

FOR SALE

OFFERING MEMORANDUM

271 El Camino Real

SAN BRUNO, CA



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**GOLDEN GOOSE
PARTNERS**

A real estate relationship.

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PROPERTY OVERVIEW

271 El Camino Real offers a unique, shovel-ready development opportunity in a high-demand Bay Area corridor. Fully entitled for 37 residential units, it provides a streamlined construction path in a constrained market. The property benefits from strong visibility, traffic, and a successful residential history.

Key strengths include:

- Prime location between San Francisco and Silicon Valley
- Easy access to Highways 101, 280, and 380
- Proximity to public transit and major employment centers, driving housing demand
- Walkable environment with shopping, dining, and services nearby
- Close to SFO International Airport, enhancing appeal

Overall, this high-density infill site presents a compelling opportunity for multifamily development, with reduced entitlement risk and strong market fundamentals.

ASKING PRICE

\$5,750,000



PROPERTY HIGHLIGHTS



- Total Area: 25,030 sf (0.574 Acre)
 - 020-406-730
 - 020-406-700
 - 020-406-690
 - 020-406-870
 - 020-406-590
 - 020-406-790
- Zoning: MX-R
- Development Status: Shovel-ready with approved entitlements
- Location: Ideally situated near Silicon Valley and the San Francisco Bay Area
- Community: Warm, welcoming, and close-knit neighborhood atmosphere
- Recreation: Nearby parks plus hiking and biking trails at San Bruno Mountain and Sweeney Ridge
- Amenities: Convenient shopping destinations and a wide variety of dining options, featuring diverse international cuisine throughout the city

ABOUT SAN BRUNO

San Bruno, California is a dynamic Peninsula city ideally positioned between the San Francisco Bay Area and Silicon Valley, offering a welcoming, close-knit community and excellent connectivity. The city features several distinct areas, including the lively Downtown San Bruno, known for its local shops and restaurants; the Bayhill area, home to business parks and convenient retail; and residential neighborhoods such as Rollingwood, offering hillside views and a suburban feel. Residents enjoy easy access to neighborhood parks, scenic hiking and biking trails at San Bruno Mountain and Sweeney Ridge, along with diverse dining options and everyday amenities, making San Bruno an ideal blend of urban convenience, outdoor recreation, and community charm.

Zip codes: 94066, 94067,
94096, 94098

Population: ~44,000

Median age: 39–40 years

Area code: 650

Elevation: 41 feet (12 meters)

Incorporated: December 23, 1914

ABOUT SAN BRUNO - DEMOGRAPHICS

- Total Population (2024): 42,035
- Population Change (since 2000): +4.7%
- Gender Distribution:
 - Male: 21,264 (50.4%)
 - Female: 20,771 (49.6%)
- Median Resident Age: 40.7 years
- California Median Age: 38.2 years
- Median Household Income (estimated): \$132,041
- California Median Income (estimated): \$95,521
- Per Capita Income (estimated): \$62,026
- Age Group Highlights: Working age adults (25–64)



