

LEASE

PRIME DALY CITY RETAIL FOR LEASE

6232 Mission Street Daly City, CA 94014



LEASE RATE

\$2.00 - 2.50 SF/month

Steven Caravelli

Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Ben Gilliam

Comm Sales Associate
(720) 253-6477

Lex Montiel

(415) 618-9606



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SUMMARY

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PROPERTY DESCRIPTION

6232 Mission Street is an 8,000 square foot single story retail building with parking lot. The property was formerly a Dollar Tree Convenience Store. The property has frontage on both Mission Street and San Jose Avenue.

The property is an open span space with a storage and ADA restrooms

PROPERTY HIGHLIGHTS

- High Visibility Location
- Spacious open floor plan
- Two Street Frontage
- Window Street Frontage
- On-Site Parking Ppaces
- Easy access to public transportation
- Proximity to major highways
- Suitable for various business types

Lease Rate:	\$2.00 - 2.50 SF/month (NNN)
Approx. NNN :	\$0.71 SF/ monthly
Minimum Term:	5 Years
Available SF:	8,000 SF
Lot Size:	0.27 Acres
Building Size:	8,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,577	5,280	16,068
Total Population	5,737	18,985	55,550
Average HH Income	\$129,885	\$149,051	\$151,370

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INTERIOR

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PERMITTED USES

Animal grooming not involving overnight boarding; athletic clubs and health studios; assembly uses, including churches, lodges, and social and meeting halls; business and trade schools; childcare facilities and play gyms; hotels, including extended stay hotels; movie theaters and complexes; offices uses, including professional offices, medical and dental offices, and medical clinics; payday lending establishments subject to the separation requirements contained in Chapter 17.40.080; personal service uses, including nail and hair salons, massage businesses where employees are licensed by the State of California; pharmacies; restaurants that do not provide a drive-through window; retail uses, including alcohol sales, not specified as requiring a use permit; seasonal temporary uses (e.g. Christmas tree lots); smoke shops and tobacco store businesses subject to the separation requirements contained in Chapter 17.40.070.

Accessory Uses: The following uses are permitted in the C-MU district when accessory to or commenced concurrently with or subsequent to permitted uses: other accessory uses and structures customarily appurtenant to a multi-family residential permitted use when in compliance with Title 25 of the California Administrative Code; food sales on temporary basis, including farmers markets and food truck sales when subordinate to an existing use on the same parcel; vehicle charging facilities not required by the Green Building Standard Code when proposed on the same parcel as a primary use.

Conditional Uses

The following structures and uses are permitted in the C-MU district upon first receiving approval of a use permit, subject to the requirements of Chapter 17.44: animal hospitals and kennels; businesses whose principal use is for the operation of amusement devices, i.e., arcades; emergency medical care, including urgent care clinics and hospitals; food sales on temporary basis, including farmers markets and food truck sales when not subordinate to an existing use on the same parcel; pharmacies providing a drive-through window; vehicle or equipment rental; and vehicle storage.

Prohibited Uses

The following uses shall not be allowed in the C-MU district: automotive dealers and auto retail, sales, and repair, unless previously operating on the same site prior to January 1, 2008; retailers where more than ten percent of the store stock retail value is products that are firearms, such as handguns and long guns, to individuals in an open shopping format, or firearm parts, or any business that engages in the repair of firearms and/or firearm parts; car wash and detailing shops; manufacturing uses; outdoor retail sales; parking lots not associated with a primary use, including vehicle charging facilities not required by the Green Building Standard Code; restaurants providing a drive-through window, including operational and physical expansions thereto; service stations, including operational and physical expansions thereto; single-family attached/detached residential uses.

LOCATION

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LOCATION

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LOCATION DESCRIPTION

This property sits just south of the San Francisco city line, in the Hillside region of Daly City — often called the city's "Original Daly City" due to its early 20th-century development.

Mission Street is a major thoroughfare (part of SR82/El Camino Real), connecting Daly City up into multiple San Francisco neighborhoods.

