

downtown

2014-2015 snapshot

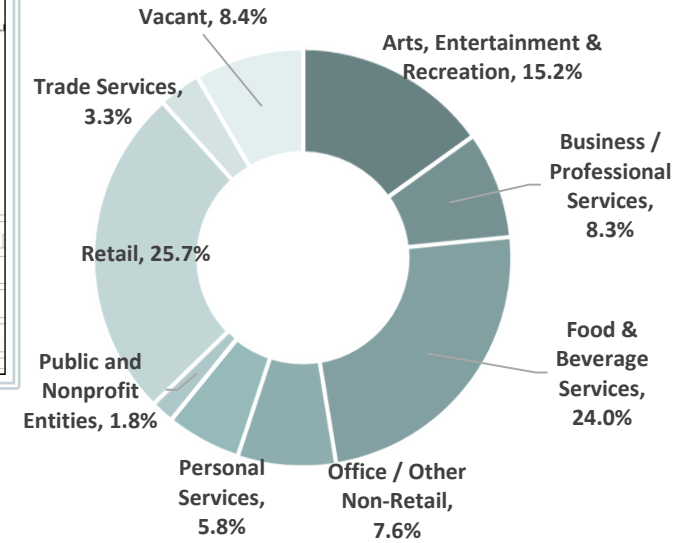


Downtown Berkeley serves as the City's core commercial district, meeting the daily needs of residents, students, workers and visitors. The district benefits from a significant concentration of arts and entertainment (15% of total ground floor commercial space in the district). Additionally, a number of new office tenancies and residential developments contribute to increased pedestrian activity in the area.

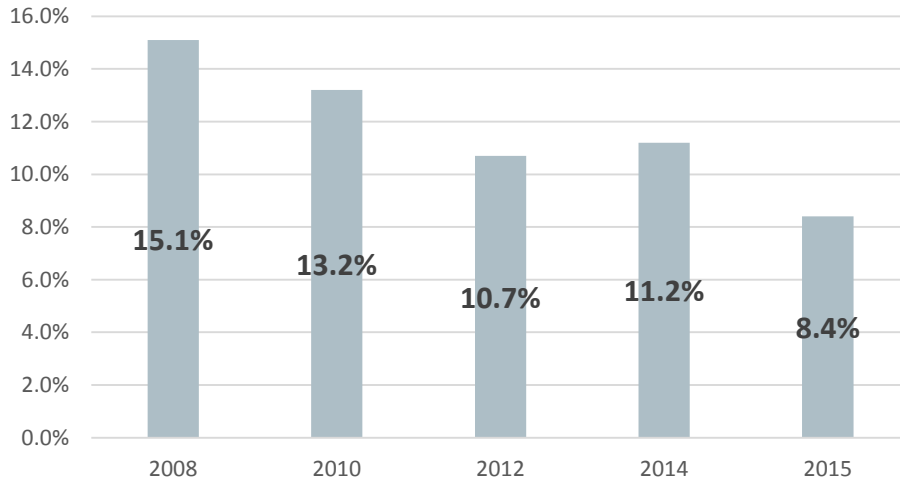
As of Q3 2015, the vacancy rate in Downtown Berkeley had fallen to 8.4%. Sales tax revenue generated by food and beverage services businesses continues to rise, mirroring the Citywide trend.



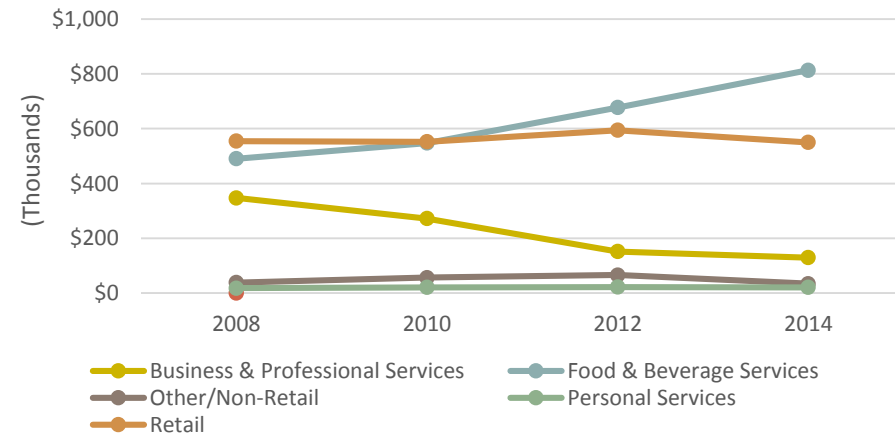
Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2015



