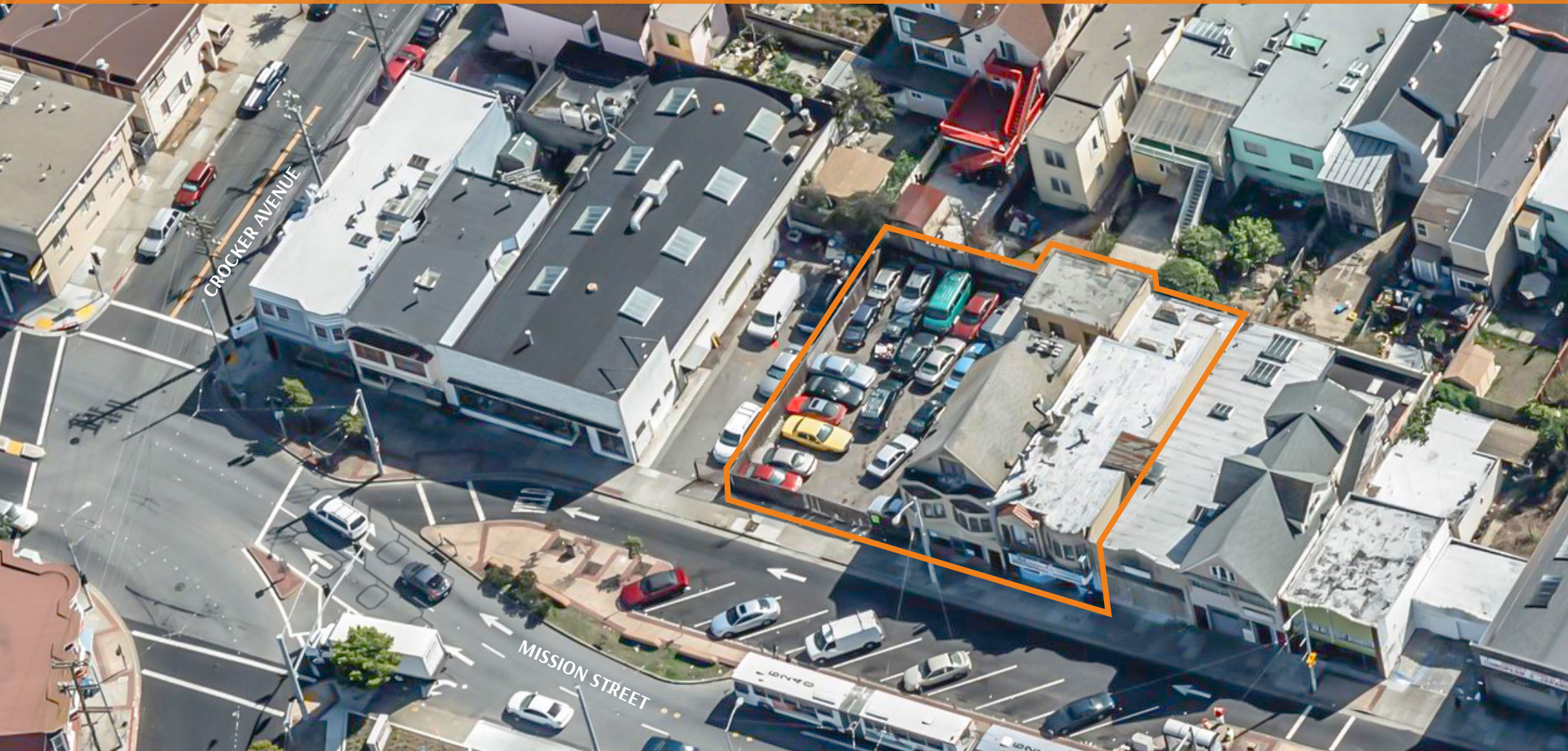


BIG PRICE REDUCTION! MUST SELL - \$2,500,000



OFFERING MEMORANDUM



LEASED INVESTMENT WITH FUTURE REDEVELOPMENT POTENTIAL
6229-6231 MISSION STREET, DALY CITY



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PROPERTY INFORMATION

THE OFFERING

Newmark Knight Frank is pleased to offer a 100% fee simple interest in a leased investment with future redevelopment potential. The property has current in-place income with substantial and immediate upside potential and is ideally situated for a transit oriented redevelopment project. All tenants are on month-to-month tenancy.

