

RESTAURANT PROPERTY + BUSINESS FOR SALE

6057 Mission St.
Daly City, CA



THE IVY GROUP
Commercial Properties, Above & Beyond

PROPERTY SPECIALIST

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PRICE

\$988,888 (Property)
\$220,000 (Business + Type 47
Alcohol License)



BUILDING SIZE

± 1,865 SF



LOT SIZE

± 1,950 SF
(± 0.045 acres)



YEAR BUILT

1963



USE

Restaurant

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the property located at 6057 Mission St., Daly City, CA ("Property").

This Memorandum contains selected information pertaining to the Property and is unintended to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Ivy Group ("TIG"). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither TIG nor any of their respective directors, officers, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owners expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owners shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owners and any conditions to the Owners' obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owners or TIG. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owners or TIG.

RARE TURNKEY OPPORTUNITY: RESTAURANT PROPERTY & BUSINESS IN DOWNTOWN DALY CITY

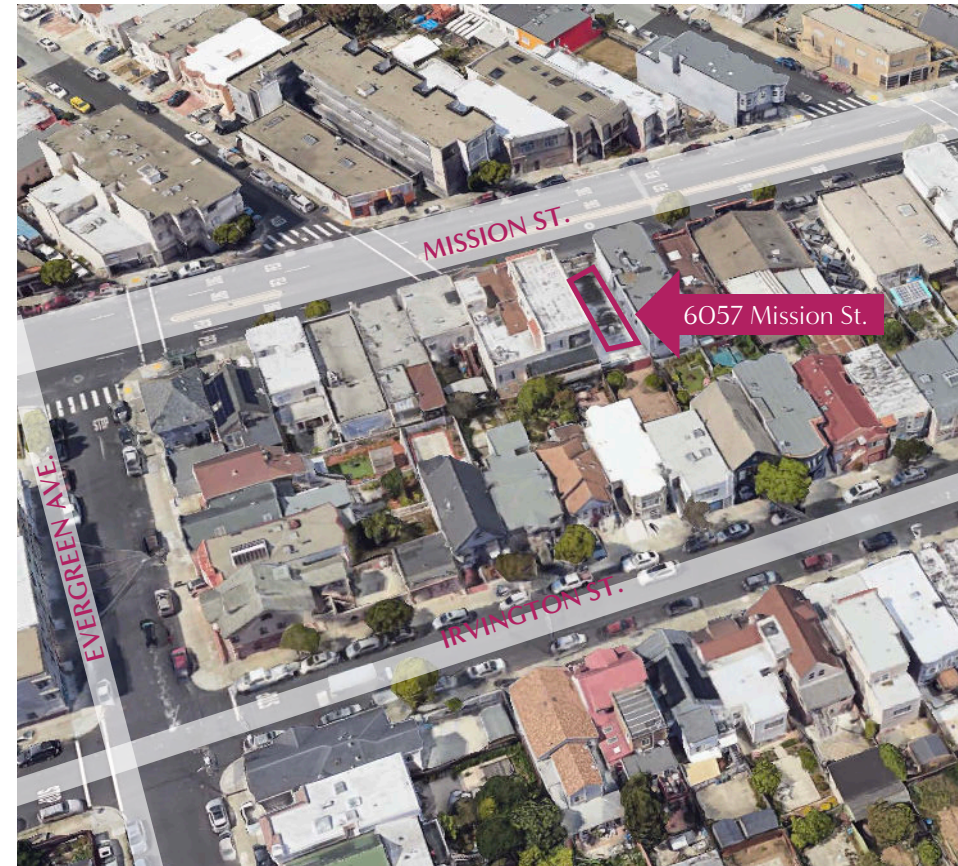
We are thrilled to present a unique opportunity to own a thriving restaurant business and property in the heart of downtown Daly City. This well established business has been a beloved part of the community for decades, boasting a loyal customer base.