Sales Tax Revenue by Sector, 2008-2014



elmwood

2014-2015 snapshot

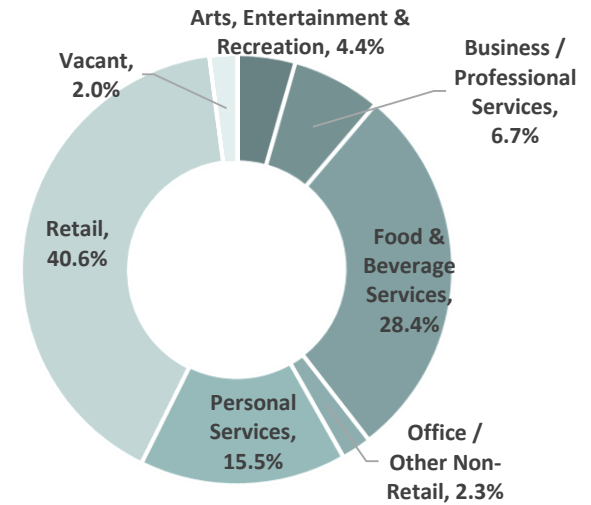


The Elmwood is a compact three block commercial district along College Avenue near the Berkeley Oakland border and the neighboring Rockridge shopping district. The Elmwood is characterized by a high concentration of retail and food and beverage services and is a walkable, neighborhood-serving commercial district.

As of Q3 2015, the district's vacancy rate by square footage was 2.0%, a marked drop from 2012's high of 10.8%. The steep decline in vacancy is due primarily to the re-development of the space formerly occupied by Wright's Garage. Retail and Food and Beverage Services remain the top (and increasing) generators of sales tax in the district.



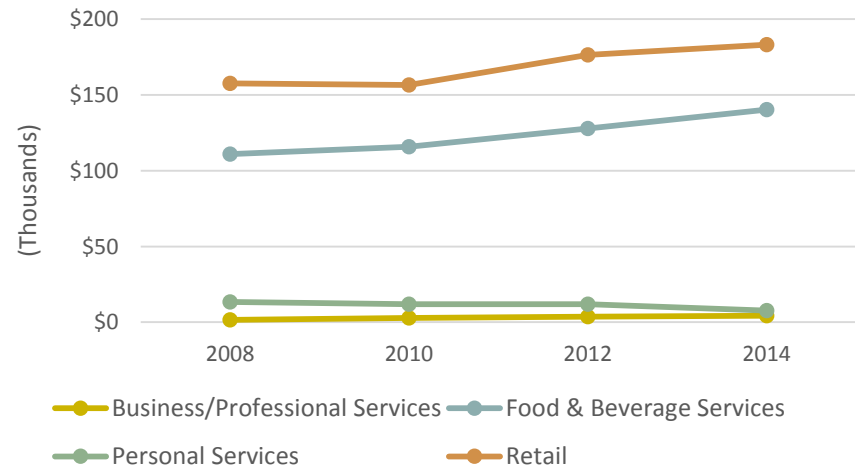
Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2014



