



MILLBRAE

CALIFORNIA

Welcome to Millbrae: Your Essential Relocation Guide

Nestled between San Francisco and Silicon Valley, Millbrae offers the perfect blend of suburban comfort and urban convenience. This guide will help you navigate your move to our charming community with insider tips, neighborhood insights, and practical advice for settling into your new home.

Getting to Know Millbrae: Location & Overview

Millbrae is strategically positioned on the San Francisco Peninsula, just 15 miles south of San Francisco and 30 miles north of Silicon Valley. This prime location offers:

- Exceptional transportation access via BART, Caltrain, and SFO
- A moderate coastal climate with mild temperatures year-round
- Population of approximately 23,000 residents
- Rich cultural diversity with significant Asian-American community



Millbrae's name comes from "Mills" (for founding landowner D.O. Mills) and "brae" (Scottish for rolling hills), reflecting the town's picturesque setting.

Millbrae Neighborhoods: Finding Your Perfect Fit

1

Mills Estates

Luxurious hillside homes with stunning Bay views, larger lots, and a prestigious address. Expect higher price points but exceptional privacy and scenery.

2

Millbrae Highlands

Charming mid-century homes on tree-lined streets with excellent schools nearby. Popular with families seeking established neighborhoods with character.

3

Millbrae Meadows

Diverse mix of housing styles with convenient access to downtown. More affordable entry point with a strong sense of community.

4

Downtown/Station Area

Modern condos and apartments near transit. Perfect for commuters wanting walkability to shops, restaurants, and transportation options.

Pro tip: Homes west of El Camino Real typically offer more space but steeper hills, while areas east provide better transit access and flatter terrain.

Housing Market Snapshot

Millbrae's housing market reflects its desirable location and excellent schools:

- Median home price: \$1.8-2.2 million (single-family)
- Average rent: \$2,800-3,500 (1-2 bedroom apartment)
- Market pace: Competitive, with homes typically selling within 2-3 weeks
- Housing mix: 60% single-family homes, 40% condos/apartments



When house hunting, work with agents familiar with Millbrae's micromarkets. Properties near the BART/Caltrain station command premium prices but offer excellent investment potential.

Education: Millbrae's Excellent Schools



Elementary Schools

Millbrae School District operates 3 elementary schools (Green Hills, Meadows, Spring Valley) with strong academic records and diverse enrichment programs.



Middle School

Taylor Middle School serves grades 6-8 with comprehensive programs including advanced courses, robust arts and athletics, and technology integration.



High School

Mills High School (San Mateo Union HSD) consistently ranks among California's top schools with strong AP programs, college placement rates, and extracurriculars.



Private Options

Several private schools serve the area, including St. Dunstan Catholic School (K-8) and nearby options in Burlingame and San Mateo.

Millbrae's strong school performance contributes significantly to property values and community desirability.



Transportation & Commuting: A Major Advantage



Transit Hub

Millbrae's intermodal station is the [only location](#) in the Bay Area where BART, Caltrain, and SamTrans bus service converge, offering unparalleled connectivity.



SFO Access

Just 5 minutes to San Francisco International Airport by car or one BART stop, making Millbrae ideal for frequent travelers.



Highway Access

Easy access to Highways 101 and 280 for driving to San Francisco (25–35 mins), Silicon Valley (30–45 mins), or coastal areas.

Pro tip: The Millbrae BART parking garage fills early on weekdays. Consider walking/biking to the station or using rideshare services if you're not an early riser.

Lifestyle & Recreation: What Locals Love

Outdoor Activities

- Spur Trail offers scenic hiking with Bay views
- Green Hills Park and Central Park feature playgrounds and sports facilities
- Nearby Crystal Springs Reservoir provides additional hiking opportunities

Shopping & Dining

- Broadway's diverse restaurants showcase international cuisines
- Millbrae Farmers Market (Saturdays) features local produce
- Convenient shopping at Safeway, Trader Joe's, and specialty Asian markets



Annual Events

- Millbrae Art & Wine Festival (Labor Day weekend) – Peninsula's biggest street festival
- Japanese Cultural Festival celebrates Millbrae's sister city relationship
- Lunar New Year celebrations reflect the community's cultural diversity

Practical Moving Tips: Your Millbrae Relocation Checklist



1-2 Months Before

- Research neighborhoods and housing options
- Schedule school tours if moving with children
- Obtain quotes from moving companies
- Begin transferring medical records and prescriptions

2-3 Weeks Before

- Set up utilities: PG&E (electricity/gas), Astound (internet)
- Update address with USPS, bank, employers, etc.
- Reserve parking permit for moving truck if needed
- Book elevator time if moving to an apartment building

After Arrival

- Register vehicles with DMV within 20 days
- Obtain California driver's license within 10 days
- Register to vote with new address
- Join Millbrae NextDoor for community connections

Pro tip: Parking permits are required in some neighborhoods. Check with the city or your property manager about regulations.

