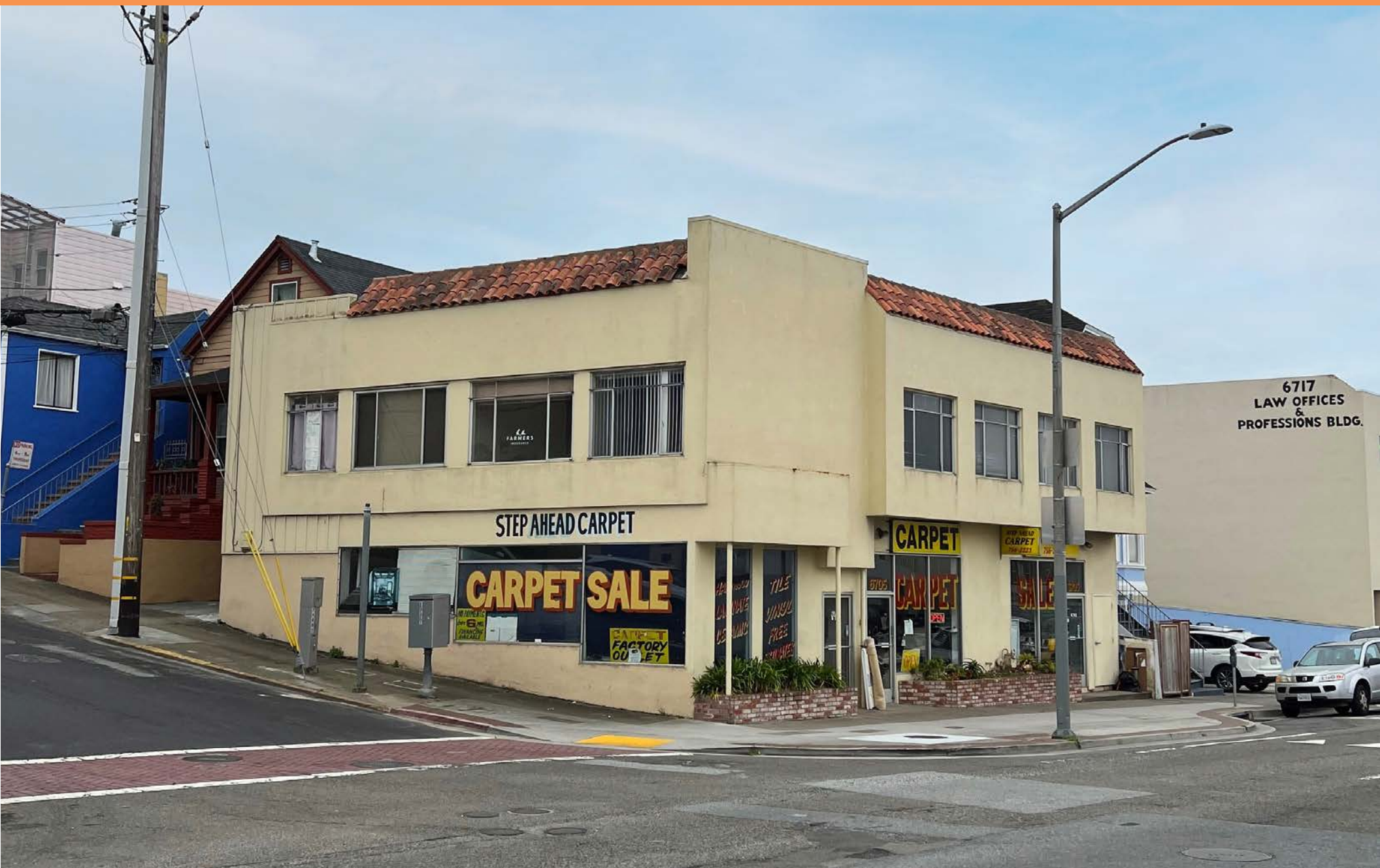


6701 MISSION STREET - DALY CITY, CA



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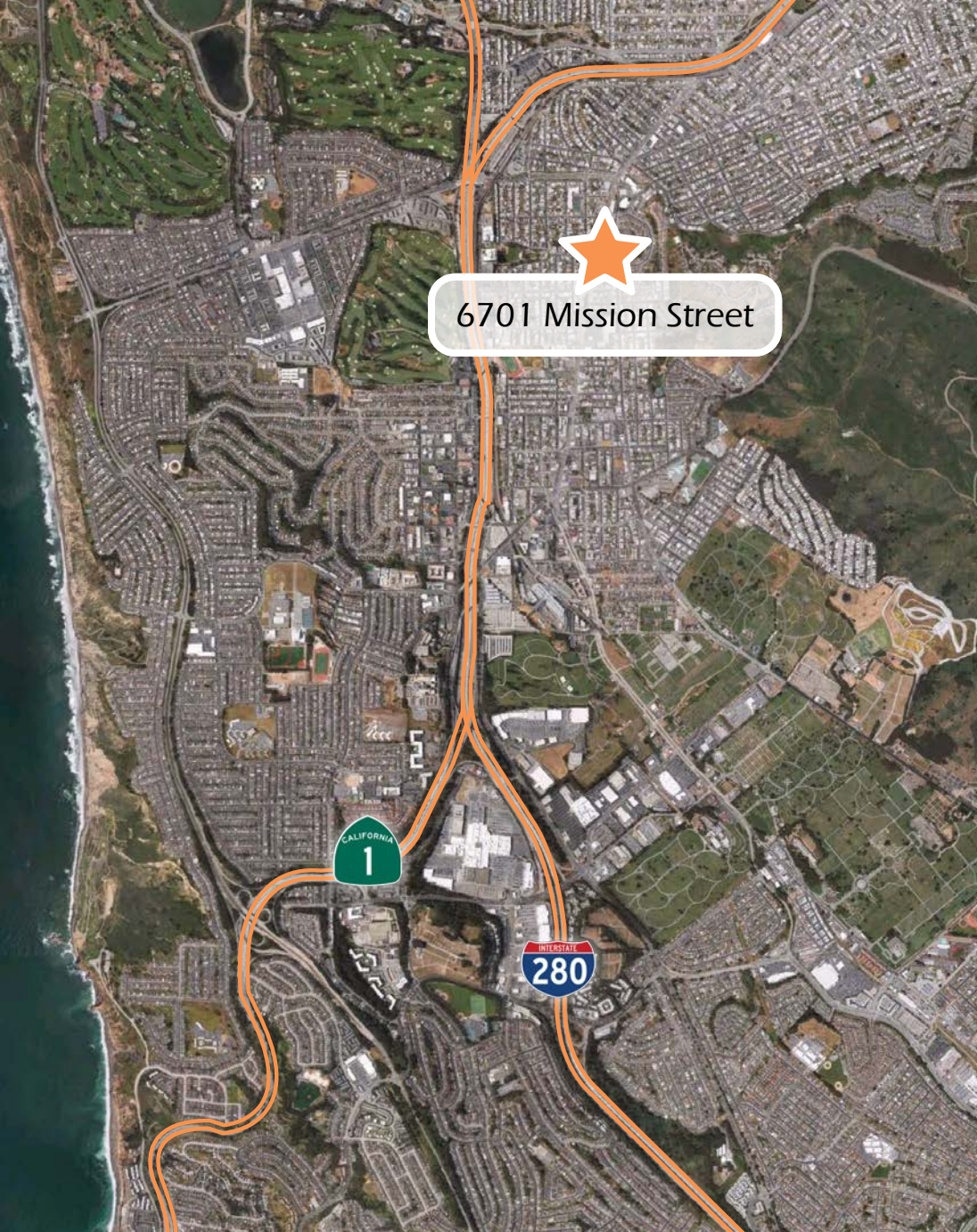


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6701 MISSION STREET

6701 Mission Street - Daly City, CA

THE OFFERING

Address	6701 Mission Street Daly City, CA 94015
Price	\$1,450,000
Property Type	Mixed Use; Retail/Office
Total Bldg SF	± 3,844 SF
Lot Size	± 2,250 SF
Parking	No On-Site Parking
Assessor's Parcel Number	003-122-020
Zoning	C1, Light Commercial
Specific Plan	C-MU, Mixed Use



HIGHLIGHTS

- » Prime value-add retail/office investment opportunity in Daly City
- » ± 3,884 square foot building with ground floor retail and second floor office
- » All leases are on a month-to-month basis and well below market
- » Most tenants have occupied the property for many years
- » Prominent corner location along Mission Street; traffic counts exceed 18,000 cars per day
- » Zoning designation permits a wide range of retail and office uses
- » Less than one-half mile to the Daly City BART station and easy to access from Interstate 280