Sales Tax Revenue by Sector, 2008-2014



north shattuck

2014-2015 snapshot

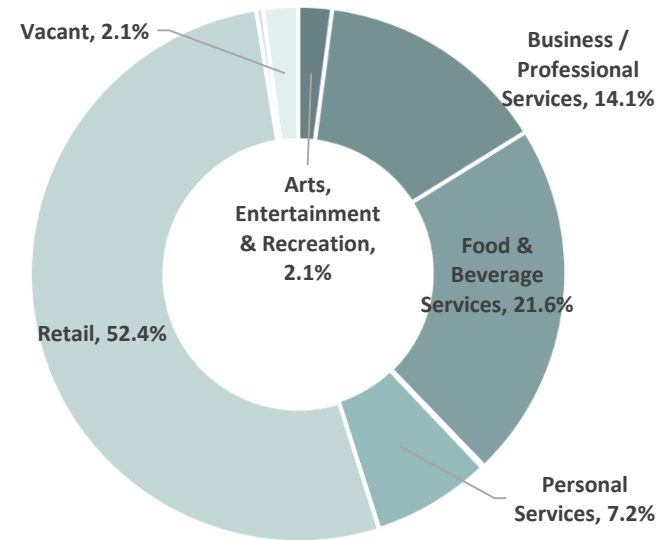


North Shattuck is one of Berkeley's oldest commercial districts, alternately known as the "Gourmet Ghetto." North Shattuck is characterized by a high concentration of higher-end retail and food services, including Chez Panisse and the Cheeseboard. North Shattuck is both a walkable, neighborhood-serving commercial district, as well as a global destination for food and dining.

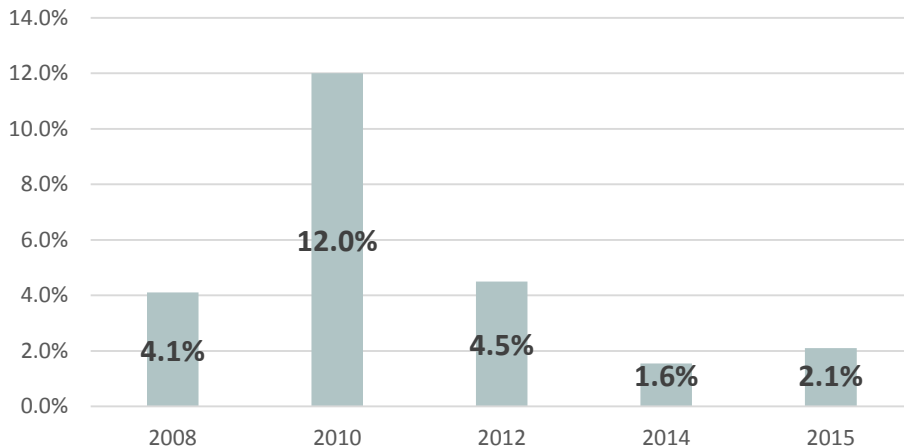
As of Q3 2015, the district's vacancy rate by square footage was 2.1%, a slight increase from the prior year. Food and Beverage performance, as measured by sales tax revenue, increased from 2010 to 2014.



Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2014

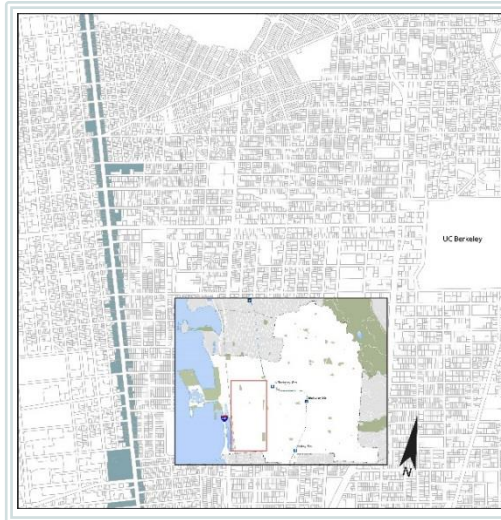


Sales Tax Revenue by Sector, 2008-2014

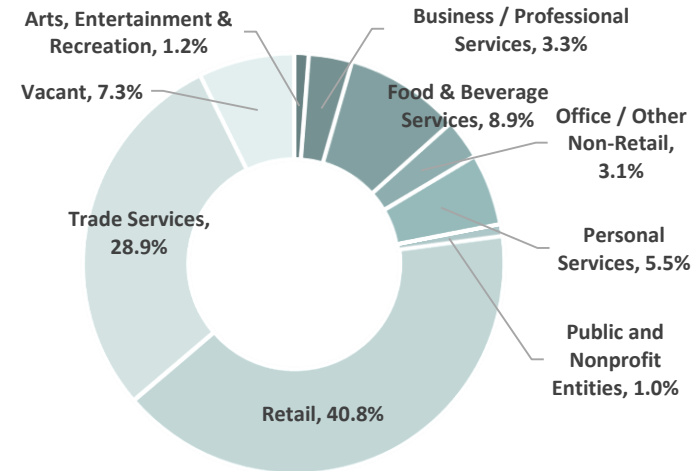


San Pablo Avenue is Berkeley's largest commercial corridor, running the entire north-south length of the City. San Pablo is characterized by a high concentration of trade services, including over 50 automobile services businesses. San Pablo functions more as a regional destination for specific uses rather than a walkable, neighborhood-serving commercial district; as such, it features smaller percentages of food and beverage services and personal services.

