NAME OF CITY: SAN LEANDRO, CALIFORNIA  
SECURITY GRADE: YELLOW  
AREA NO.: 0-33  

DESCRIPTION OF TERRAIN: Level with good drainage.  

FAVORABLE INFLUENCES: Transportation, school and recreational facilities conveniently available. Above average climatic condition. Nearness to important industries. Convenience to local shopping districts.  

DETERRIMENTAL INFLUENCES: Distance from Metropolitan center; many homes are of older type and show effects of age.  


BUILDINGS: Single-family a. Type of construction: cottages; b. Type of construction: frame and stucco; c. Average age: 10 to 15 years; d. Repair: Fair maintenance.  

HISTORY: 8- to 10-rooms predominates; SALE VALUES: RENTAL VALUES:  

YEAR RANGE PREDOMINATING PREDOMINATING % %  
1929 level $3000-3500 $3000 100% $30 - 40 $35 100%  
1933 low 1800-2250 2000 62% 17.50-22.50 20 57%  
1937 current 2150-2750 2400 75% 20 - 27.50 24 69%  

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. Poor; b. 5-rooms: $2500; c. Activity is: Poor.  


NEW CONSTRUCTION: a. Types: $2500 to $3000; b. Amount last year: Very limited.  


TREND OF DESIRABILITY NEXT 10-15 YEARS: Static.  

CLARIFYING REMARKS: Very little new construction in this district and prospects for future activity rests largely on increase of industrial development in San Leandro and southeast Oakland. Thirty blocks zoned first residential, balance business and second residential. Parts of district verging on LOW YELLOW on account of age of structures. In extreme southeast of area, there is a small new subdivision of LOW BLUE class, but with very little building activity to date. Northeast part of area, together with undeveloped territory adjoining, might easily develop into high grade. In this area was located the first home in Alameda County, the PERALTA RANCH HOUSING.  

INFORMATION FOR THIS FORM WAS OBTAINED FROM:  
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Date: 6-15-37