

AT A GLANCE

WELCOME TO THE CITY OF ALAMEDA

Alameda is home to top-tier business parks and retail centers, as well as opportunity sites to bring quality development to our city. We are proud to showcase our quality of life and our community-minded, hometown charm: beautiful tree-lined streets, good public schools in walkable and bike-friendly neighborhoods, locally-owned shops and restaurants in thriving historic retail districts, and a friendliness and warmth virtually unequaled in the Bay Area.



Beken, by artist Dewitt Godfrey
All Photos by Maurice Ramirez

CLEAN, LOW COST & RELIABLE POWER

The City of Alameda operates Alameda Municipal Power (AMP), a community-owned electric utility that has been serving the needs of Alameda residents and businesses for more than 130 years. AMP offers:

- 100% clean, renewable energy
- Rates 35% below neighboring communities
- 50% fewer power outages compared to other Bay Area utilities
- Energy management incentives and rebates
- Customized assistance with construction and expansion

For more information, contact Economic Development staff at (510) 747-6890, or econdev@alamedaca.gov.



ECONOMY & RETAIL



Alameda is home to 6 major industry clusters:

- Life Sciences, including Food R&D
- Clean Tech and High Tech
- Maritime and Blue Tech
- Retail and Restaurants
- Tourism and Hospitality
- Artists and small manufacturing

Main Street Business Districts

Park Street Business District – 356,000 sq. ft., restored art deco movie palace anchors a variety of shopping and dining establishments.

West Alameda Business District – 205,000 sq. ft. of locally-owned shops, cafes, and a vibrant arts scene featuring prominent building murals.

Neighborhood “Station” Districts – 17 charming retail clusters nestled in Alameda’s residential neighborhoods mostly around historic streetcar stations.

Business Parks

The Research Park at Marina Village – 1.4 million sq. ft. of multi-tenant Life Science, Office, and R&D facilities in top-rated business park; over 35 Life Science companies with their HQ at The Research Park; a wide range of outdoor amenities with beautiful views of the estuary and East Bay hills.

Harbor Bay Business Park – 2.0 million sq. ft. of space with more than 24 acres of fully entitled land available for immediate development on the waterfront and only minutes from the Oakland International Airport.

Alameda Point (former Naval Air Station) – for lease and major development opportunities available on 852 acres of prime real estate with stunning views of the Bay and the San Francisco skyline.

Regional Shopping Centers

South Shore Shopping Center – 594,000 sq. ft., open air shopping center: Safeway, Trader Joes, Old Navy, Kohls, and other retailers and eateries.

Alameda Landing – 285,000 sq. ft. shopping center: Target, Safeway, Michael’s, In-N-Out Burger, and a variety of restaurants and other retailers.

Community Shopping Centers

Bridgeside Shopping Center – 105,000 sq. ft., Nob Hill and additional neighborhood shopping.

Marina Village Shopping Center – 127,000 sq. ft., Lucky’s, CVS.

Harbor Bay Landing – 114,800 sq. ft., Safeway, general retail and restaurants.

San Francisco Bay



INNER BAY AREA LOCATION

Alameda is commuter, business traveler and visitor friendly. We are easily accessible by BART, Amtrak, ferry, plane, highway or bicycle.

Bay Area Rapid Transit (BART) - two BART stations within one mile of the island, with shuttle service from major business parks.