The area includes a blend of medium-density housing— post-WWII tract homes, older hillside cottages, and several mixed-use buildings with storefronts at street level

A diverse, family-oriented neighborhood: median household income is around \$106K, with average household sizes at 3.2 people. Approximately 63.5% of residents are foreign-born, reflecting Daly City's reputation as an immigrant-rich community. The median age is fairly young at 31 for men, 49 for women. Around 47% of households are families, with a significant portion being married couples. There is also a notable percentage of single-mother households at 13% .

Nearby public schools include George Washington Elementary, Thomas R. Pollicita Middle, and Jefferson High School.

The location is walkable with access to transit and businesses

The corridor still hosts a lively mix of shops, cafes, and everyday services

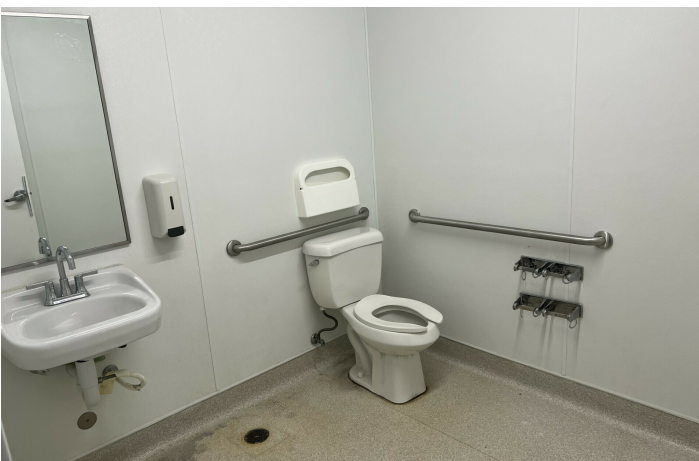
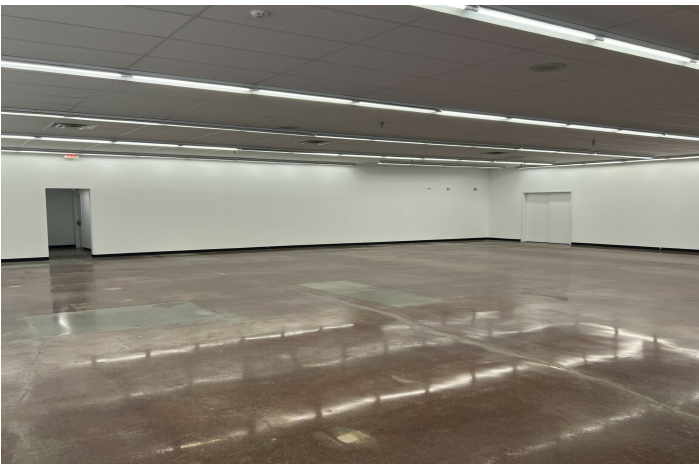
Mission Street functions as Daly City's main commercial spine— lined with eateries, small grocery stores, cafes, auto shops, and other services.

Transit-friendly: it's a corridor served by buses and connects to the Daly City BART station to the north. Muni end of line stop at the property

Plenty of retail and dining options within a short walk: residential-mixed use properties offer storefronts just steps away from homes

Residential structures range from vintage hillside homes (some built as early as the 1940s and before) to mixed-use buildings and newer in-fill development.

Average property values along Mission Street hover around \$1.1M, with detached homes near \$966K on average



