



Launch Local! Program Update and Lease Approval – Six Bicycles
October 22, 2025
L | PR Council Chambers

Recommendation



- Approve a 12-month sublease with Christopher Nguyen, d.b.a Six Bicycles
- Location: 634 El Camino Real
- Terms consistent with Launch Local! Program Guidelines
- Staff authorized to determine the final tenant improvement (TI) allowance, up to \$10,000

About Launch Local!



SSF Launch Local!

The City of South San Francisco's Vacant Retail Activation Pilot Program

Launch Local is a new vacant retail activation pilot program offering short-term leases, funding for tenant improvements, and support for small businesses ready to make their mark in downtown South San Francisco.

Who Should Apply?

Aspiring business owners, pop-up retailers, local entrepreneurs, or established businesses looking to test a new location.

To learn more about the program and to apply, please visit www.ssf.net/retail



APPLY HERE!



Upcoming Information Sessions

In-Person at 634 El Camino Real, SSF

- Tues. April 29 - 6pm
- Wed. April 30 - 12pm

Zoom - Register at www.ssf.net/retail (or use QR Code to the left)

- Mon. May 5 - 12pm
- Thur. May 8 - 6pm

What You'll Learn

- How to apply for the program
- What types of businesses are eligible
- Lease terms and available spaces
- Funding details and tenant improvement grants

Questions?

Contact Katie Donner
(650) 829-4601 or Katie.Donner@ssf.net

- Reduces vacant storefronts
- Supports first-time brick-and-mortar businesses
- Activates key corridors like El Camino Real
- Short-term, below-market City-controlled leases

Key Terms:

- \$1.00/sf NNN lease
- Up to \$10,000 TI rent credit
- 7 hours/day, 5 days/week minimum operations
- Priority for local entrepreneurs and Renaissance EAC Clients

RFI Process and Outreach



- RFI Issued: April 1, 2025
- Applications due: May 30, 2025
- Evaluated on:
 - Concept Strength
 - Readiness & financial capacity
 - Activation Potential
- Outreach Included:
 - City website, social media, Chamber of Commerce
 - Four information sessions (2 in-person, 2 virtual)
 - Materials in English and Spanish

Applications and Evaluation

- Six (6) Applications Received
- Five (5) Eligible Applications
- Five (5) Eligible Applications
- Two (2) Finalists
- Evaluated on readiness, activation potential, and community benefit

Selected Tenant – Six Bicycles



- Owned by Christopher Nguyen
- Full-service bicycle shop: repairs, tune-ups, rentals, sales
- Offers group rides & maintenance workshops
- Supports active transportation and community engagement
- Ideal location near SSF High School and Centennial Way Trail

Lease Summary



Term	Details
Tenant	Six Bicycles (Christopher Nguyen)
Location	634 El Camino Real
Size	1,600 sq. ft.
Rent	\$1.00/sf NNN (\$1,600/month)
Term	12 months
Security Deposit	\$3,200
TI Credit	Up to \$10,000 (final amount to be determined by staff)
Move-In	Keys by end of 2025; Grand Opening Spring 2026

Fiscal Impact



- Lease Revenue: < \$19,200 (12 months)
- Up to \$10,000 TI Rent Credit
- Minor maintenance funded through reserve funds
- No General Fund Impact

Next Steps



- Execute Lease Following Council Approval
- Begin Tenant Improvements after Key Handover
- Grand Opening: Spring 2026
- Public Announcement at a Future Council Meeting

THANK YOU
FOR JOINING US TODAY



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