The property is fully equipped with restaurant infrastructure, saving you the time and cost of build out. Additionally, it includes a coveted Type 47 Alcohol License, as well as a Cabaret Permit (Buyer must obtain its own Cabaret license), adding tremendous value and versatility to your business operations.

Whether you're looking to step into a successful venture or bring your own vision to life, this rare offering combines prime real estate with an established business foundation. Take advantage of this chance to make your dream restaurant a reality!

Inquire today to learn more, or schedule a tour.

Building Size	±1,865 SF
Lot Size	±1,950 SF (± 0.045 acres)
Use	Restaurant
Year Built	1963
Parking	Street Parking Available
HVAC	Heating and air conditioning throughout
Sprinklers	100% sprinklered throughout
Alcohol License	Type 47
Cabaret License	Currently permitted Cabaret license but Buyer to obtain its own license
Seating	49 seating capacity



PROPOSED SBA 504 LOAN STRUCTURE

6057 Mission St, Daly City, CA



BUILDING ACQUISITION	\$988,888
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$13,000
TOTAL PROJECT COST	\$1,001,888

SOURCE OF FUNDS					AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$494,444	6.50%	10 Years 25 Yr. Amort.				1st Deed	\$3,339	\$40,062
SBA 504 LOAN	40%	\$408,555	6.43% Apr '25	25 Years Full Amort.				2nd Deed	\$2,741	\$32,895
BORROWER	10%	\$98,889								
TOTAL	100%	\$1,001,888							\$6,080	\$72,957

RATES: Bank: Rate is estimated - will vary depending on lender.
SBA 504: Rate is FIXED at the time of the debenture sale.

FEES: Bank: Vary depending on lender policy.
SBA/CDC: 2.15%* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

COLLATERAL: 90% financing generally does not require additional collateral.

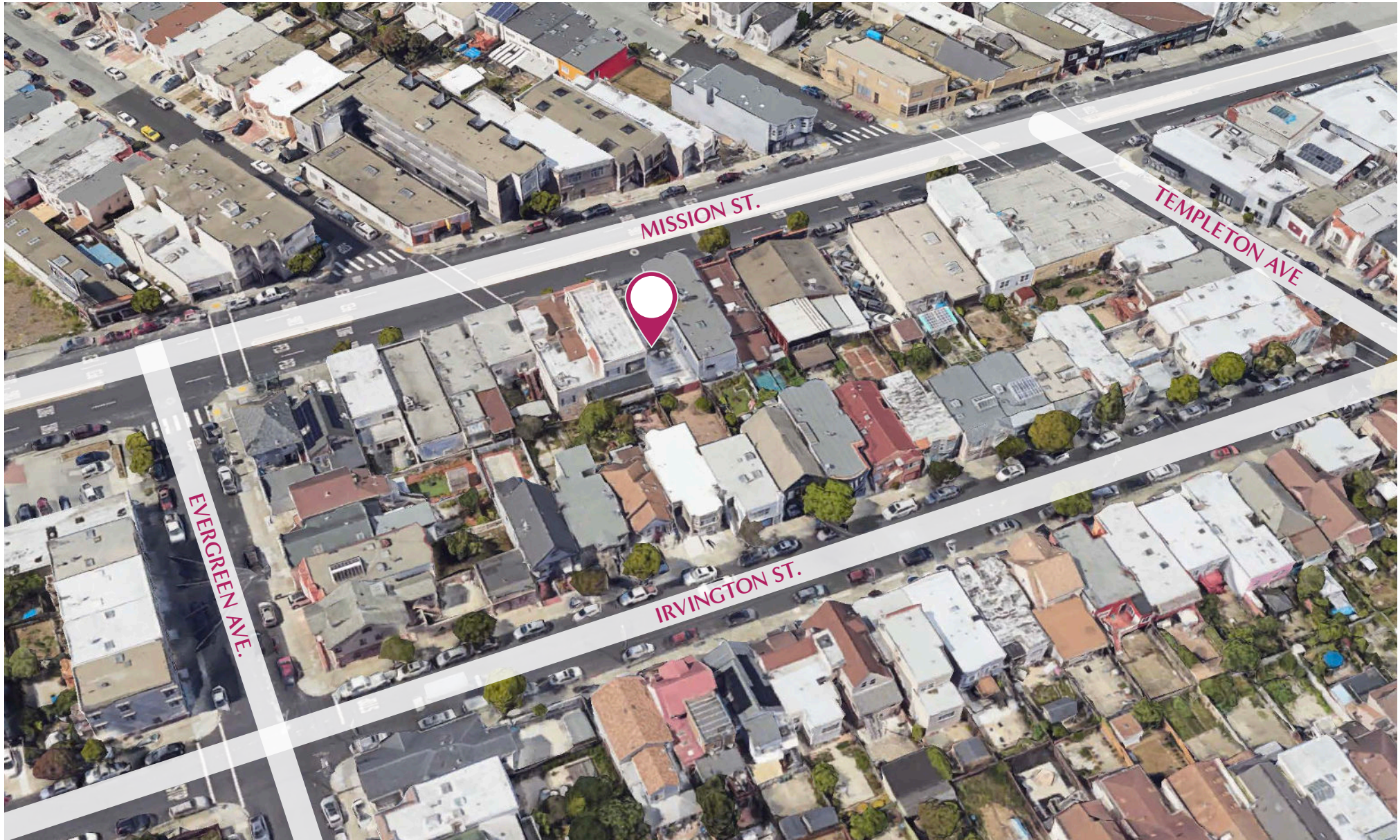
BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

