

CBRE

# 220-290

## SAN BRUNO AVENUE

San Francisco, California

**Premier PDR/Warehouse Opportunity**  
in the Heart of Showplace Square

ORACLE PARK



CBRE Capital Markets, as exclusive advisor, is pleased to present the outstanding opportunity to acquire the fee simple interest in 220-290 San Bruno Avenue located in San Francisco, California.

The “Property” or “Site” consists of two concrete PDR/warehouse buildings on a full city block comprising 84,640 square feet. Situated at the heart of San Francisco’s Showplace Square - a concentrated hub of PDR, artificial intelligence, logistics and life sciences - an investor or developer will have the distinct advantage of attracting a diverse tenant pool. This opportunity is being made unpriced and on an “as is, where is” basis.

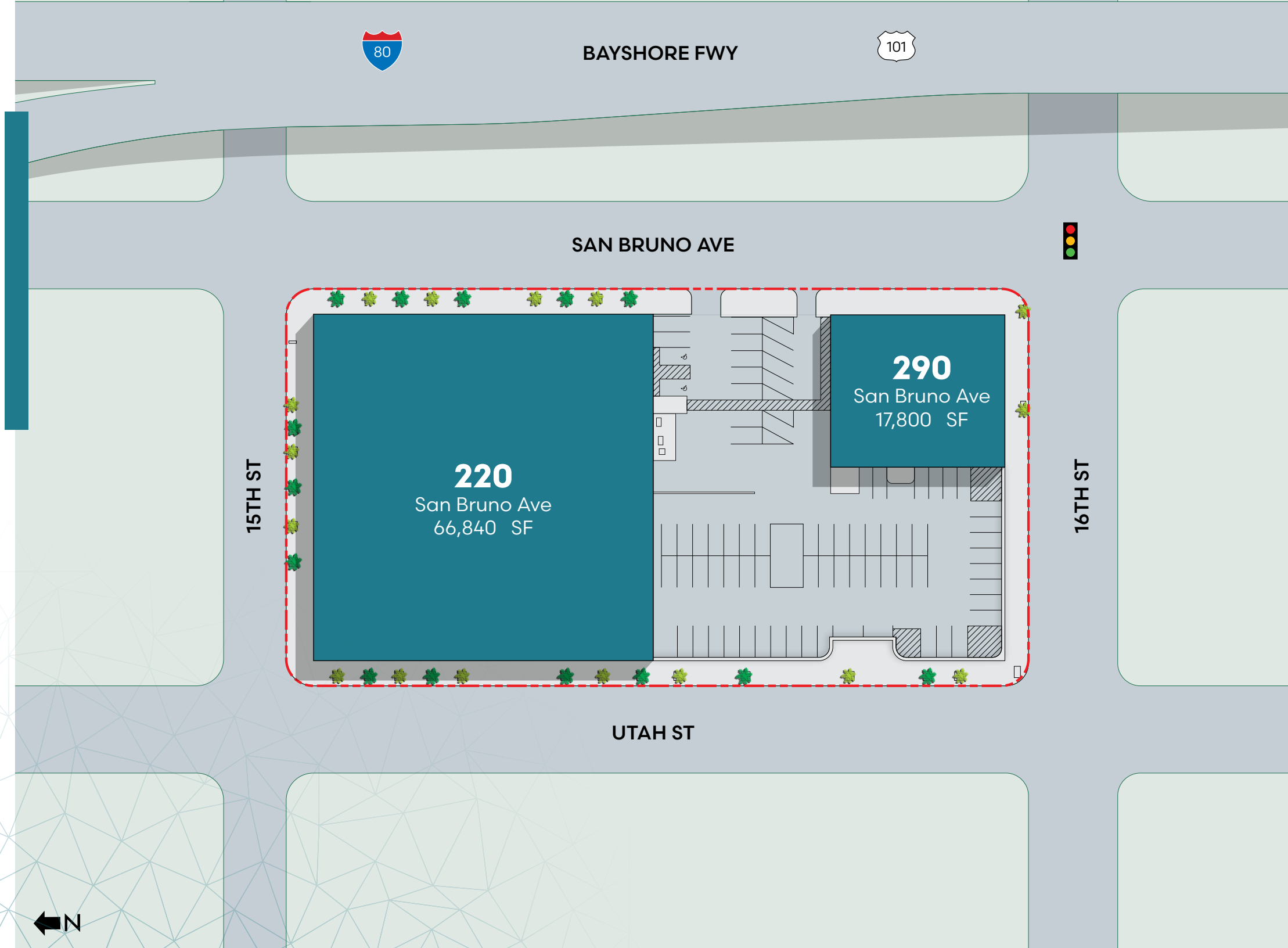
OFFERING SUMMARY

Address	220-290 San Bruno Avenue
City, State Zip	San Francisco, CA 94103
APNs	3933-001
Land Area	1.84 Acres
Net Rentable Area	84,640 SF
Number of Buildings	2
Number of Stories	1
Existing Use	Product Distribution & Repair (PDR)
Zoning	PDR-1-D





SITE PLAN





AT THE INTERSECTION OF SAN FRANCISCO'S  
**MOST INNOVATIVE NEIGHBORHOODS**

220-290 San Bruno is ideally located in the heart of Showplace Square, a bustling mixed-use district featuring a diverse tenant base in sizable creative office space and PDR buildings. Showplace Square is adjacent to the world-renowned SoMa and Mission Bay submarkets. SoMa is ground-zero for technology startups while Mission Bay represents the forefront of the biotech and life science industry with UCSF anchoring the neighborhood.



**IDEAL LOCATION TO LIVE, WORK, AND  
PLAY FOR SAN FRANCISCO'S YOUNG  
TECHNOLOGY WORKFORCE**



**ADJACENT TO SAN FRANCISCO'S  
HIP SHOPS, BARS, AND RESTAURANTS**



**SIGNIFICANT NEW AND  
EXISTING HOUSING STOCK**



**COSTCO, WHOLE FOODS, SAFEWAY  
AND TRADER JOE'S ARE LOCATED LESS  
THAN A MILE AWAY**