PROPERTY SUMMARY

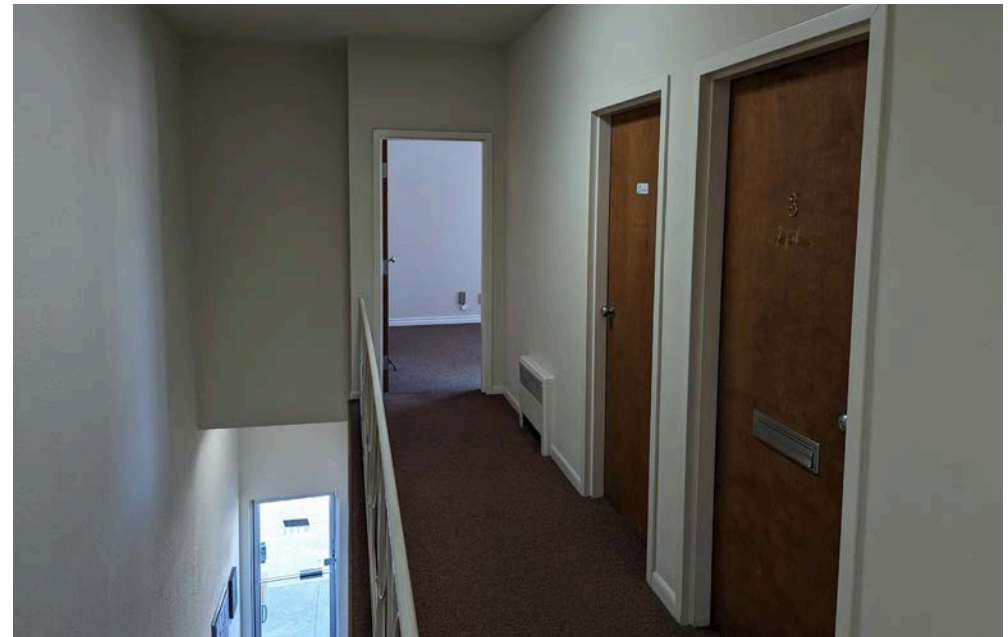
6701 Mission Street - Daly City, CA

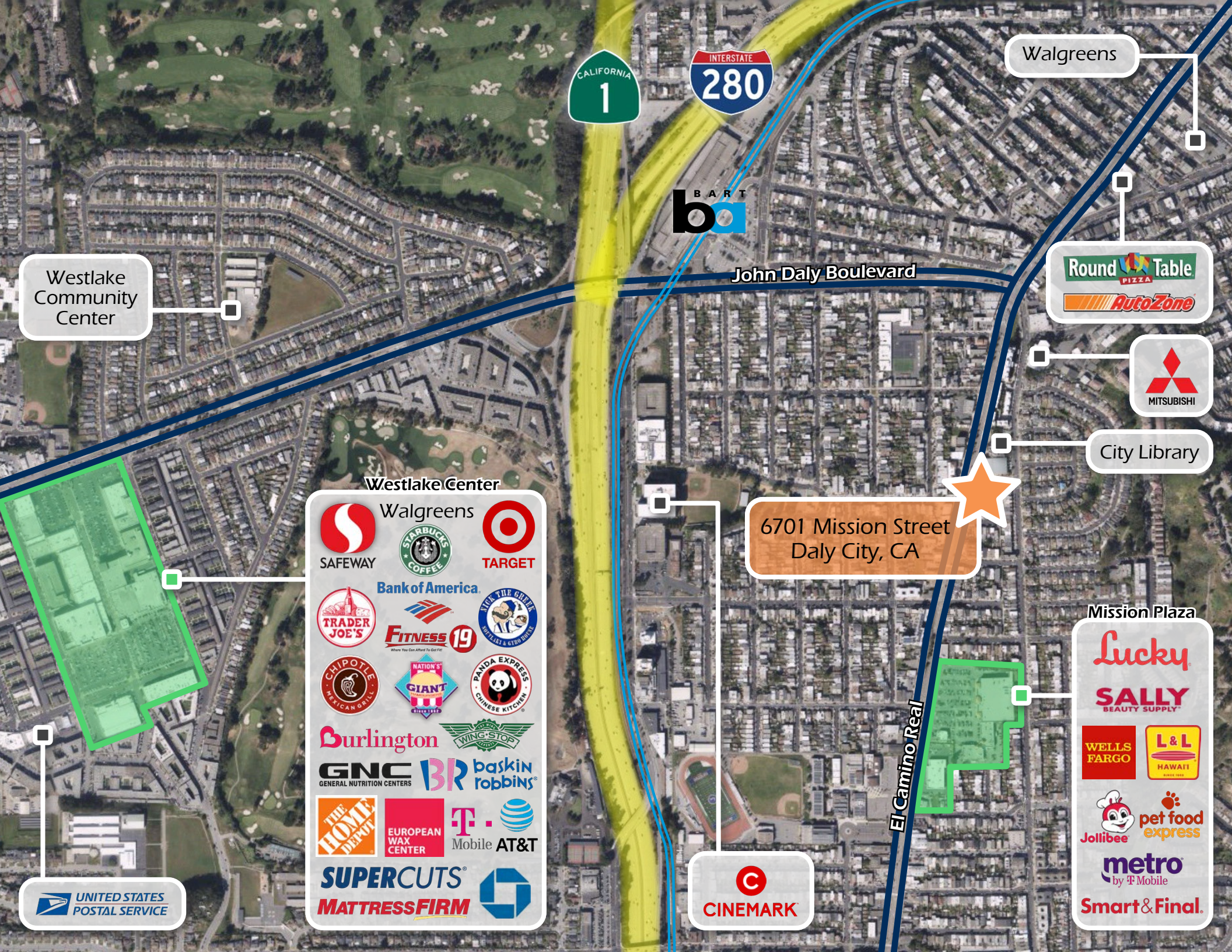
Marcus & Millichap is pleased to present the opportunity to acquire 6701 Mission Street in Daly City, California. The property is a mixed-use building located on Mission Street and Alp Avenue. The building is approximately 3,884 square feet and is situated on a 2,250 square foot site. The zoning designation for the site is Light Commercial, which allows for a wide range of office and retail uses. Currently, the ground floor of the property is occupied by a single retail tenant, and the upper floor is divided into eight private offices.