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RETAILER

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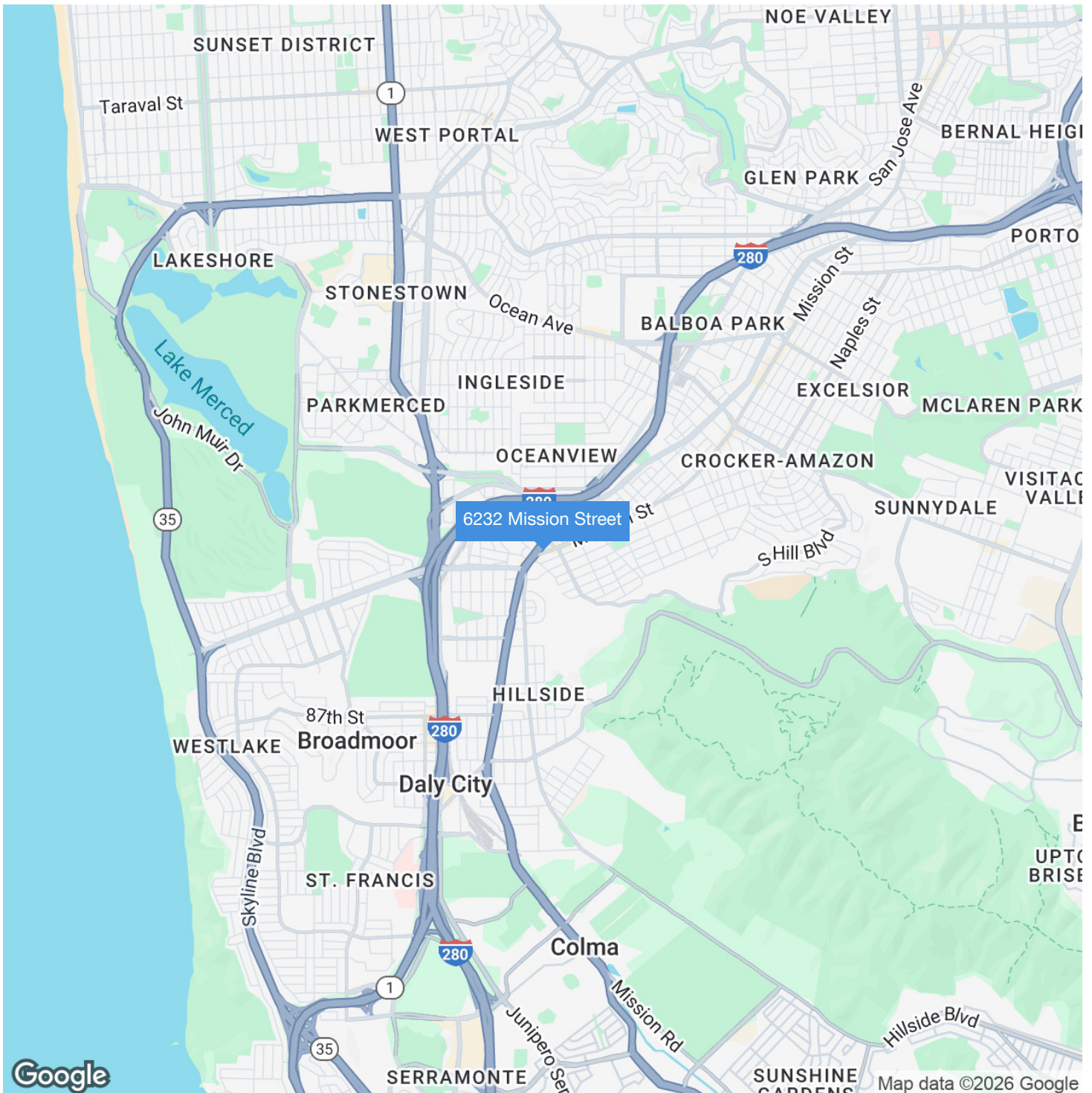


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REGIONAL

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STEVEN CARAVELLI

Sr. Commercial Associate Broker

Direct: (415) 706-0008
steven.caravelli@cbcnrt.com

CalDRE #00879834



BEN GILLIAM

Comm Sales Associate

Direct: (720) 253-6477
ben.gilliam@cbcnrt.com



COLDWELL BANKER COMMERCIAL REALTY

6501 E Belleview Ave Ste 500 , Englewood, CO 80111
(720) 253-6477

Steven Caravelli

Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Ben Gilliam

Comm Sales Associate
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Lex Montiel

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LEX MONTIEL

Direct: (415) 618-9606
lex.montiel@cbrealty.com

COLDWELL BANKER REALTY

1560 Van Ness Ave Fl 2 , San Francisco, CA 94109
(415) 618-9606

Steven Caravelli
Sr. Commercial Associate Broker
(415) 706-0008
CalDRE #00879834

Ben Gilliam
Comm Sales Associate
(720) 253-6477

Lex Montiel
(415) 618-9606



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