**EASY ACCESS TO TWO OF SAN  
FRANCISCO'S PREMIER SPORTS TEAMS:  
THE SAN FRANCISCO GIANTS AND  
THE GOLDEN STATE WARRIORS**



# PDR MARKET OVERVIEW

San Francisco's PDR (production/distribution/repair) market serves a technology-based industry that is shifting the traditional industrial landscape towards advanced manufacturing. This tenant base is dedicated to the development of cutting-edge products such as wearable fitness, virtual reality equipment, high-tech sensors, and automated machinery. This new class of advanced manufacturers that have emerged in the last decade derives from a mix of venture-backed and publicly traded platforms, providing liquidity to hire new staff and lease production space.





## AI IS EVERYWHERE

Showplace Square, Potrero Hill, SoMa and Mission submarkets collectively comprise "Area AI", which has gained recognition as the artificial intelligence capital of the world. There are approximately 253 AI companies that are currently operating in 5.6 million square feet in San Francisco with a majority in the immediate vicinity of the Property. Many of these AI companies are now occupying low-scale PDR space, further bolstering the market.



# BAY AREA OVERVIEW

## WORLD CLASS RESEARCH INSTITUTIONS

The Bay Area boasts the nation’s largest concentration of basic and applied research facilities, with six leading research universities, five national laboratories and numerous private and independent research labs and organizations.

### LEADING RESEARCH UNIVERSITIES

- Stanford University
- University of California - Berkeley
- University of California - San Francisco
- Santa Clara University
- San Jose State University
- San Francisco State University

### NATIONAL LABORATORIES

- Lawrence Berkeley Laboratory
- Lawrence Livermore Laboratory
- Ames Research Center
- SLAC National Accelerator Laboratory
- Sandia National Laboratories
- San Francisco State University

