

San Bruno Relocation Guide

Your complete resource for relocating to this vibrant Peninsula community. Discover neighborhoods, schools, lifestyle amenities and everything you need to make San Bruno your new home.



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Welcome to San Bruno

Located just 10 miles south of San Francisco and minutes from SFO, San Bruno offers the perfect blend of suburban tranquility and urban convenience for our **43,000 residents**.

As your relocation specialist, I've helped dozens of families discover why San Bruno is becoming a sought-after Peninsula destination:

- Family-friendly neighborhoods with distinct character
- Easy commute to SF, Silicon Valley and East Bay
- Excellent schools and abundant recreation
- Diverse, welcoming community atmosphere



Neighborhood Overview

Crestmoor (1-3)

Sought after by families seeking larger homes and a sunnier microclimate. Known for spacious lots and established community feel.

Pacific Heights

Coastal living with cooler, foggier weather. Popular for those wanting ocean proximity and western views.

Rollingwood & Mills Park

Ideal for first-time buyers with central location, walkable streets, and charming mid-century homes.

Shelter Creek Condos

Resort-style living attracting young professionals, downsizers, and investors with amenities and value.

San Bruno Highlands & Skyline

Elevated living with breathtaking views, larger lots, and premium homes along the scenic ridge.

Downtown / El Camino Corridor

Urban convenience with walkable access to shops, restaurants, and transit. Diverse housing options.

Cost of Living

\$1.3M

Median Home Price

Single-family homes

\$750K

Median Price

Condos/Townhomes

\$2,800

Average Rent

2-bedroom apartment

Monthly Expenses

- **Utilities:** PG&E (~\$150-200), Water (~\$80), Recology (~\$50)
- **Transportation:** BART to SF (~\$10 round trip), monthly parking (\$50-150)
- **Groceries:** ~10% less than San Francisco prices
- **Dining:** ~15-20% less than San Francisco, comparable to Peninsula

Pro tip: San Bruno offers more space for your dollar compared to neighboring Millbrae and Burlingame!

Schools & Education

Public Schools

San Bruno Park School District (K-8)

- Allen Elementary
- Belle Air Elementary
- Parkside Intermediate

San Mateo Union High School District

- Capuchino High School (International Baccalaureate)

Private Options

- St. Robert Catholic School (K-8)
- St. Dunstan Catholic School (K-8)
- Highlands Christian Schools (K-8)

Higher Education

Skyline College (in San Bruno)

- 70+ degree programs
- Transfer agreements with UC/CSU systems
- Career training programs

Nearby: College of San Mateo, SFSU, USF, Stanford



Lifestyle & Amenities

Parks & Recreation

San Bruno City Park (35 acres), Junipero Serra Park, and Commodore Park offer playgrounds, sports fields, and picnic areas for families.

Outdoor Activities

Explore San Bruno Mountain's 2,416 acres of hiking trails or enjoy the scenic Crystal Springs trails along the reservoir.

Dining & Culture

Experience San Bruno's diverse food scene featuring authentic Filipino, Mexican, Japanese and Italian cuisine reflecting our multicultural community.

The community comes alive with seasonal farmers markets, summer concerts in the park, and local sports leagues that help new residents connect and build relationships.

Moving Logistics



Set Up Utilities

- PG&E for gas/electric
- San Bruno Municipal Water
- Recology for waste
- Comcast or AT&T Fiber internet



Government & ID

- DMV in Colma/Daly City
- Voter registration
- Resident parking permits
- Pet licensing



Healthcare

- Kaiser Permanente
- Mills-Peninsula Medical
- Seton Medical Center
- Local dental/vision providers

Pro tip: I provide all my clients with a comprehensive digital moving checklist with local contacts and timeline reminders to ensure a smooth transition to your new home!