SUBJECT PROPERTY LOCATION - AERIAL VIEW



SUBJECT PROPERTY LOCATION - AERIAL VIEW



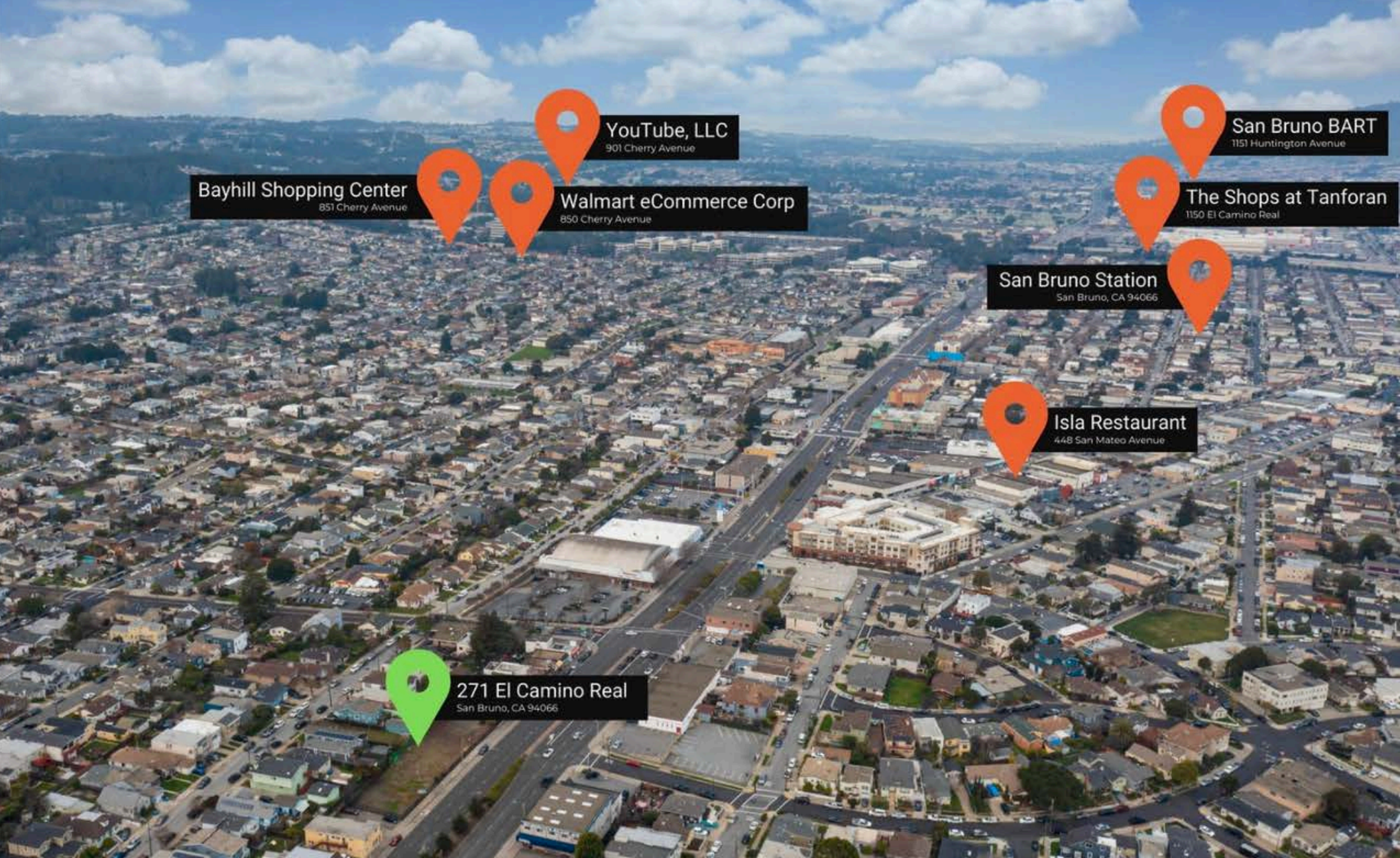
PROPERTY RENDERING



PROPERTY ELEVATION



AMENITIES MAP



Bayhill Shopping Center
851 Cherry Avenue

YouTube, LLC
901 Cherry Avenue

Walmart eCommerce Corp
850 Cherry Avenue

San Bruno BART
1151 Huntington Avenue

The Shops at Tanforan
1150 El Camino Real

San Bruno Station
San Bruno, CA 94066

Isla Restaurant
448 San Mateo Avenue

271 El Camino Real
San Bruno, CA 94066

AMENITIES MAP



San Bruno BART
1151 Huntington Avenue

The Shops at Tanforan
1150 El Camino Real

SFO
International Airport

San Bruno Station
San Bruno, CA 94066

Isla Restaurant
448 San Mateo Avenue

271 El Camino Real
San Bruno, CA 94066

YouTube, LLC
901 Cherry Avenue

Walmart eCommerce Corp
850 Cherry Avenue

San Bruno City Park
251 City Park Way

Bayhill Shopping Center
851 Cherry Avenue

DEVELOPMENT DETAILS

PROJECT INFORMATION	
PROPERTY ADDRESS :	271 EL CAMINO REAL, SAN BRUNO, CA 94066
APN :	020-406-730; 020-406-700; 020-406-690 020-406-870; 020-406-590; 020-406-790
ZONING :	MX-R
LOT AREA:	25,030 SF (0.574 ACRE)
GROSS FLOOR AREA:	66,384 SF
OCCUPANCY:	S-2, R-2
TYPE OF CONSTRUCTION:	I-A, V-A
SPRINKLER SYSTEM:	YES (NFPA 13) ON BOTH R-2 & S-2
PROJECT FUNDING:	PRIVATE
FAR 3.0	
MAXIMUM PERMITTED SF:	25,030 SF X 3 (FAR) = 75,090 SF > 46,710 SF (1.87) FAR OK

AFFORDABLE HOUSING (NOT PUBLICLY FUNDED)	
REQUIRED	
15% OF 23 UNITS: 23X 0.15=	3.45 UNITS
VERY LOW-INCOME:	(4)