6701 Mission Street is a prime value-add investment opportunity, and also has the potential for owner-occupancy. All tenants are on month-to-month leases and pay rents below the market rate, presenting an enticing opportunity for investors to adjust rental rates to market. Additionally, the building could be purchased by an owner/user to occupy the entire ground floor space.

Mission Street is a major commercial thoroughfare in Daly City and traffic counts exceed 18,000 vehicles per day. The street is developed with commercial buildings, shopping centers, hotels, restaurants, and mixed-use properties. Additionally, the property is minutes from the Westlake Shopping Center and major retailers, including Safeway, Target and Home Depot. Directly adjacent to the property is the Daly City Public Library and the War Memorial Community Center. This property is highly appealing to investors due to its prime corner location within a high-traffic area and its proximity to major retailers.

The property features convenient regional and local access. The site is less than one mile from an interchange with Interstate 280. Additionally, its strategic positioning on Mission Street, close to John Daly Boulevard, ensures easy navigation and accessibility to all. For those reliant on public transit, the property offers proximity to various modes of transportation, including the Daly City BART station, which is less than a half-mile away, facilitating seamless connectivity to the regional rail network.





Westlake
Community
Center

Walgreens



John Daly Boulevard

Round Table
PIZZA
AutoZone



City Library

Westlake Center

Walgreens
SAFeway
STARBUCKS COFFEE
TARGET
Bank of America
TRADER JOE'S
FITNESS 19
CHIPOTLE MEXICAN GRILL
NATION'S GIANT
PANDA EXPRESS CHINESE KITCHEN
Burlington
WINGSTOP
GNC GENERAL NUTRITION CENTERS
BR baskin robbins
THE HOME DEPOT
EUROPEAN WAX CENTER
T-Mobile
AT&T
SUPERCUTS
MATTRESSFIRM

6701 Mission Street
Daly City, CA

Mission Plaza

Lucky
SALLY BEAUTY SUPPLY
WELLS FARGO
L & L HAWAII
Jollibee
pet food express
metro by T-Mobile
Smart & Final

UNITED STATES
POSTAL SERVICE

CINEMARK

El Camino Real

RENT ROLL SUMMARY

6701 Mission Street - Daly City, CA

SUITE	TENANT	LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
1	Vacant			\$0.00	\$0
3	Franco Torres	9/23/2013	MTM	\$200.00	\$2,400
4	Andy Yang	2/1/2009	MTM	\$175.00	\$2,100
5	Faustino Lagade	3/1/2012	MTM	\$125.00	\$1,500
6	Bay Counties Construction	7/1/2008	MTM	\$150.00	\$1,800
7	Gene Voloshin	11/1/2024	MTM	\$1,150.00	\$13,800
8	Yaakov Bukai	7/1/2015	MTM	\$0.00	\$0
6705	Step Ahead Carpet	10/1/1991	MTM	\$2,063.00	\$24,756
Total / Average				\$3,863	\$46,356

LOCATION SUMMARY

6701 Mission Street - Daly City, CA

Daly City is a coastal community located at the northernmost edge of San Mateo County on the San Francisco Peninsula. Sharing a common border with the City and County of San Francisco, Daly City is known as the “Gateway to the Peninsula.” The City’s area extends from the Pacific Ocean on the west and nearly to San Francisco Bay on the east and is approximately 7.4 square miles in land area.

