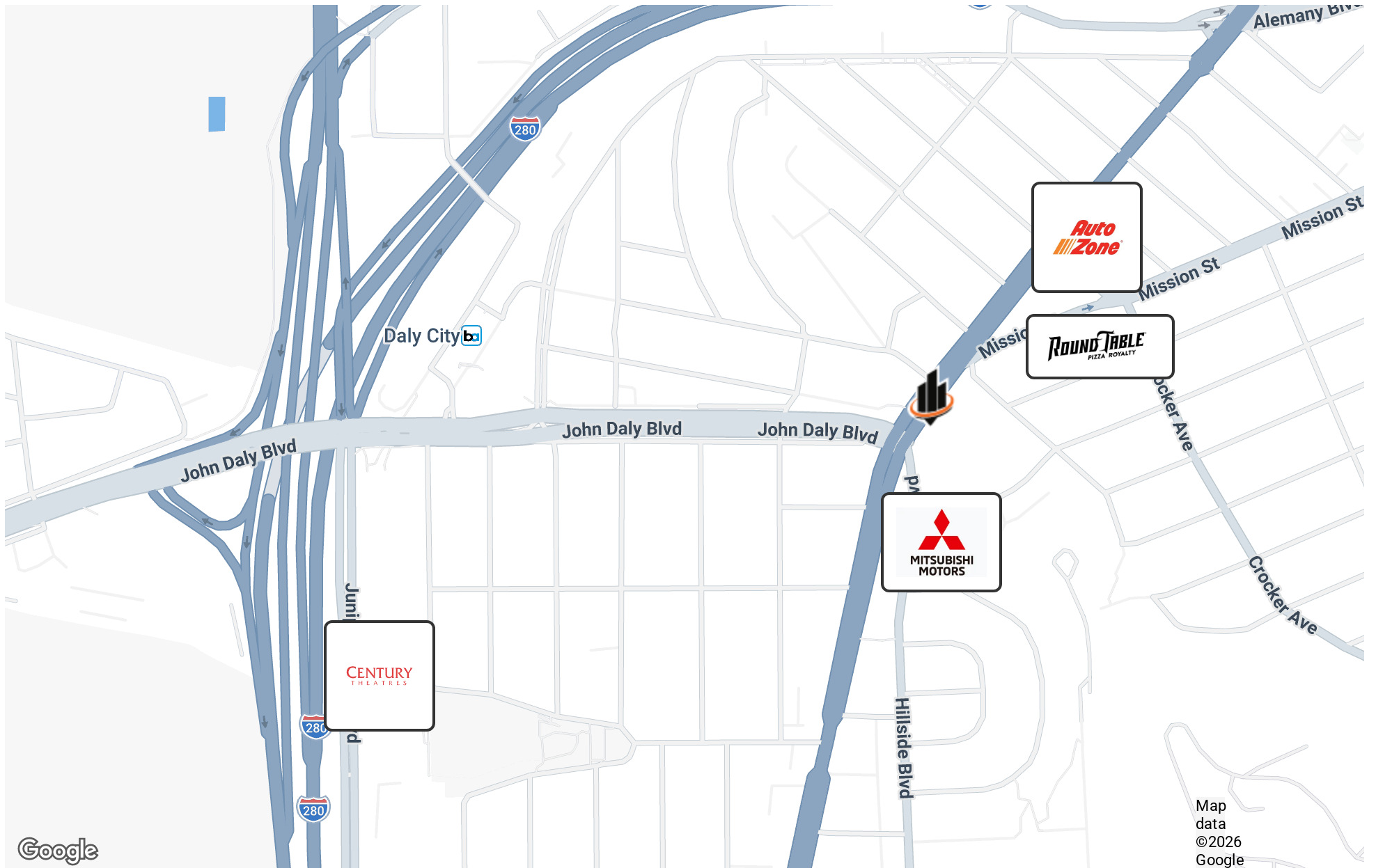
| INCOME SUMMARY                         | MISSION STREET OWNER-USER RETAIL OPPORTUNITY |
|--|--|
| RENTAL INCOME @ \$2.50/SF NNN PROFORMA | \$66,000                                     |
| VACANCY COST                           | (\$3,300)                                    |
| <b>GROSS INCOME</b>                    | <b>\$62,700</b>                              |
| EXPENSES SUMMARY                       | MISSION STREET OWNER-USER RETAIL OPPORTUNITY |
| INSURANCE                              | \$5,000                                      |
| RESERVES @ \$0.25/SF                   | \$1,000                                      |
| PROPERTY TAX 2026                      | \$10,295                                     |
| <b>OPERATING EXPENSES</b>              | <b>\$16,295</b>                              |
| <b>NET OPERATING INCOME</b>            | <b>\$46,405</b>                              |