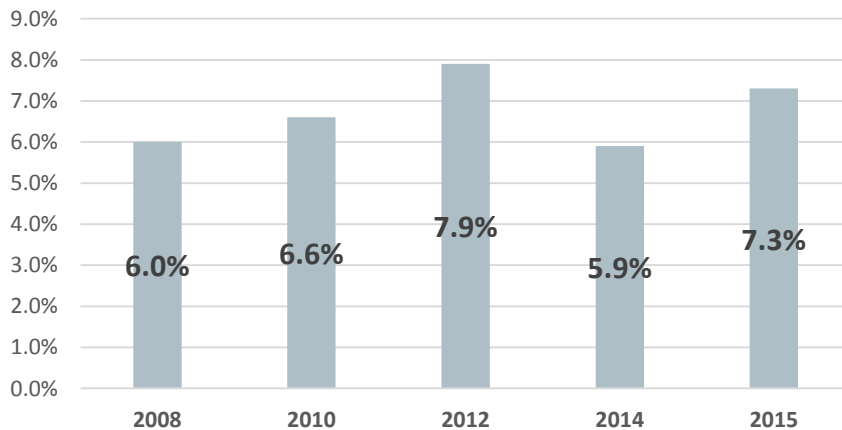
As of Q3 2015, the district's vacancy rate by square footage was 7.3%, a slight increase from the prior year. Retail performance, as measured by sales tax revenue, increased steadily from 2010 to 2014.



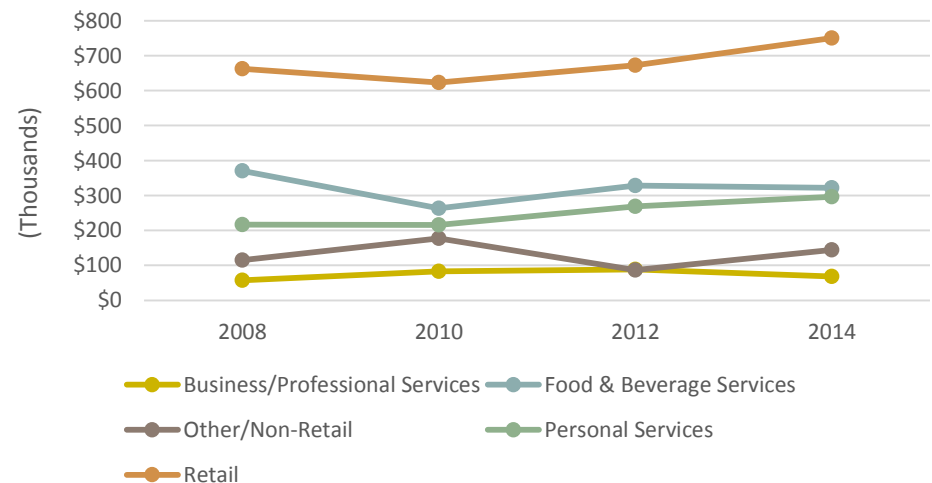
Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2015