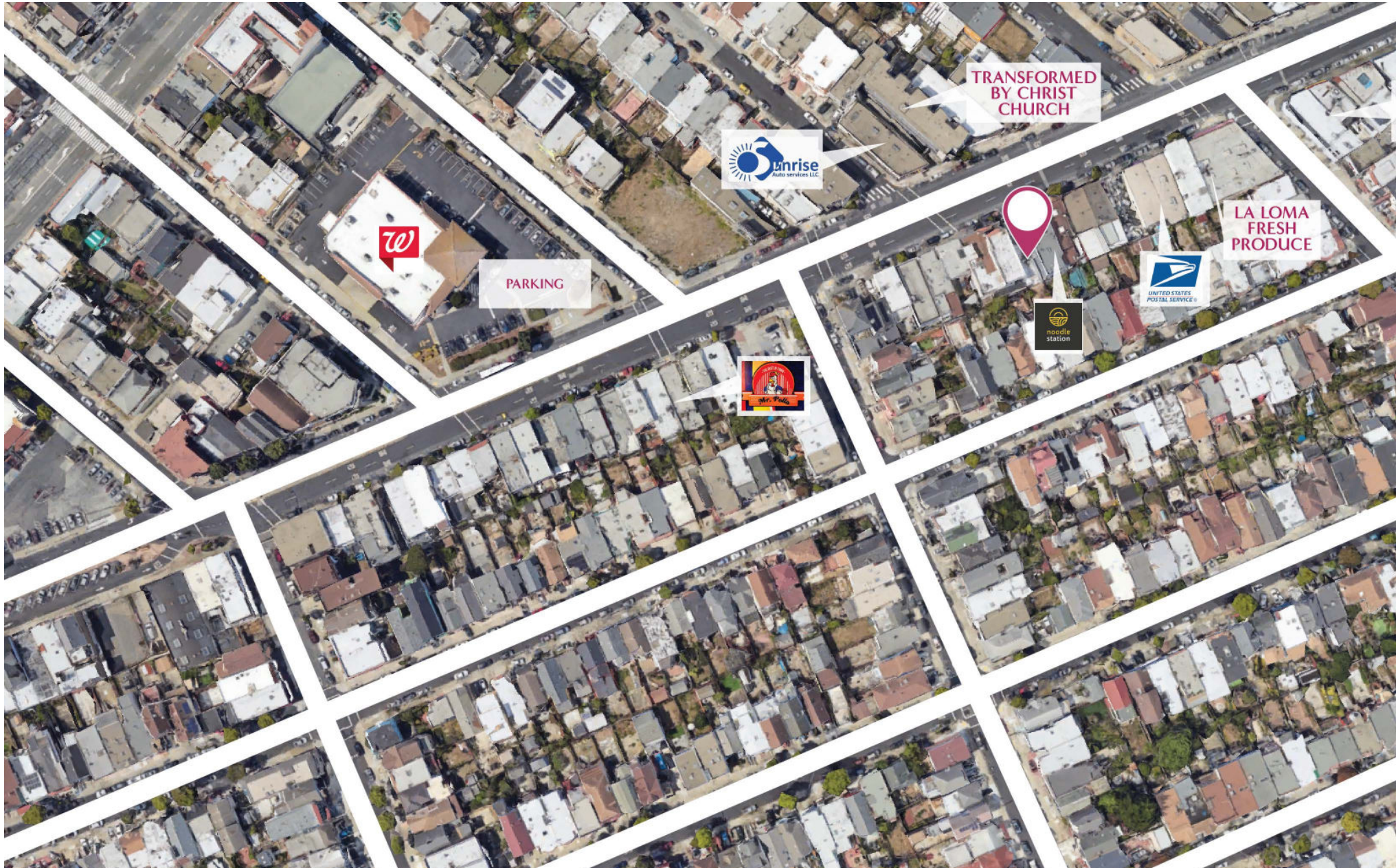
FOR MORE INFORMATION, PLEASE CONTACT:

