

22 BUENA VISTA RD, SOUTH SAN FRANCISCO, CA 94080

South San Francisco

THE HOME

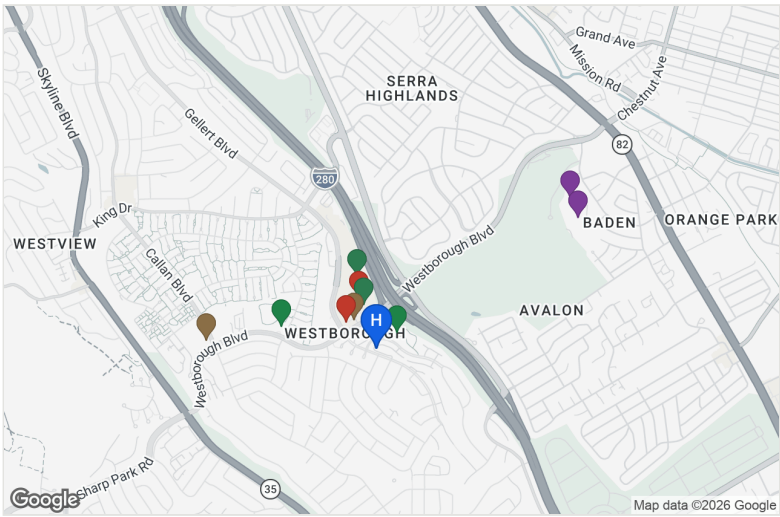
22 Buena Vista Road sits in South San Francisco's Westborough corridor, a residential enclave defined by single-family homes and proximity to the Peninsula's biotech campus belt. The address places residents within a ten-minute drive of San Francisco International Airport and forty minutes from downtown San Francisco, a geography that balances accessibility with a quieter suburban rhythm. The immediate streetscape is tree-lined and residential, with schools, parks, and supermarkets within a compact radius. Properties here tend toward mid-century construction on standard lots, with renovations and updates reflecting the area's steady demand.



THE NEIGHBORHOOD

The Westborough area offers a walkability score of 62—somewhat walkable—with Safeway, Pacific Supermarket, and Seafood City Supermarket anchoring daily errands. Monte Verde Park, Westborough Park, and Sellick Park provide green space within walking distance, and Philz Coffee and a handful of neighborhood cafés punctuate the commercial corridors. Commute times place this address 40 minutes by car from downtown San Francisco and 7 minutes from SFO, a calculus that appeals to those working in the city or traveling frequently. The architecture is largely postwar residential, with well-kept streets and mature landscaping softening the suburban grid.

THE NEIGHBORHOOD MAP



This home Cafés Dining Grocery Parks Schools

GETTING AROUND

Downtown San Francisco
40 min drive · 14.5 mi 1 hr transit

Stanford University
25 min drive · 24.9 mi 2 hr 18 min transit

Downtown San Jose
44 min drive · 44.2 mi 2 hr 33 min transit

San Francisco International Airport
7 min drive · 4.8 mi 33 min transit

Drive times reflect typical traffic at generation; transit via public schedules. Source: Google Maps.

MARKET & HOME VALUES

\$1,650,000 MEDIAN SALE PRICE	\$1,621,400 AVG SALE PRICE	\$753 AVG \$/SQ FT	13 AVG DAYS ON MARKET
\$1,770,000 SOLD AVG PRICE	\$865 SOLD AVG \$/SQ FT	16 SOLD AVG DOM	\$1,398,500 PENDING AVG PRICE

Recent comparable sales in South San Francisco show sold homes averaging \$1,770,000 at \$865 per square foot, with properties moving in an average of 16 days. Pending listings are averaging \$1,398,500 at \$572 per square foot, closing in 9 days. Recent transactions ranged from \$1,650,000 to \$1,950,000, with several properties selling above list price—2333 Shannon Drive closed at \$1,950,000 after listing at \$1,680,000, and 350 Newman Drive sold for \$1,710,000 against a \$1,599,000 ask. The data reflects brisk absorption and competitive bidding in select segments of the market.