Sales Tax Revenue by Sector, 2008-2014



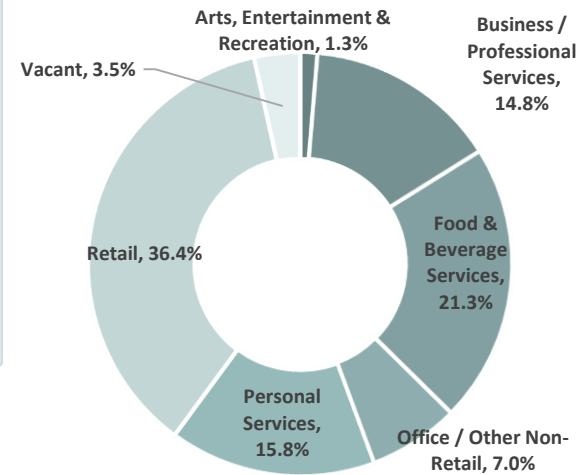
solano | 2014-2015 snapshot



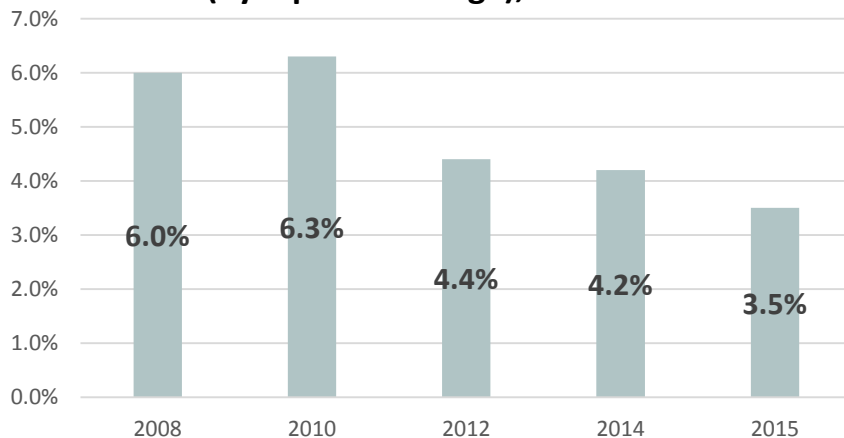
Solano is a small commercial district in North Berkeley, with a total of 130 commercial spaces and approximately 191,000 square feet of commercial space. It shares a border with Albany and is situated alongside a large elementary school and an active neighborhood of mostly single-family homes. Solano has key vacancies (i.e. the Oaks Theatre) that are ripe for a catalyst project. Discounting the Oaks' large vacant floorplate, the district's vacancy rate by square footage was 3.5%, a slight decrease from the prior year.



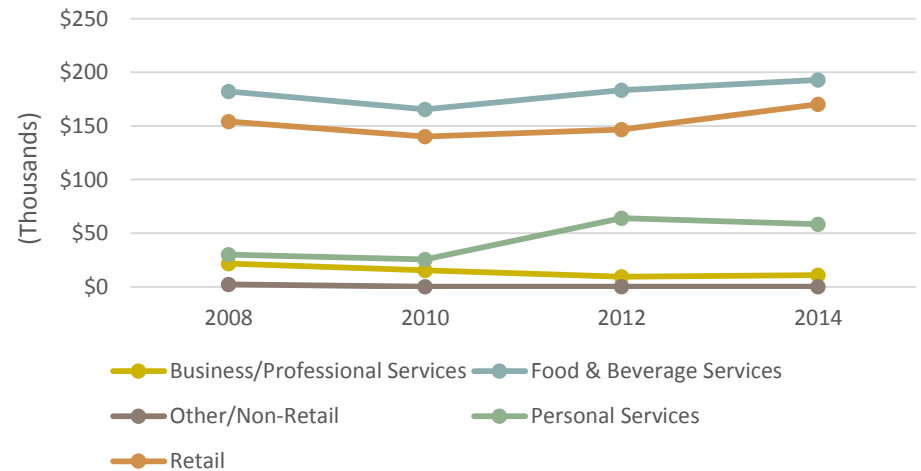
Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2014



