NAME OF CITY: SAN LEANDRO  
SECURITY GRADE: LOW BLUE  
AREA NO.: B-40

DESCRIPTION OF TERRAIN: Level

FAVORABLE INFLUENCES: Convenient to schools, recreational areas and transportation. Excellent climate; good local shopping easily available; uniformly large lots (homesites).

DETERTMENTAL INFLUENCES: Distance from Metropolitan area.

INHABITANTS: Professional, office workers, a. Type—service workers and artisans; b. Estimated annual family income: $1,500 - 3,000; c. Foreign-born Italian: 3%; d. Negro: No; e. Infiltration of lower grades: No; f. Population is increasing: Yes; g. Relief families: Very few.

BUILDINGS: 
- Type or types: Bungalow and two-story homes.
- Average age: 20 years.
- Type of construction: Frame and stucco.
- Show pride of ownership.

HISTORY: 5 room houses and bungalows.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOM.</th>
<th>RANGE</th>
<th>PREDOM.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>4,500 - 6,000</td>
<td>5,250</td>
<td>45.00 - 55.00</td>
<td>50.00</td>
</tr>
<tr>
<td>1933 low</td>
<td>2,750 - 4,000</td>
<td>3,200</td>
<td>27.50 - 37.50</td>
<td>32.50</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,500 - 4,500</td>
<td>4,000</td>
<td>32.50 - 45.00</td>
<td>37.50</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1927 and were 102% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

SALES DEMAND: a. Good; b. 6 room detached: $4,000; c. Home owners: 90%.

RENTAL DEMAND: a. Good; b. 6 room detached: $37.50; c. Activity: Good.


CLARIFYING REMARKS: Area known as BROADMOOR PARK. This is a somewhat mixed area of fine, older type homes and semi-modern bungalows. Lots are large and deep and district well thought of. Zoned single-family residential, except in southern and south western parts, where there are occasional apartment houses on blocks partially zoned for multiple units. This area has been developing slowly for a number of years, but can still be classified as desirable as maintenance has been good.

Information for this form was obtained from Ray L. Billings, Realtor and present Mayor of San Leandro; Paul A. Pacheco, Realtor, San Leandro; City of San Leandro Building Department: Ralph E. Prentice: Edw. J. Johnson.

Date: June 15, 1937