LOCATION

Located at 6229-6231 Mission Street, steps from San Francisco in North Daly City, the site is within walking distance to the Daly City BART Station and the MUNI and SamTrans commuter hub.

LOT SIZE

The property is comprised of 4 parcels totaling approximately 7,803 square feet (+/-0.18 acres) and consists of two mixed-use buildings with a total of 5,690 rentable square feet and a 3,900 square foot parking lot.

APNs: 004-050-170; 004-050-180; 004-050-190; 004-050-200

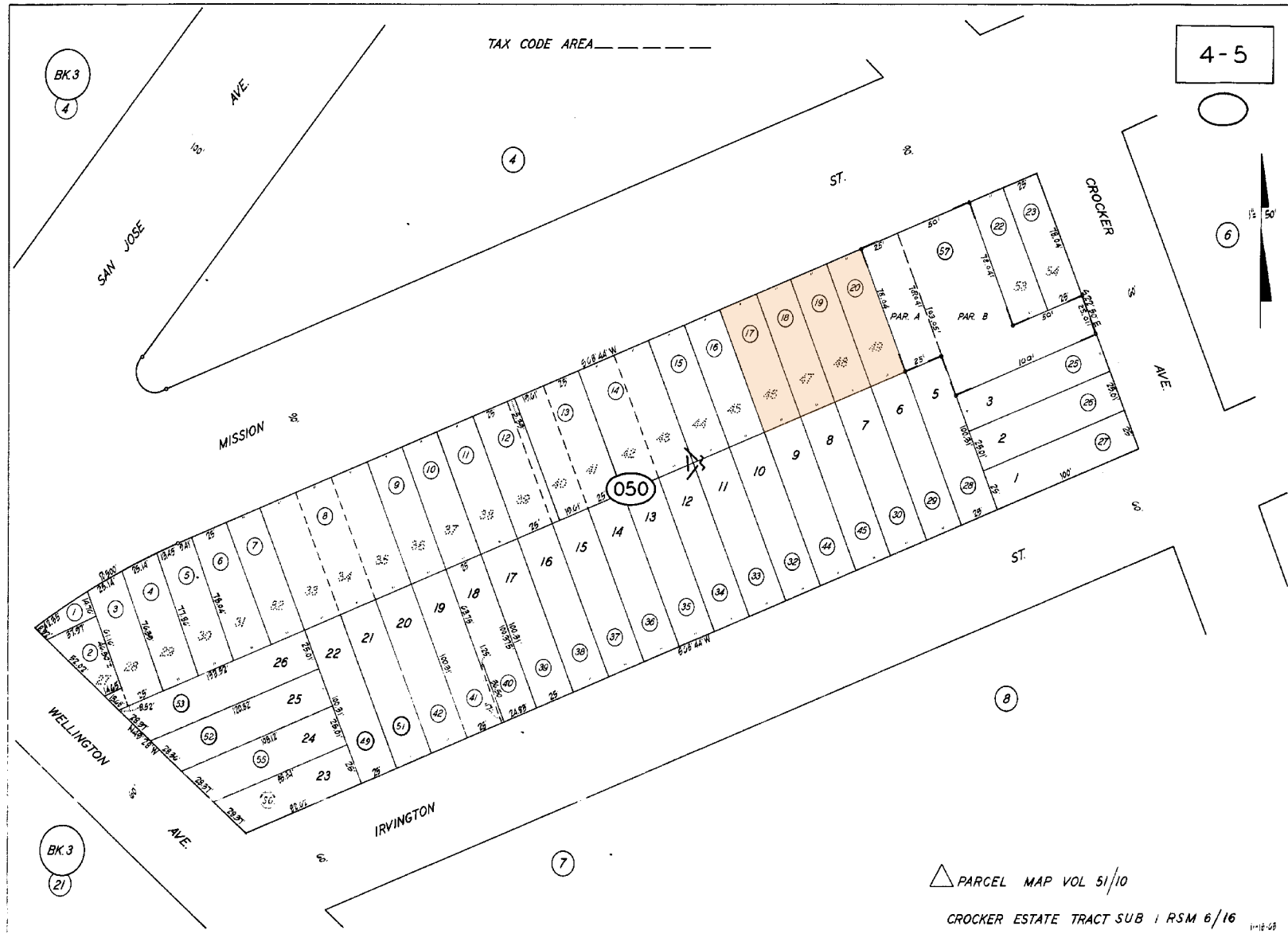
PROPERTY HIGHLIGHTS

- Zoning C-1/R-4 allows for high density residential and mixed-use development
- Transit oriented site walking distance to BART and served by MUNI and SamTrans
- Mission Street amenities within walking distance
- Convenient access to Highway 280