Sales Tax Revenue by Sector, 2008-2014



south berkeley | 2014-2015 snapshot

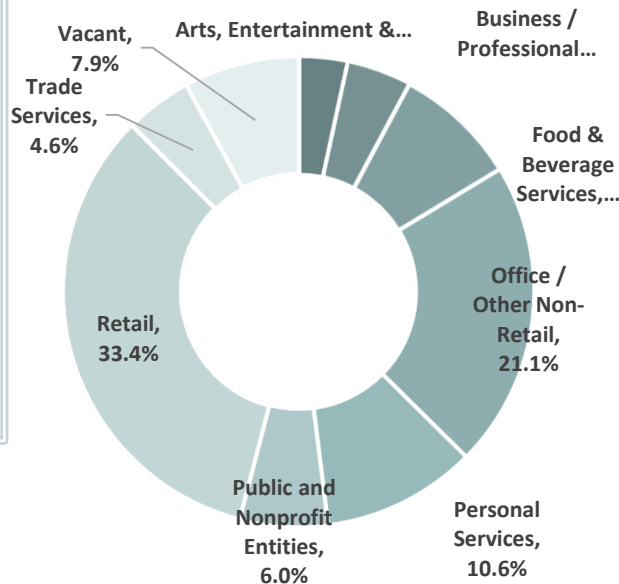


South Berkeley is a large district stretching over an area known for its cultural diversity and includes the Lorin District, the Sacramento corridor, and South Shattuck. South Berkeley includes several car dealerships, which accrue significant sales tax revenue for the City. The area also features a high concentration of ground floor office uses, and is under-served by food and beverage services, which accounts for only 8.5% of ground floor commercial space.

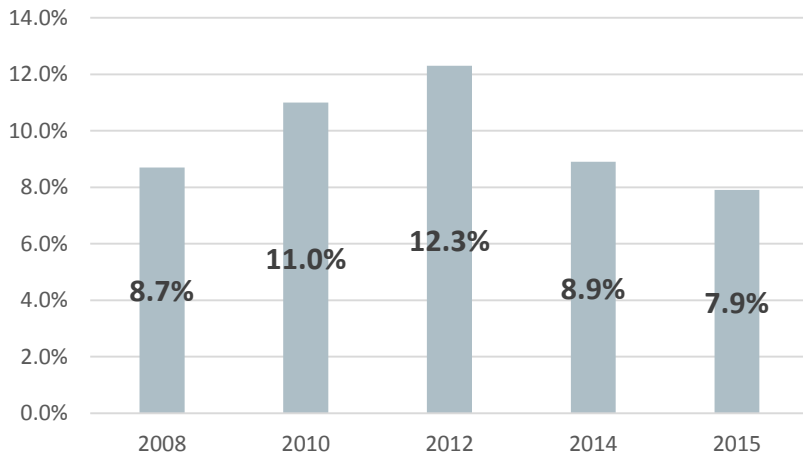
As of Q3 2015 the district's vacancy rate by square footage was 7.9%, a significant decline since 2012. Food & Beverage Services, as measured by sales tax revenue, has increased steadily since 2008.



Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2014



Sales Tax Revenue by Sector, 2008-2014



telegraph | 2014-2015 snapshot

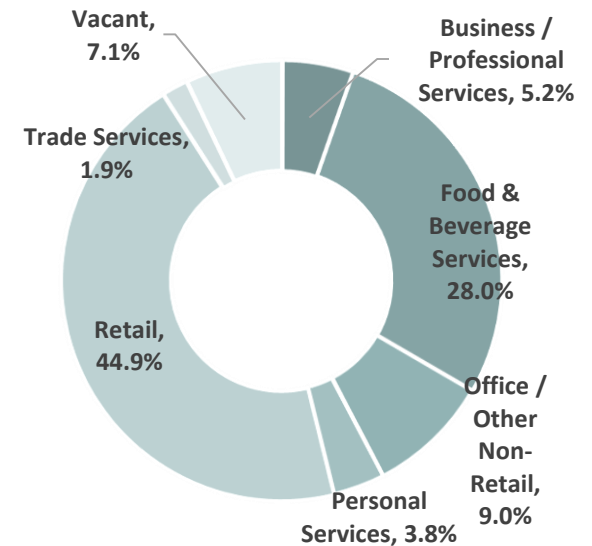


The Telegraph District has undergone significant change over the past several years. Retail performance continues to decline, due largely to competition from Internet retailers and other districts. However in that time, food and beverage services has shown a dramatic increase as measured by sales tax revenue.