TOTAL PROVIDED:	(4) UNITS
#1	UNIT 210
#2	UNIT 310
#3	UNIT 410
#4	UNIT 302

UNIT SIZE CALCULATION						
NO.	UNIT NAME	FLOOR	BD/BA/DEN	ENCL. SQ. FT	BALCONY	TOTAL UNIT SQ. FT.
1	UNIT 201	2	2/2/-	1,060	84	1,144
2	UNIT 202	2	2/2/-	1,042	131	1,173
3	UNIT 203	2	3/2/-	1,072	166	1,238
4	UNIT 204	2	2/2/-	1,072	166	1,238
5	UNIT 205	2	2/2/-	1,072	167	1,239
6	UNIT 206	2	2/2/-	1,032	65	1,097
7	UNIT 207	2	2/2/-	1,024	67	1,091
8	UNIT 208	2	2/2/-	1,116	67	1,183
9	UNIT 209	2	2/2/-	1,135		1,632
10	UNIT 210	2	2/2/-	944		944
11	UNIT 211	2	3/2/-	1,318		1,318
12	UNIT 301	3	2/2/-	1,060	84	1,144
13	UNIT 302	3	2/2/-	1,042	55	1,097
14	UNIT 303	3	2/2/-	1,072	45	1,117
15	UNIT 304	3	2/2/-	1,072	45	1,117
16	UNIT 305	3	2/2/-	1,072	45	1,117
17	UNIT 306	3	2/2/-	1,032	65	1,097
18	UNIT 307	3	2/2/-	1,024	67	1,091
19	UNIT 308	3	2/2/-	1,116	67	1,183
20	UNIT 309	3	2/2/-	1,135		1,135
21	UNIT 310	3	2/2/-	944		944
22	UNIT 311	3	2/2/-	944		944
23	UNIT 312	3	2/2/-	944		944
24	UNIT 401	4	2/2/-	1,060	84	1,144
25	UNIT 402	4	2/2/-	1,042	55	1,097
26	UNIT 403	4	2/2/-	1,072	45	1,117
27	UNIT 404	4	2/2/-	1,072	104	1,176
26	UNIT 405	4	2/2/-	1,072	105	1,177
29	UNIT 406	4	2/2/-	1,032	65	1,097
30	UNIT 407	4	2/2/-	1,024	67	1,091
31	UNIT 408	4	2/2/-	1,116	67	1,183
32	UNIT 409	4	2/2/-	1,135		1,135
33	UNIT 410	4	2/2/-	944		944
34	UNIT 411	4	2/2/-	944		944
35	UNIT 412	4	2/2/-	944		944
1	ADU 101	1	2/2/-	1,027		1,027
2	ADU 102	1	2/2/-	1,034		1,034
TOTAL UNITS SQ. FT.				38,862		41,337



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