### THE BAY AREA GENERATES

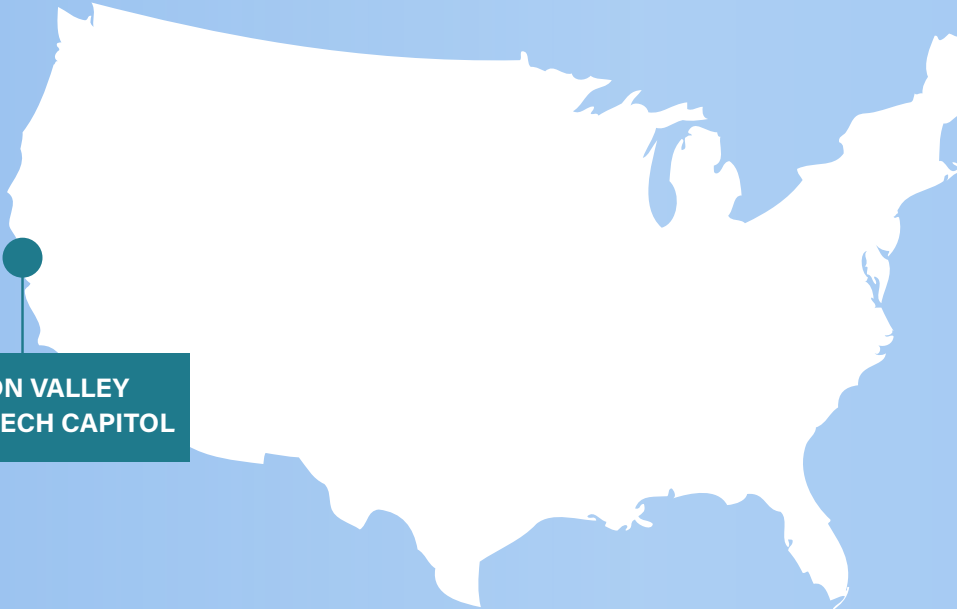
**15%**  
OF ALL U.S. PATENTS  
More than double the next largest region, New York

**60**  
TOP GRADUATE SCHOOL PROGRAMS  
IN BUSINESS, MEDICINE, SCIENCE  
AND ENGINEERING ARE LOCATED IN  
THE BAY AREA

### CRITICAL MASS OF KNOWLEDGEABLE WORKERS

**20%**

OF CALIFORNIA'S  
POPULATION LIVES IN  
THE BAY AREA —  
7.6 MILLION PEOPLE



SILICON VALLEY  
GLOBAL TECH CAPITOL

### TOP TECH TALENT

**#1** Market for  
Education  
Attainment

**1.3M** Tech Jobs Added  
Between 2008-2022

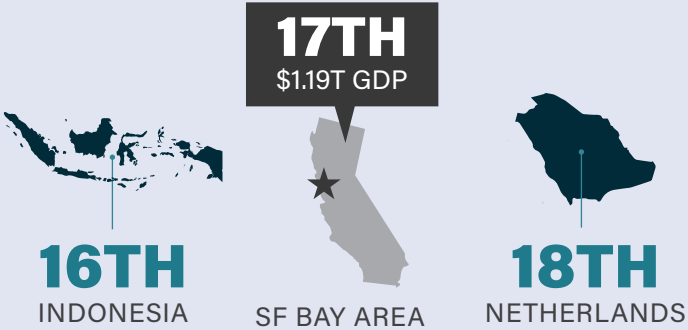
**937k** Tech Jobs Added  
Between 2019-2023





# INNOVATIVE, HIGHLY PRODUCTIVE ECONOMY

## TOP PERFORMING ECONOMIC OUTPUT



Bay Area nominal GDP in 2023 was \$1.19 Trillion, which would rank 17th in the world.

Source: IMF Data

## Prime Blend of Elite Corporations and Well Funded Start-Ups



2ND

MOST FORTUNE U.S. 500 COMPANIES

The region ranks 2nd in total number of Fortune 500 companies (44) after New York.

# REGIONAL INTANGIBLES



## Direct Access To Foreign Talent And Capital

55% of Silicon Valley startup companies have reported that at least one of their key founders was an immigrant.



## 20 Direct Flights Every Day From The Major Asian Economic Centers. Flight Times From:

Tokyo, 3 per day  
(9H 0M)

Beijing, 1 per day  
(11H 50M)

Seoul, 5 per day  
(10H 35M)

Shanghai, 1 per day  
(11H 30M)

Taipei, 5 per day  
(11H 35M)

Hong Kong, 5 per day  
(12H 40M)



## Exceptional Public Transportation and Quality of Life

The San Francisco Bay Area has numerous public transportation options with the two most traveled being Caltrain and BART. BART is the 6th busiest regional rail system in the country by ridership.

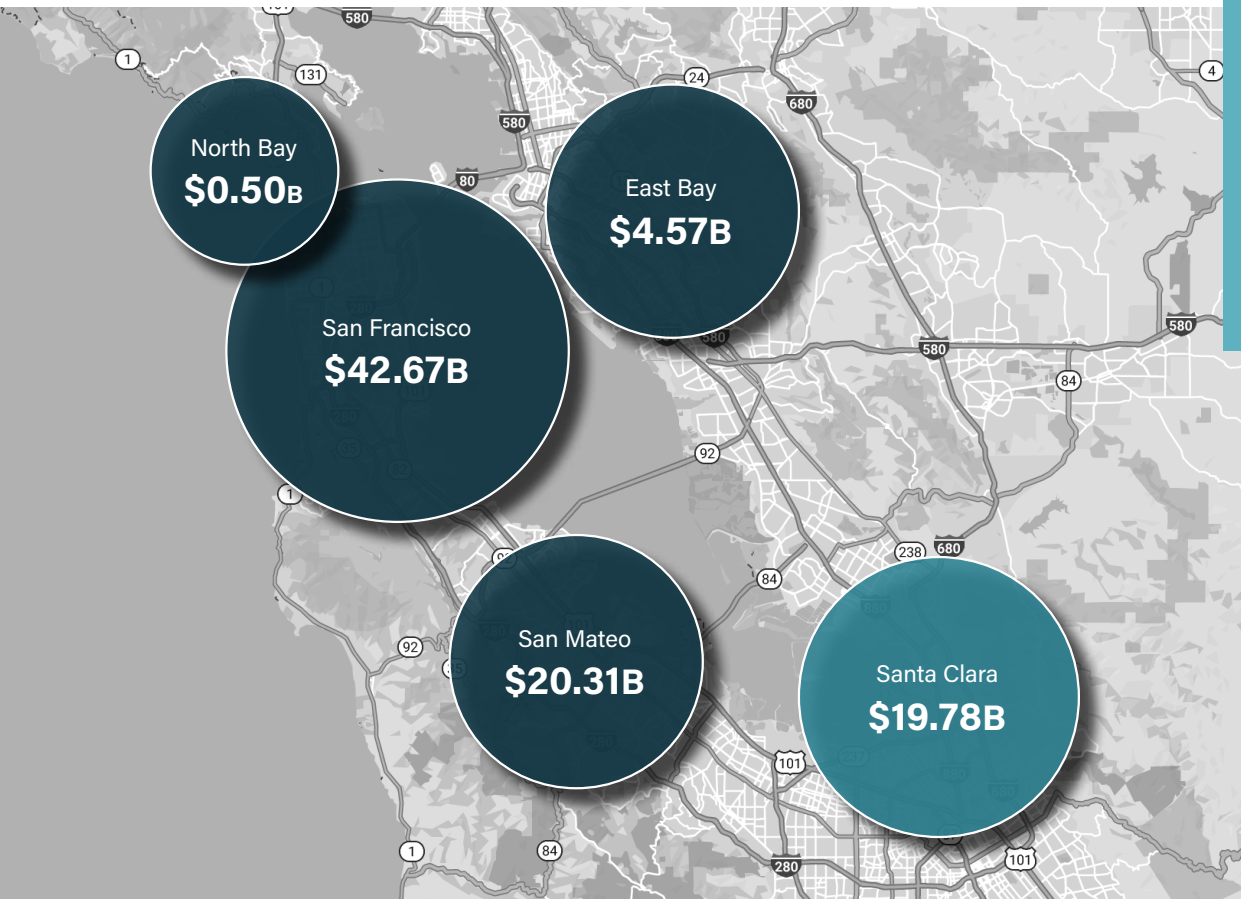




# LEADING INNOVATION ECONOMY

## BAY AREA VENTURE CAPITAL FUNDING DISTRIBUTION

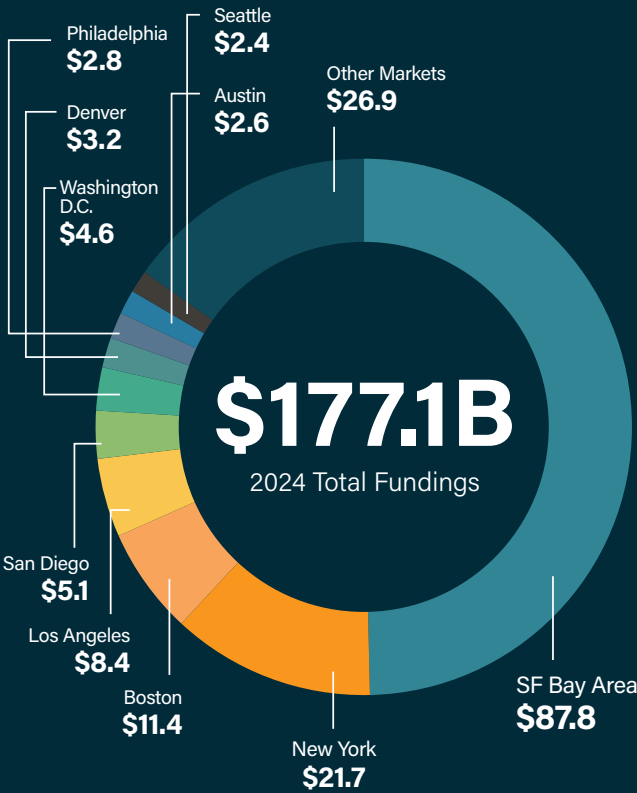
MARKET	TOTAL DEALS		TOTAL FUNDING (BILLIONS)	
	Q4 2024	2024 TOTAL	Q4 2024	2024 TOTAL
San Francisco County	228	790	\$26.24	\$42.67
Santa Clara County	94	339	\$9.29	\$19.78
San Mateo County	63	222	\$8.40	\$20.31
East Bay (Alameda/Contra Costa County)	44	174	\$1.59	\$4.57
North Bay (Marin County)	9	23	\$0.92	\$0.50
Grand Total	438	1,548	\$45.62	\$87.85



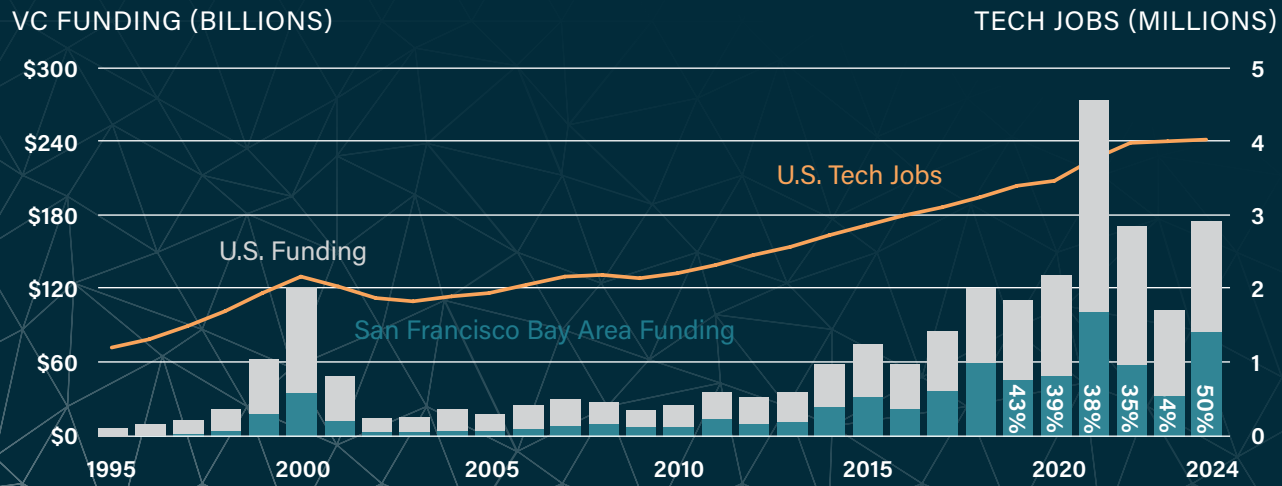
## VENTURE CAPITAL CONTINUES TO DRIVE THE MARKET

Venture capital-powered tech company growth has historically been a strong space demand driver in Silicon Valley. With 50% of US venture capital channeled into the Bay Area in 2024, the region continues to provide the best business creation ecosystem for fast growing innovation-based companies.

The significant investment and outsized focus on Bay Area companies highlights the continued achievements and innovation of the region. The amount raised in the Bay Area in 2024 is more than the next eight top performing metros combined.



## TOTAL VENTURE CAPITAL FUNDING & TECH EMPLOYMENT





# 220- 290

## SAN BRUNO AVENUE

San Francisco, California

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**CBRE**

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