attain its former value. As a matter of fact, the indications are that it will be
years before downtown business property values reach their former peak.

So far as unimproved business property in the downtown district is con-
cerned, it is doubted whether values in many locations will ever reach their former
heights. Mr. E. C. Petersen, Vice President of the Central Bank of Oakland, in his
interview, which will be found in the Appendix, states:

"There was quite a 'boom' in Oakland business property dur-
ing the middle '20's, and Oakland has been burdened with an over-
supply of business blocks ever since. During the period mentioned
vacant property in the downtown district soared to unbelievable
heights. I recall an eight hundred foot frontage as far out as
Harrison Street which sold for $300 per front foot in 1929. This
section has recently experienced quite a development, but an out-
side figure for this same property at the present time would be
$500 per front foot."

The property to which Mr. Petersen refers is typical and is located in the heart of
the district which is at present showing the greatest activity in business and apart-
ment house building.

What has been said about business property in downtown Oakland does not re-
fect the situation in the business centers of the other cities, and business proper-
ty values in the other cities were very much more stable. While this class of prop-
erty experienced a "depression" drop in values, it was not so severe and has recov-
ered more rapidly.

Business property, improved and unimproved, situated in the Berkeley bus-
iness center has been more stable than elsewhere in the East Bay.

Business property situated in "neighborhood" trading centers which, as
will be seen on the Security Area Map, extends along many of the main arteries, has
also shown a better than average stability, and there has been a distinct advance in
prices in some locations, notably in the business centers shown in Areas C-13, B-17,
B-23, and C-24.

The main apartment house district of the East Bay is located around and
north of Lake Merritt, and there were many foreclosures of mortgages on apartment
houses in this district. It is believed that at the depth of the depression, prices
for this class of property dropped to 40% of the 1929 values. There is still quite
an "overhang" of apartment house property in the hands of mortgagee institutions,
to which title was acquired after foreclosure, and it is not thought that values of
this type of property have risen to more than 65% of pre-depression levels.