

2,800 SQ FT Small Grocery Store in Sunnydale Available in January 2025!



NONPROFIT AFFORDABLE HOUSING DEVELOPER SEEKING A SMALL GROCER

Overview

Mercy Housing is seeking a small grocer to lease a ground-floor retail space in the Sunnydale/Visitacion Valley neighborhood of San Francisco. Mercy Housing and Related California are co-developing affordable housing along with new streets, infrastructure, and ground floor-retail as a part of the Sunnydale HOPE SF initiative.

The small grocer will act as an anchor in this active community. The grocer will be in the ground-floor of Building 3A and will be adjacent to many amenities including a restaurant, a wellness center, a childcare center, and the Sunnydale Neighborhood Resource Center. Next door, Building 3B will have 6 small commercial spaces and a café. Above both of these buildings, there will be 170 units of newly constructed affordable homes. These buildings are located directly across from the upcoming Community Center and Herz Recreation Center, which will house another childcare center, the Boys and Girls Club, a teaching kitchen, and a gym.

Neighborhood Statistics

SITE LOCATION:

Revitalization area will provide 1700 new homes including affordable and market rate, new streets, and infrastructure.

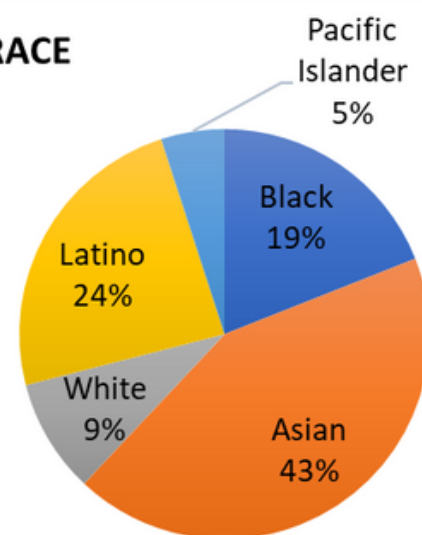
TOTAL HOUSEHOLDS:

In 2020, there were an estimated 1,801 households within the primary trade area, composed of 6,947 people. These numbers will be increasing.

MEDIAN AGE IN VISITACION VALLEY:

33 Years

RACE



RETAIL GAP:

\$5.5 million grocery retail gap identified.

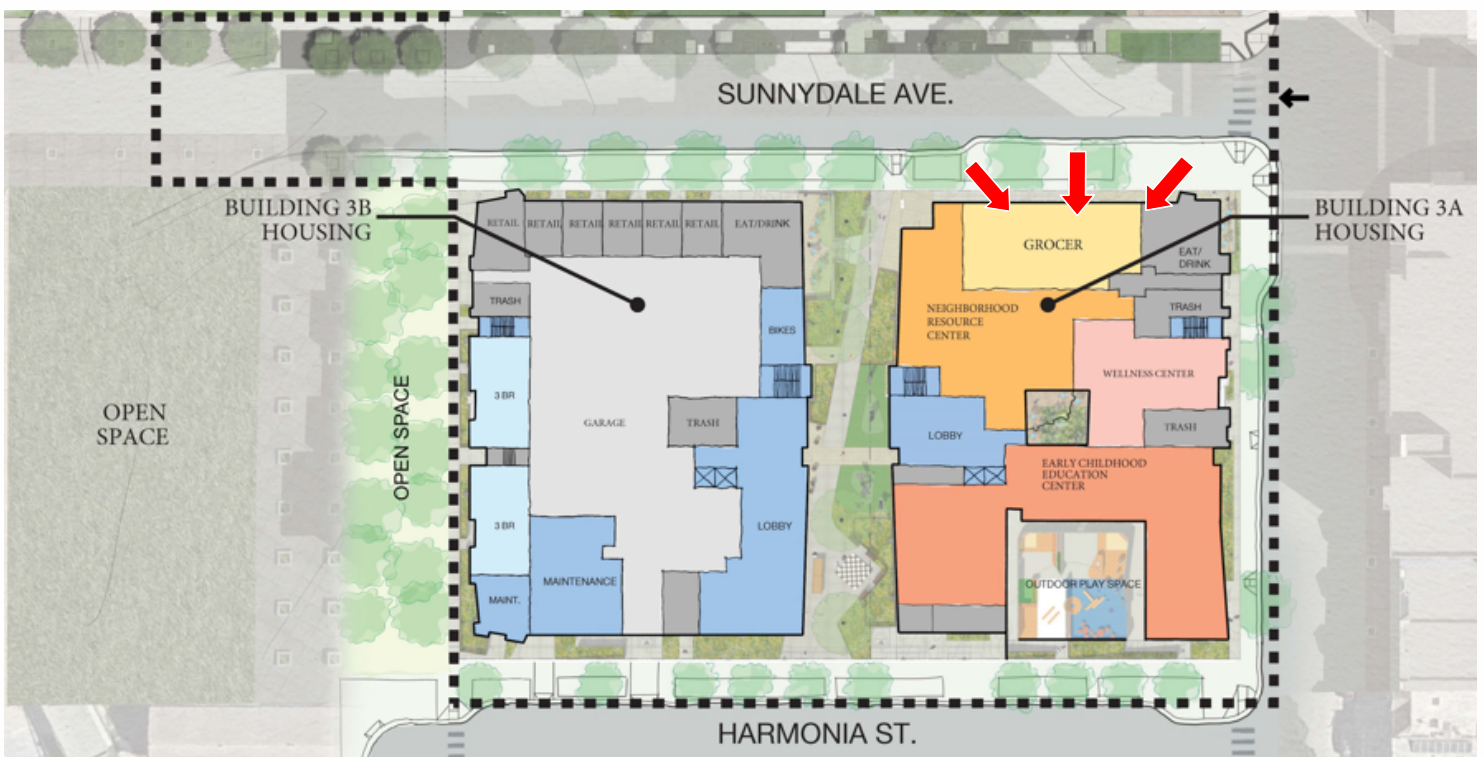
MEDIAN HOUSEHOLD INCOME IN 2020:

\$43,198

BUSINESSES WITHIN TRADE AREA: 47
TOTAL EMPLOYEES: 205



Please contact Julia Katz, Commercial Developer:
Julia.Katz@mercyhousing.org or 415.915.6232



Amazing Opportunity in Sunnydale/Visitation Valley!

Requirements

Mercy Housing has a strong relationship with residents & knows what grocery programming is preferred.

Friendly nonprofit landlord offering affordable rental rates

Community support for small grocer

Financial analysis on neighborhood small grocer in Sunnydale shows strong viability due to leakage

1. Prior demonstrated experience in food retail; must provide proof of past operational history.
2. Familiarity with Sunnydale &/or lived experience in diverse neighborhoods.
3. Commitment to the community & creating an inclusive space.
4. Willingness to participate in education & training.
5. Cultural sensitivity.
6. Willing to receive & implement community feedback.
7. Ability to accept SNAP, Cal-Fresh (EBT), & WIC.

- Nonprofit landlord
- Bathroom and trash room provided
- Installed ductwork to accommodate a Type 1 hood
- Area for sidewalk food displays

Base Rent: \$1.25/SF/Month
NNN: \$0.80/SF/Month
 Landlord will provide financial support for build out

QUESTIONS? INTERESTED IN APPLYING?



Please contact Julia Katz, Commercial Developer:
Julia.Katz@mercyhousing.org or 415.915.6232