Pro forma estimates for illustrative purposes only; space delivered vacant

# AERIAL MAP



# RETAILER MAP



Google

Map data ©2026 Google

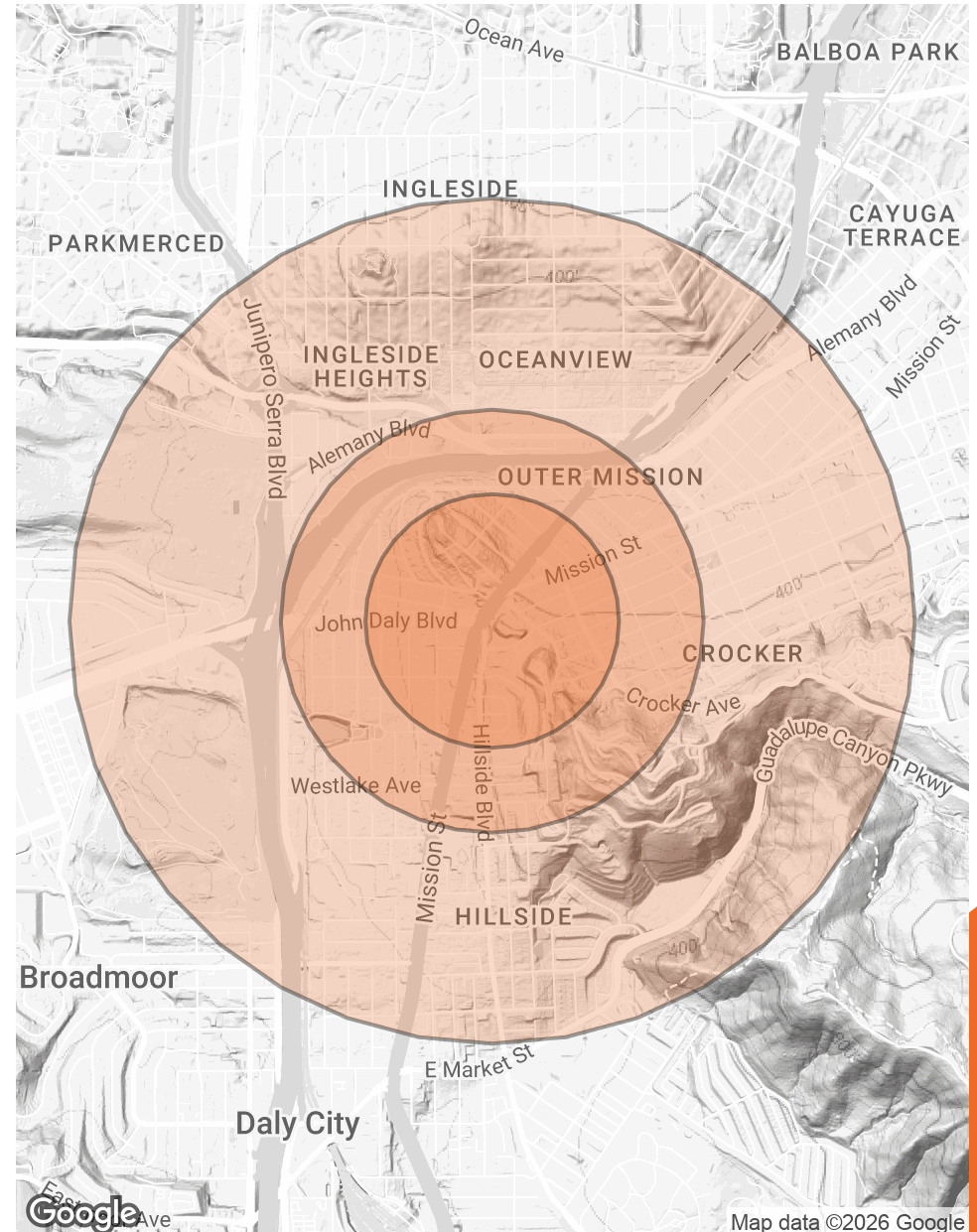
# DEMOGRAPHICS MAP & REPORT

| 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  
SVN  
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# Collective Strength, Accelerated Growth

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