SALE PRICE

\$2,500,000

SITE PLAN



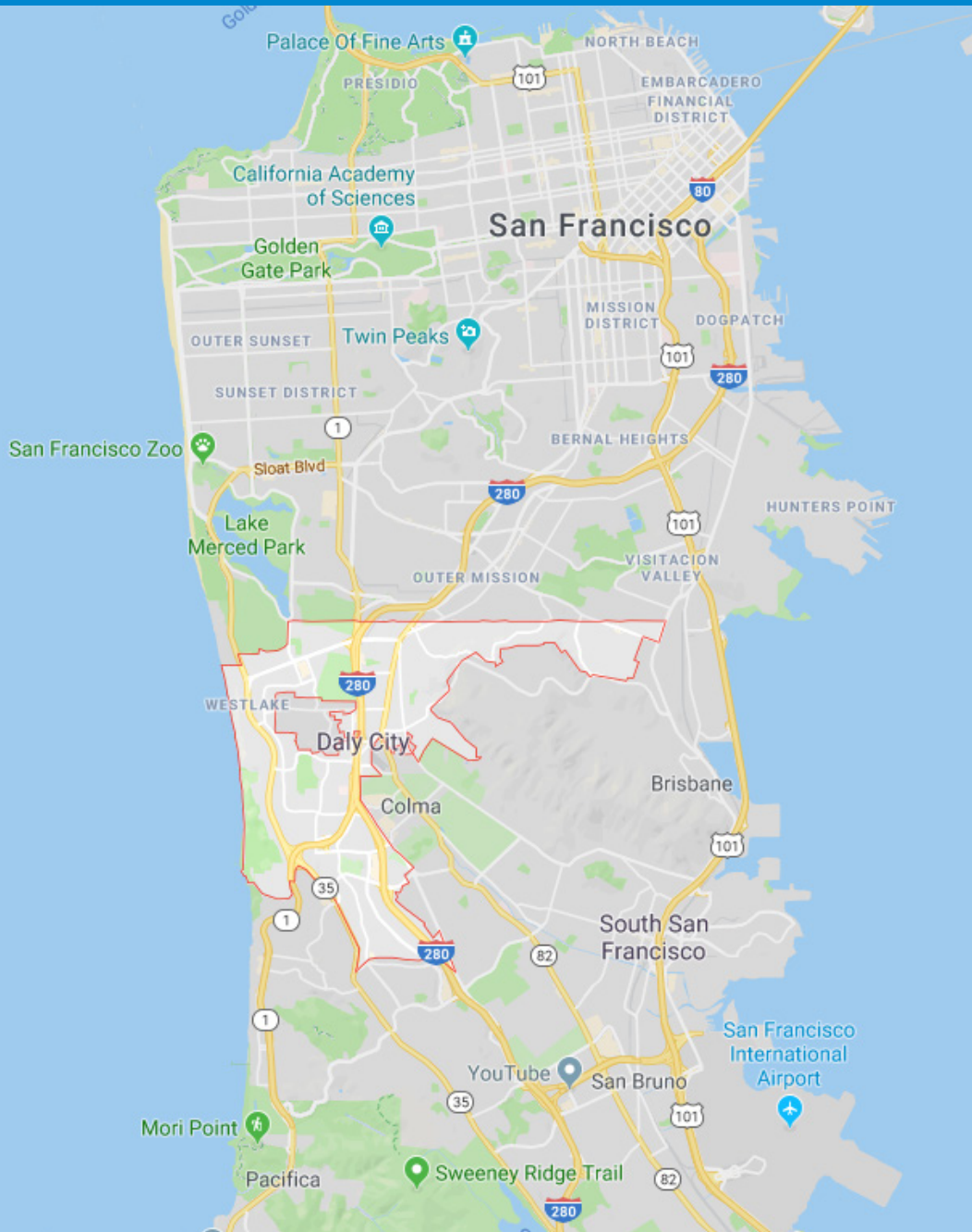
ABOUT THE AREA

GENERAL OVERVIEW

Daly City is the largest city in San Mateo County, California, United States, with an estimated 2014 population of 106,094. Located immediately south of San Francisco, it is named in honor of businessman and landowner John Donald Daly.