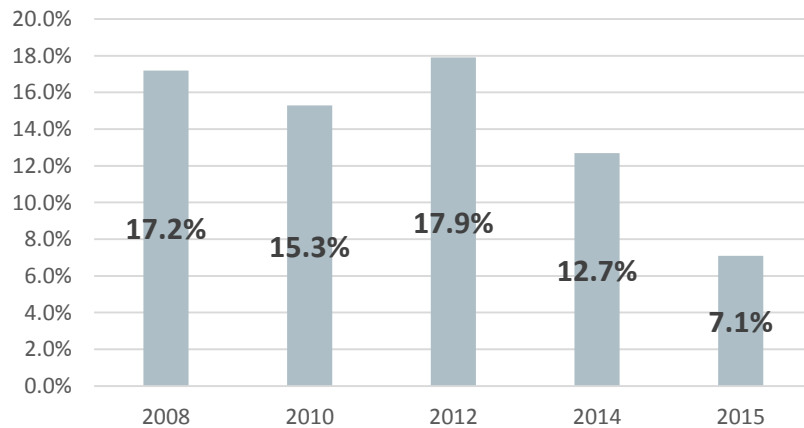
Over the past three years, the ground floor commercial vacancy rate has fallen significantly, to 7.1% as of Q3 2015. A number of pending development projects are slated for the district, which could ultimately bring hundreds of new housing units to the area.



Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2015



Sales Tax Revenue by Sector, 2008-2014

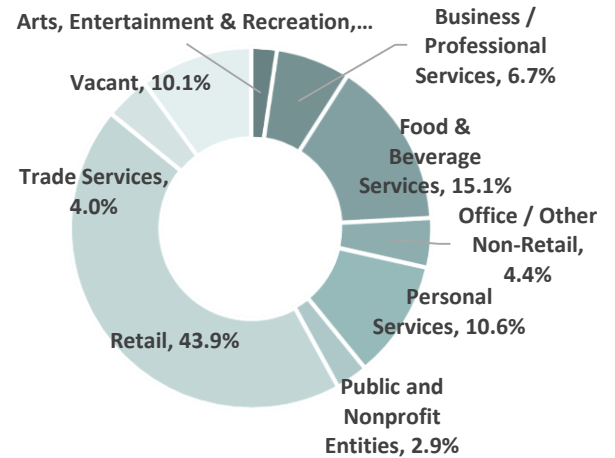


University Avenue, running from Martin Luther King Jr Way to the water, spans many of the City's neighborhoods and serves as the gateway to the UC Berkeley Campus.

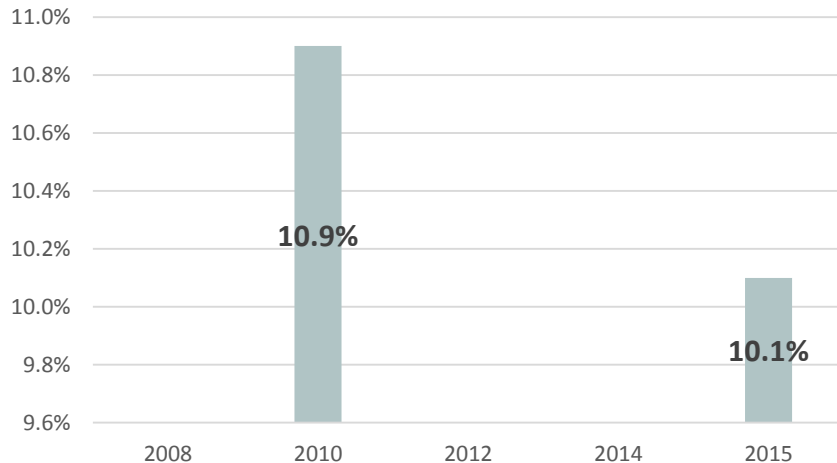
Retail remains the strongest sales tax generating sector of this district, followed by Food and Beverage Services. As of Q3 2015, the district's vacancy rate had increased from the prior year to 10.1%. This may change in the near future as new housing development comes online in the corridor.



