**NAME OF CITY**: SAN LEANDRO, CALIFORNIA  
**SECURITY GRADE**: HIGH BLUE  
**AREA NO.**: B-42

### DESCRIPTION OF TERRAIN
- Level with small stream, San Leandro Creek, running thru area, which adds to charm of neighborhood and lends itself to landscaping. Homes surrounded by shade trees and small orchards.

### FAVORABLE INFLUENCES
- Schools and recreational areas conveniently located. Nearness to good local shopping center. Transportation fair to good.

### DETRIMENTAL INFLUENCES
- Distance from Metropolitan business district.

### INHABITANTS
- **Executives and high grade office workers**
- **Estimated annual family income**: $2500-4000
- **Foreign-born concentration**: No
- **Negro concentration**: No
- **Estimated foreign-born concentration**: Remote
- **Relief families**: None
- **Population is increasing**: Yes
- **Decreasing**: static

### BUILDINGS
- **Modern single-family detached**
- **Type of construction**: Stucco predominates
- **Average age**: 8 (new to 15) yr
- **Repair**: Good

### HISTORY
- **6-room homes predominated**
- **SALE VALUES**
  - **1930 and 1937 level**: $6750-7400
  - **1933 level**: $4000-5500
  - **Current**: Same as high
- **PRE DOMINATING**: $7000 100%  
  - **Rental VALUES**: $50 - 65 100%  
    - **RANGE**: $57.50 100%

### OCCUPANCY
- **Land**: 50%  
- **Dwelling units**: 99%  
- **Home owners**: 95%

### SALES DEMAND
- **Good**
  - **6-room detached**: $6500
  - **Activity is**: Good

### RENTAL DEMAND
- **Good**
  - **6-room detached**: $52.50  
    - **Activity is**: Good

### NEW CONSTRUCTION
- **Types**: Family $6500  
  - **Amount last year**: About 100 new homes

### AVAILABILITY OF MORTGAGE
- **Home purchase**: Ample  
- **Home building**: Ample

### TREND OF DESIRABILITY NEXT 10-15 YEARS
- **Upward**

**CLARIFYING REMARKS**
- High degree of maintenance of both improvement and grounds. Estudillo Estates, south of San Leandro Creek is a new district and there was practically no development prior to 1930. Many F.H.A. and California Veterans Administration loans in this area. This area promoted in 1930 and 1931 had a high percent of foreclosures; all this acquired property now liquidated to north and west of San Leandro Creek; the area was built up over ten years ago. Very few sales in 1933 and practically no houses rented. Zoned for residential. North and east of this area is a vacant tract which is now being platted and improved for a subdivision, which when occupied, will undoubtedly be a HIGH BLUE. This area has great charm and one of the most active sections of the East Bay area. It may easily develop into an "A" LOW GREEN AREA.

**Information for this form was obtained from Ray L. Billings, Realtor and present Mayor of SAN LEANDRO; PAUL A. PACIITECO, Realtor, SAN LEANDRO; CITY OF SAN LEANDRO INSPECTION DEPARTMENT; ALFRED B. FLETCHER; EDNA J. JOHNSON.**

**Date**: 6-15-37