According to the United States Census Bureau, the city has a total area of 7.7 square miles (20 km²), all land.

Daly City is bordered by the cities of San Francisco, Brisbane, Pacifica, South San Francisco, and the town of Colma. The city borders several unincorporated areas of San Mateo County. It surrounds Broadmoor, borders San Bruno Mountain State Park, the Olympic Club, and unincorporated areas near Colma. Seismic faults in and near Daly City include the San Andreas Fault, Hillside Fault and Serra Fault. Lake Merced is associated with the city.



➤ ABOUT THE AREA

LOCATION OVERVIEW

The Cow Palace arena grounds straddle the border with San Francisco and is the home for the annual Grand National Rodeo, Horse & Stock Show. It has hosted diverse events such as concerts by the Beatles, the NHL San Jose Sharks hockey team, the short-lived IHL San Francisco Spiders hockey team, and two Republican National Conventions (in 1956 and 1964).

Century 20 Daly City is a modern megaplex movie theatre opened in 2002 as part of the Pacific Plaza business and retail development.

Several golf courses are located within or straddle the border with San Francisco. The Olympic Club is designated to host the USGA U.S. Open in 2012, hosting the U.S. Open four times previously. The private San Francisco Golf Club and Lake Merced Golf Club have part or all of their course in Daly City. The Golden Gate National Recreation Area includes the city's Thornton Beach. The topography of this area (due to the San Andreas fault) is conducive to paragliding and hang gliding.

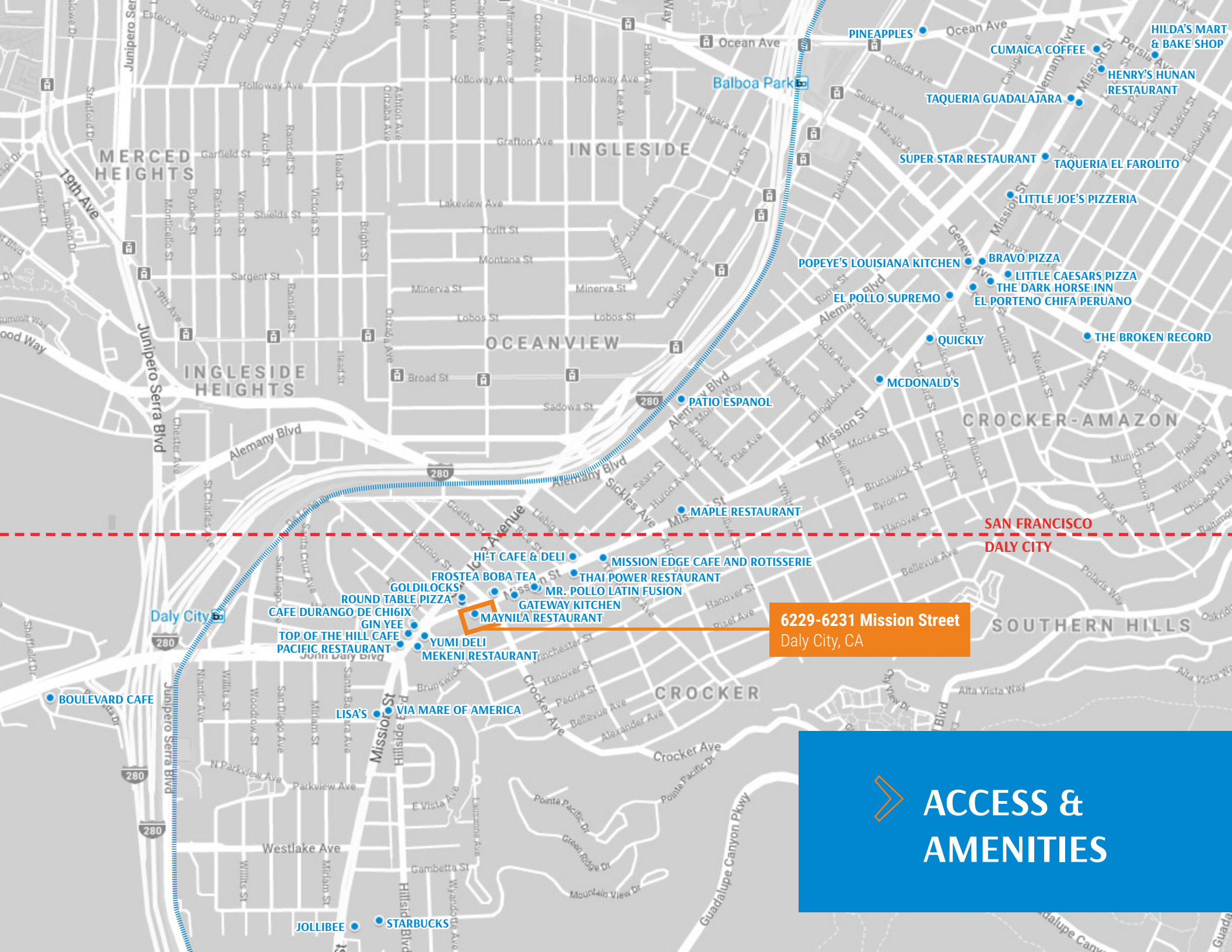
Since 1934, the Daly City Parks and Recreation Department has been serving Daly City and other neighboring cities. Today, the Department offers over 259 classes, sponsors adult, teen, and youth athletic leagues, aquatic programs, gymnastics, youth and teen services as well as a comprehensive senior adult program, park maintenance, hall rentals, special events, and more.