Stephanie Chung

925-900-3344 / Stephanie@bfcfunding.com







TARGET MARKET SUMMARY

6057 Mission St, Daly City, California, 94014-2

Ring band of 3 - 5 miles

Key Facts

420,528

Population

38.9

Median Age

2.5

Average
Household Size

\$152,819

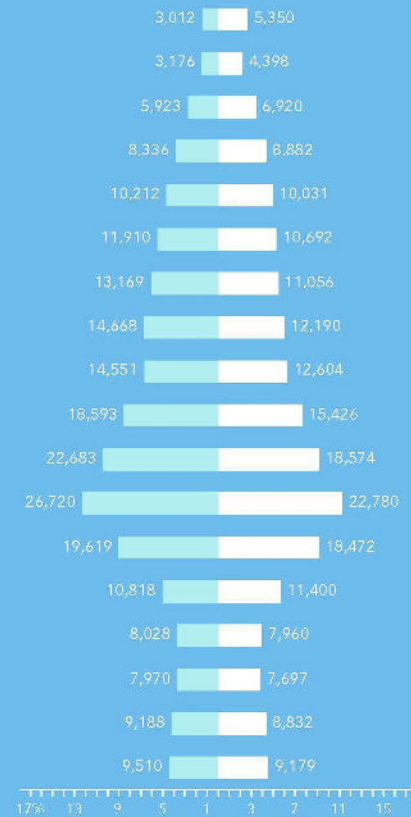
Median Household
Income



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).

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Age Pyramid



The largest group:
2024 Males Age 30-34

The smallest group:
2024 Males Age 85+

Annual Lifestyle Spending



\$5,690

Travel



\$150

Theatre/Operas/Concerts



\$116

Movies/Museums/ Parks



\$129

Sports Events



\$17

Online Games



\$256

Audio

Tapestry segments



3A

Laptops and Lattes
51,497 households

31.0%
of Households



3C

Trendsetters
37,180 households

22.4%
of Households



2C

Pacific Heights
29,804 households

17.9%
of Households



THAI POWER

FREE DELIVERY

415-

CONTACT EXCLUSIVE AGENTS FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing