

2500

San Bruno Ave

San Francisco CA 94134

FOR SALE

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

BUILDING SUMMARY

Building:	2500 San Bruno Ave
Square Footage:	±6,448 SF
Price:	Call for details
Parcel Area:	±4,940 SF



Premium NNN Investment Opportunity



National Corporate Tenant

Home to O'Reilly Auto Parts, an investment-grade, recession-resilient retailer with over 6,000 stores nationwide.



Dense Urban Core Location

Rare San Francisco absolute-net or modified-net asset positioned in a high-barrier-to-entry market with zero immediate auto-parts competition in the direct neighborhood.



Dominant Commercial Corridor

Situated directly on San Bruno Ave, the primary, high-foot-traffic commercial artery of the Portola district.



Corner Profile Visibility

Commanding street presence with exceptional signage opportunities, maximizing daily vehicular impressions.



Elite Tenant Credit Profile: O'Reilly Auto Parts



Investment-Grade Corporate Guarantee:

Backed by a full corporate guarantee from O'Reilly Automotive, Inc. (NASDAQ: ORLY), a massive \$71 Billion market cap powerhouse.



S&P Rated BBB / Moody's Rated Baa1:

Holds strong, highly stable investment-grade ratings (BBB from S&P and Baa1 from Moody's). This places O'Reilly in an elite tier of ultra-secure institutional retail tenants.

Perfect 1031 Exchange Opportunity



Hands-Off Wealth Preservation:

Ideal "mailbox money" asset designed for passive real estate investors looking to transition out of management-intensive properties (like multifamily or office) into a hassle-free structure.



Capital Gains Deferral:

Fully structured to meet strict 1031 Exchange timeline requirements, allowing incoming buyers to defer substantial state and federal capital gains taxes.



Preservation of Principal:

Delivers a predictable, highly dependable stream of monthly rental income anchored by a top-tier national tenant in a core, high-value San Francisco land market.

Unrivaled Transit & Logistics Infrastructure



Immediate Highway Arteries:

Located less than 2 minutes from major on-ramps for both US-101 and I-280, providing seamless distribution logistics across San Francisco and the Silicon Valley corridor.



High-Density Vehicular Traffic:

Positioned perfectly to capture commuter traffic funneling through southeast San Francisco.



Strong Demographics:

Draws from a dense, captive local consumer base across the Portola, Excelsior, and Bayview districts.



Excellent Walkability:

Boasts a highly walkable urban location that integrates retail effortlessly into the daily routine of neighborhood residents.

Strong Real Estate Fundamentals



Secure Passive Income:

A hands-off, dependable asset class ideal for 1031 exchanges or long-term wealth preservation.



Flexible Future Use:

Features a highly adaptable commercial footprint with stable underlying land value in a rapidly expanding San Francisco submarket.

Unrivaled Demographics & Captive Wealth



Elite Consumer Spending Power:

The San Francisco metro area boasts a median household income of roughly \$160,900, ranking second-highest in the entire nation. Residents have massive amounts of disposable income.



Economic Tailwinds:

The ongoing Artificial Intelligence boom continues to fuel local job creation, wealth generation, and real estate market stabilization.



Resilient Non-Discretionary Retail:

While core downtown offices have shifted, neighborhood-based, essential service retail (like automotive repair and parts) has stayed incredibly insulated, capturing consistent daily consumer spending right where people live.



O'Reilly Automotive, Inc.

Oriellyauto.com

Company Type: Public (Nasdaq ORLY)

Locations: 6538+

2025 Employees: 93,269

2025 Revenue: \$16.71 Billion

2025 Net Income: \$2.39 Billion

2025 Assets: \$14.89 Billion

Credit Rating: S&P: BBB

O'Reilly Automotive Inc was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both the do-it-yourself and professional service provider markets. Visit the company's website at www.OReillyAuto.com for additional information about O'Reilly, including access to online shopping, current promotions, store locations, hours, services, employment opportunities, and other programs



Oreilly Auto



Team



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.

CA DRE# 01103056

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