AREA DESCRIPTION

NAME OF CITY: SAN LEANDRO, CALIFORNIA
SECURITY GRADE: HIGH YELLOW
AREA NO.: C-32

DESCRIPTION OF TERRAIN: Level with slight slope down to southwest.

FAVORABLE INFLUENCES: Convenience to schools and recreational areas; nearness to San Francisco transportation; excellent climate.

DETRIMENTAL INFLUENCES: Distance from Metropolitan business center and local shopping district.

INHABITANTS: Skilled artisans and white-collar workers
- Type: Skilled artisans and white-collar workers
- Estimated annual family income: $1500-2500
- Negro: No
- Foreign-born concentration: 5%
- Infiltration of Negro: Remote
- Population is increasing: Slowly

BUILDINGS: Modern one-family detached
- Average age: 10 years
- Type of construction: Stucco predominant
- Repair: Good

HISTORY: 5-rm homes predominates
- Sale Values
  - 1929 level: $3500-4750
  - 1937 current: $3000-3500
- Rental Values
  - Range: $40-400
  - Predominating: $35-47.50

OCCUPANCY: Land 70%; Dwelling units 98%; Home owners 98%

SALES DEMAND: Good
- Home owners: 98%

RENTAL DEMAND: Home
- Activity is Good

NEW CONSTRUCTION: Types from $4750 to $5500

AVAILABILITY OF MORTGAGE FUNDS: Ample

TREND OF DESIRABILITY: Slightly up under normal conditions

CLARIFYING REMARKS:
- Homogeneous neighborhood of attractive, well maintained, medium-priced bungalows. If it were not for the detrimental influences mentioned, this area would be graded LOW BLUE and may yet develop into BLUE.
- Zoned first residential. Development which is taking place in BLUE HASHED district adjacent on the east will probably prove a favorable influence.

Information for this form was obtained from

EDW. J. JOHNSON; RALPH E. PRENTICE AND CITY OFFICIALS OF SAN LEANDRO

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