Real Estate Market

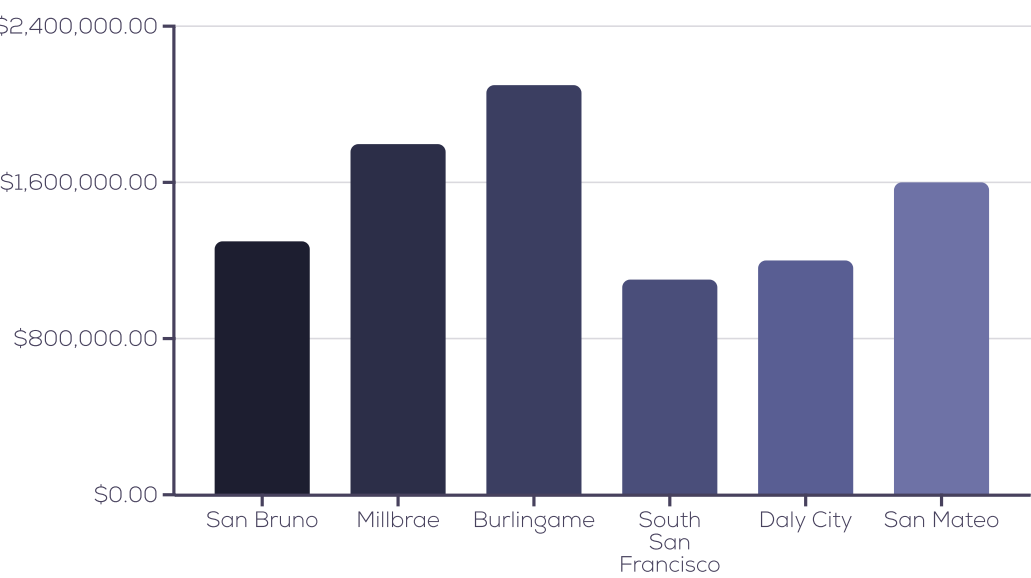
Market Snapshot

San Bruno offers a diverse housing inventory with options for various budgets and lifestyles:

- Charming mid-century bungalows in Rollingwood
- Updated ranchers in Crestmoor
- Hillside homes with bay views in the Highlands
- Newer townhome developments near transit
- Affordable condos at Shelter Creek and along El Camino

Value proposition: More space and better pricing compared to neighboring Millbrae, with similar convenience and amenities.

Median Home Prices (Single-Family)



This chart illustrates San Bruno's competitive pricing compared to its Peninsula neighbors, offering significant value for homebuyers.



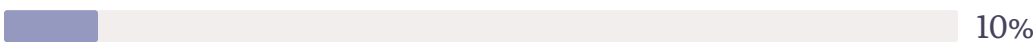
Single-Family Homes

Of housing inventory



Condos/Townhomes

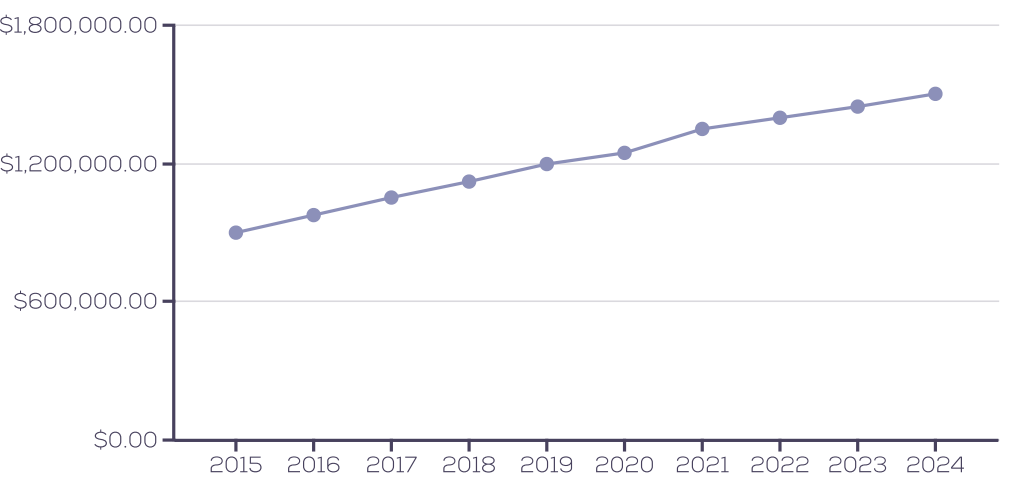
Growing segment



Multi-Family

Investment opportunities

San Bruno Home Price Appreciation (2015-2024)



San Bruno has demonstrated consistent and strong home price appreciation over the past decade, making it a robust investment for homeowners.

Financing Tips

Down Payments

Typical down payment in San Bruno:

- 20% conventional financing most common
- 10-15% with PMI increasingly popular
- As low as 3.5% for FHA loans
- 0% down for eligible VA buyers (military near Travis AFB)

Property Taxes

San Mateo County property tax considerations:

- Base rate approximately 1.1% of purchase price
- Additional [supplemental taxes](#) in first year
- Special assessments for schools and local services
- Prop 13 protection limits future increases

First-Time Buyer Programs

Special assistance available:

- CalHFA loans and down payment assistance
- San Mateo County HEART programs
- Professional loans for healthcare/tech workers
- My preferred lenders specialize in Peninsula financing



Homebuying Process

1. Consultation

Virtual or in-person meeting to understand your needs, timeline, and budget. We'll create a customized relocation plan with realistic expectations.

2. Guided Home Search

Virtual tours for remote buyers, custom MLS alerts, and neighborhood videos. My "boots on the ground" give you confidence from anywhere.

3. Competitive Offer Strategy

San Mateo County has unique practices. I'll guide you through disclosure reviews, inspection strategies, and crafting winning offers in our market.

4. Smooth Closing

Managing escrow, coordinating inspections, and handling contingencies. Plus assistance with temporary housing if needed during your transition.

Ready to make your move?



DRE#02167725

Relocating can be a stressful process if you don't have the right real estate agent. You can rely on us to get you the best possible result.

LET'S WORK TOGETHER.

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