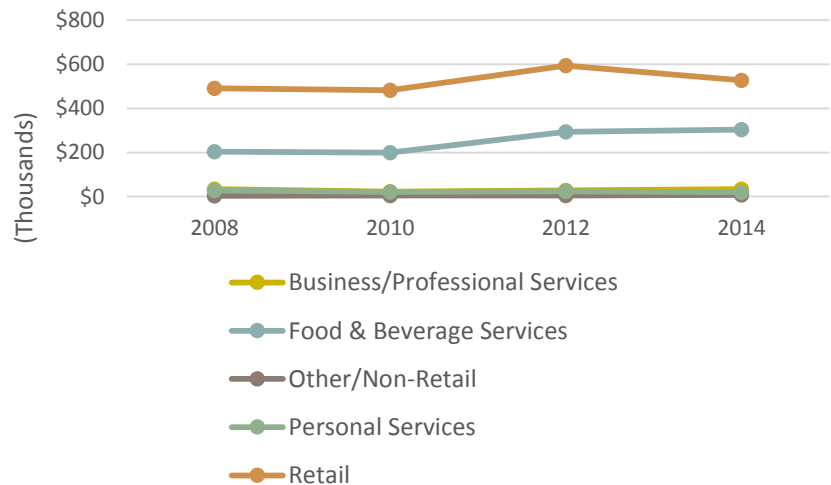
Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2014



Sales Tax Revenue by Sector, 2008-2014



west berkeley | 2014-2015 snapshot

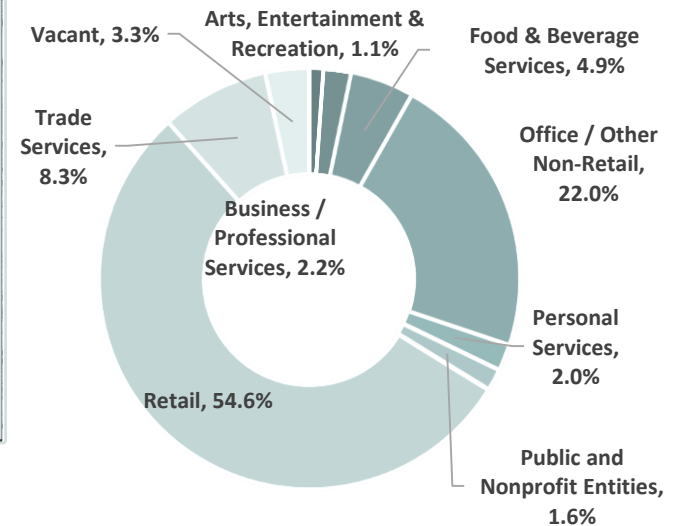


West Berkeley represents commercial spaces west of San Pablo Avenue, and includes 4th Street, Gilman Corridor. There are a number of major, large floor-plate retailers such as Whole Foods, Berkeley Bowl West, and the cluster of home supplies and construction businesses at Ashby Avenue. There is also a higher percentage of non-retail commercial uses, including manufacturing and warehousing.

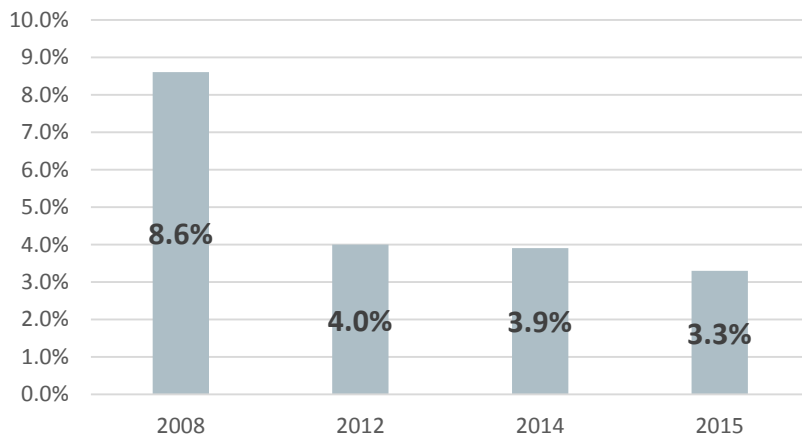
Commercial vacancy has dropped significantly in West Berkeley, representing the high demand for space as well as a number of planned development projects that will occupy previously vacant spaces. Retail activity, as measured by sales tax revenue, has increased significantly since 2010.



Business Mix (by Square Footage), 2015



Ground Floor Commercial Vacancy Rate (by Square Footage), 2008-2015



Sales Tax Revenue by Sector, 2008-2014