Insider Tips: Living Like a Local

Local Favorites

- Millbrae Pancake House - Iconic breakfast spot serving since 1959
- Hong Kong Flower Lounge - Renowned dim sum destination
- Zen Peninsula - Upscale Cantonese cuisine
- Copenhagen Bakery - Danish pastries and European specialties

Millbrae's dining scene is a hidden gem, with exceptional Asian cuisine that draws visitors from throughout the Bay Area.



Local Knowledge

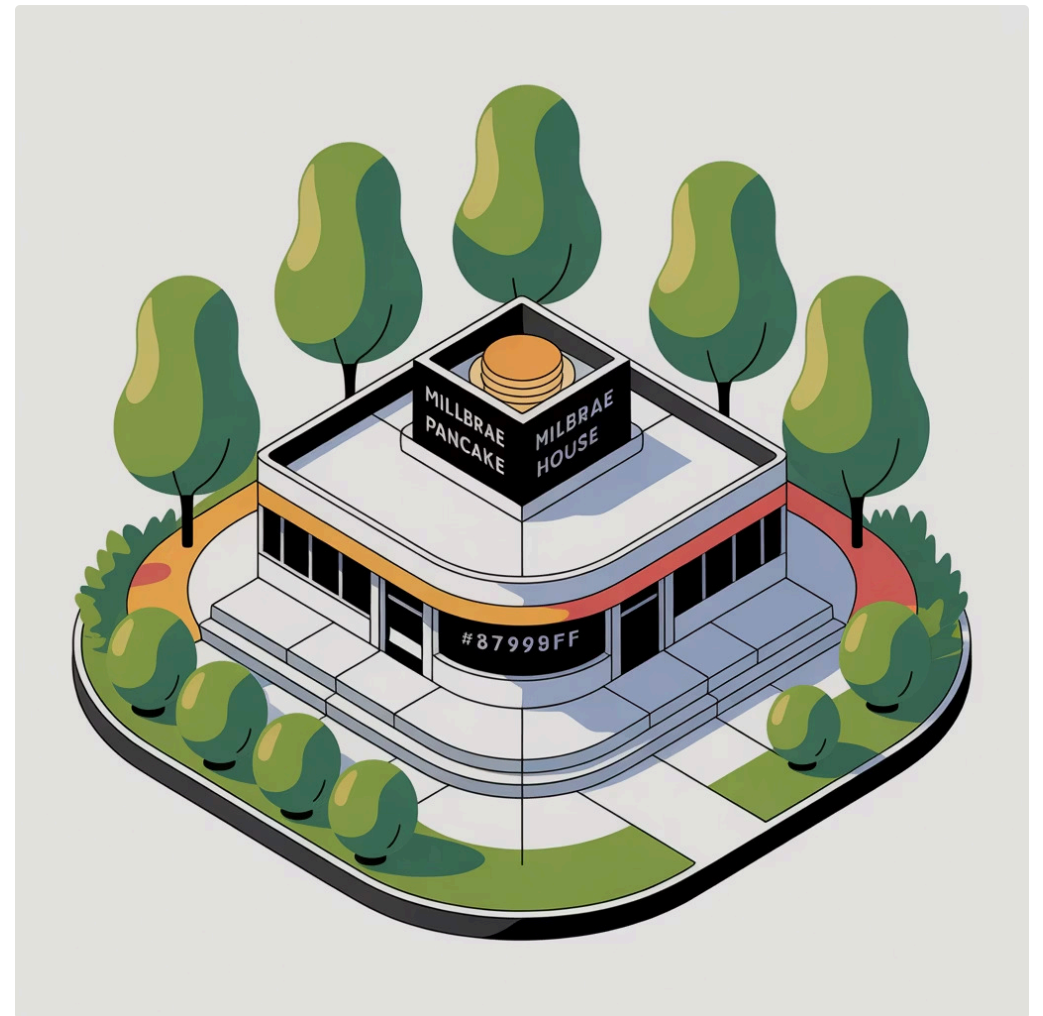
- Summer fog pattern typically burns off by midday
- Streets west of El Camino can be steep - test drive hillside neighborhoods
- Join Millbrae Community Foundation events to meet neighbors
- Green Hills Country Club offers social memberships beyond golf

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ns—Millbrae residents take pride in our welcoming spirit!