Giammona Pool and Jefferson Pool are two public indoor swimming pools that provide swimming lessons, aquatic recreation, and host local swimming related organizations including the Daly City Dolphins.

Daly City and neighboring Colma have emerged as shopping meccas for San Francisco residents. A combination of plentiful free parking space (compared to the constrained and expensive parking options in San Francisco) and San Mateo County's historically slightly lower state sales tax rate have contributed to this trend. Many big box retailers that are unable to operate in San Francisco due to real estate prices, space restrictions, or political / community opposition have opened stores in the Serramonte and Westlake neighborhoods. Daly City's shopping centers are Serramonte Center and Westlake Shopping Center.

DISTANCE TO MAJOR ATTRACTIONS

Daly City BART Station	0.8 miles
Century 20 Daly City	1.3 miles
Cow Palace	2.8 miles
The Olympic Club	3.1 miles
Lake Merced	4.5 miles



6229-6231 Mission Street
Daly City, CA

ACCESS & AMENITIES

MISSION STREET/GOETHE STREET MIXED-USE BUILDING

6098 Mission Street, Daly City
36 Units
Entitlements Approved

ROBERTSON INTERMEDIATE SCHOOL REDEVELOPMENT

1 Martin Street, Daly City
71 Homes
Under Construction

6229-6231 Mission Street
Daly City, CA

88 HILLSDALE - PHASE II RESIDENTIAL APARTMENTS

6401 Mission Street, Daly City
167 Units
Application Process

BRUNSWICK STREET SENIOR APARTMENTS

4619 Brunswick Street, Daly City
206 Units
Under Construction



PROXIMITY TO NEW DEVELOPMENTS



MARKET PROFILE

DEMOGRAPHICS

6229-6231 Mission Street | Daly City, California 94014



POPULATION SUMMARY

	1 Mile	3 Miles	5 Miles
2010 Population	57,658	283,532	695,976
2018 Population	57,600	293,182	742,030
2023 Population	59,224	303,557	776,449



MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2018	\$76,166	\$87,033	\$94,464
2023	\$89,109	\$102,487	\$112,286



HOME VALUE

	1 Mile	3 Miles	5 Miles
Median Home Value	\$609,202	\$700,853	\$743,426
Average Home Value	\$630,697	\$811,187	\$892,236



CONTACT EXCLUSIVE BROKERS

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