In 2023, the population of Daly City was estimated at 98,415, making it the second-largest city in San Mateo County. As with many communities in the Bay Area, the population of Daly City declined with the onset of COVID and has been increasing as business enforce return-to-work mandates. The city has an estimated median household income of \$96,399 and average household income of \$138,818. About 38% of the workforce holds a bachelor’s or graduate degree, which is higher than the national average of 25%. Overall, the city exhibits a middle-income demographic profile.



Daly City’s extensive transportation infrastructure includes US Highway 101 and State Highway 82, Interstate 280, and the Bay Area Rapid Transit (BART) system. Interstate 280, which bisects Daly City, is a primary transportation corridor linking San Francisco with San Mateo and Santa Clara counties. Daly City is approximately eight miles south of downtown San Francisco and the San Francisco International Airport is just nine miles from the city; both are easily accessible by freeway or BART. Daly City is also served by the SamTrans and San Francisco Muni transit systems.

Daly City has a diverse employment base, with major employers in the retail, health care, and government sectors. The largest employer is Seton Medical Center, a 398-bed hospital owned by AHMC Healthcare. Kaiser Permanente has several medical facilities in the city, and St. Francis Convalescent Pavilion is also a major medical employer. Jefferson Union High School District, Jefferson Elementary School District, and the City of Daly City are the major government employers in the city. Target, Home Depot, and In N Out Burgers are the top retail employers.

DEMOGRAPHICS

6701 Mission Street - Daly City, CA

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	52,638	258,656	658,017
2023 Estimate	51,994	254,588	645,542
Growth 2023 - 2028	1.24%	1.60%	1.93%
2010 Census	52,523	261,385	644,050
2020 Census	54,923	267,000	664,696
Growth 2010 - 2020	4.57%	2.15%	3.21%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projection	16,358	87,030	242,259
2023 Estimate	16,111	85,311	237,044
Growth 2023 - 2028	1.54%	2.01%	2.20%
2010 Census	15,202	82,102	227,151
2020 Census	15,986	84,291	234,116
Growth 2010 - 2020	5.16%	2.67%	3.07%

INCOME - 2023 ESTIMATE	1 MILE	3 MILES	5 MILES
\$200,000 or More	13.29%	20.64%	26.99%
\$150,000 - \$199,999	11.41%	13.11%	13.31%
\$100,000 - \$149,999	19.08%	18.39%	17.77%
\$75,000 - \$99,999	12.77%	11.05%	9.66%
\$50,000 - \$74,999	15.21%	13.04%	11.28%
\$35,000 - \$49,999	8.80%	7.40%	6.48%
\$25,000 - \$34,999	6.05%	5.09%	4.18%
\$15,000 - \$24,999	5.52%	4.94%	4.21%
\$10,000 - \$14,999	3.73%	2.73%	2.72%
Under \$9,999	4.16%	3.61%	3.40%
Average Household Income	\$126,672	\$152,846	\$175,444
Median Household Income	\$87,338	\$105,218	\$122,027
Estimated Per Capita Income	\$39,361	\$51,391	\$64,648

HOUSING OCCUPANCY STATUS	1 MILE	3 MILES	5 MILES
2028 Owner Occupied (Est.)	49.65%	57.97%	51.82%
2028 Renter Occupied (Est.)	46.00%	36.45%	42.41%
2028 Vacant (Est.)	4.35%	5.58%	5.77%
2023 Owner Occupied	49.36%	57.83%	51.67%
2023 Renter Occupied	46.07%	36.65%	42.55%
2023 Vacant	4.57%	5.52%	5.78%
2020 Owner Occupied	46.91%	54.62%	48.36%
2020 Renter Occupied	48.59%	39.99%	46.02%
2020 Vacant	4.50%	5.39%	5.63%
2010 Owner Occupied	47.73%	56.79%	49.80%
2010 Renter Occupied	46.37%	38.22%	44.44%
2010 Vacant	5.90%	4.99%	5.76%

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