COMPARABLE SALE	PRICE	BD/BA	SQ FT	\$/SQ FT	DATE
55 Buena Vista Rd, South San Francisco, CA 94080 PENDING	—	4/3	2,490	\$561	—
2465 Erin Pl, South San Francisco, CA 94080 PENDING	—	4/3	2,400	\$583	—
2485 Wexford Ave, South San Francisco, CA 94080	\$1,650,000	4/2.5	1,860	\$887	May 20, 2026
2333 Shannon Dr, South San Francisco, CA 94080 CLOSED	\$1,950,000	4/3	1,956	\$997	Jun 22, 2026
350 Newman Dr, South San Francisco, CA 94080	\$1,710,000	4/3	2,320	\$737	Jun 17, 2026

Source: agent-prepared CMA · sale data only · not an appraisal or guarantee of value.

WORTH KNOWING

- Monte Verde Elementary School, 0.4 miles from the property, holds a GreatSchools rating of 9 out of 10; El Camino High School, 1.7 miles away, is rated 10 out of 10.
- San Francisco International Airport is a seven-minute drive, making this address particularly practical for frequent travelers or those with work tied to the Peninsula's life-sciences corridor.
- The neighborhood is served by Westborough Middle School and includes multiple public parks within a half-mile radius, anchoring outdoor recreation close to home.

NEARBY

CAFÉS	7-Eleven, Philz Coffee, Quickly
DINING	Goldilocks, Subway, 7-Eleven
GROCERY	Safeway, Pacific Supermarket, Seafood City Supermarket
PARKS	Westborough Recreation Building, Sellick Park, Monte Verde Park

62 WALK SCORE®
Somewhat Walkable

Walk Score® rates an address from 0–100 by how easily everyday errands — groceries, coffee, dining, school pickup — can be done on foot. 50+ means some errands can be walked, 70+ means most can, and 90+ is a rare walker's paradise. Transit and Bike scores read the same way for public transportation and cycling.

SCHOOLS

9/10

Monte Verde Elementary School
Public · Grades K-5 · 0.4 mi · Above average

8/10

Ocean Shore Elementary School
Public · Grades K-8 · 2.2 mi · Above average

10/10

El Camino High School
Public · Grades 9-12 · 1.7 mi · Above average

6/10

Westborough Middle School
Public · Grades 6-8 · 0.6 mi · Average

2/10

Baden High (Continuation) School
Public · Grades 9-12 · 0.9 mi · Below average

Ratings are GreatSchools Summary Ratings on a 1–10 scale, based on test scores, student progress, and college readiness — 8–10 is above average, 5–7 average, 1–4 below average. Schools shown are the closest rated options within five miles. Attendance boundaries change; always verify enrollment eligibility directly with the school district.

ABOUT MIRNA



Mirna Jweinat

REALTOR® | SILICON VALLEY · DRE #02207891

Mirna Jweinat brings more than a decade of experience in finance and investments, working closely with high net worth clients and helping them navigate important financial decisions. She also owned and operated her own business, giving her firsthand experience in everything from client service and marketing to operations and sales.

Originally from Jordan, Mirna's passion for real estate started at a young age. When her family was building their home, her father would often take her to visit the construction site. Watching the home come together step by step, from the foundation to the finished product, left a lasting impression on her and shaped the way she views the importance of home.

While Mirna enjoyed her career in finance, she realized that what she loved most was connecting with people. Real estate became a natural fit, allowing her to combine her financial background with her passion for building relationships, hearing people's stories, and helping them find a place to call home.

THE OLDHAM GROUP AT COMPASS

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Not an appraisal or opinion of value. Neighborhood data from Google Places. Walkability from Walk Score. Narratives by AI; reviewed for accuracy. © 2026 The Oldham Group at Compass. All rights reserved.



EQUAL HOUSING OPPORTUNITY

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