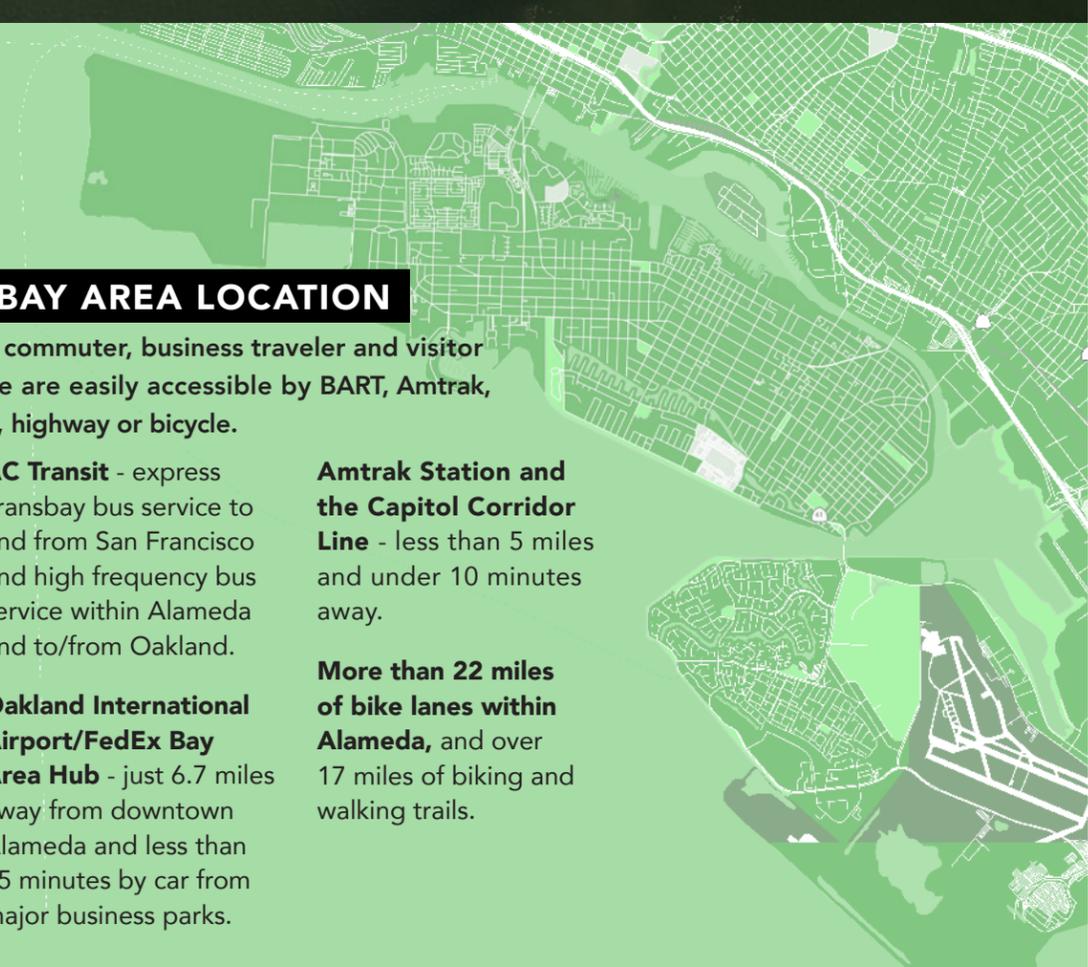
Three Ferry Systems - direct service to Downtown San Francisco, Oracle Park, the Chase Center, Pier 41, South San Francisco, and Oakland.

AC Transit - express Transbay bus service to and from San Francisco and high frequency bus service within Alameda and to/from Oakland.

Oakland International Airport/FedEx Bay Area Hub - just 6.7 miles away from downtown Alameda and less than 15 minutes by car from major business parks.

Amtrak Station and the Capitol Corridor Line - less than 5 miles and under 10 minutes away.

More than 22 miles of bike lanes within Alameda, and over 17 miles of biking and walking trails.



EDUCATION

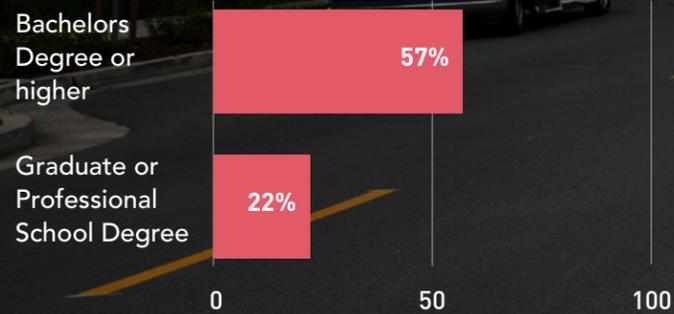
University of California at Berkeley and California State University, East Bay are in close proximity to Alameda and provide a skilled workforce for local businesses.

College of Alameda, a local community college, provides educational programs and career pathways that meet the needs of local residents and employers. A new, \$42 million, 56,000 sq. ft. Center for Liberal Arts building was recently completed.

Alameda Unified School District. Alameda high schools offer 19 advanced placement courses, and U.S. News & World Report magazine has recognized Alameda and Encinal High Schools as among the top 1,500 schools in the nation. Alameda is home to:

- 9 elementary schools
- 1 K-8 School
- 3 Middle Schools
- 4 High Schools

Educational Attainment (people 25 & older)*



MAJOR PRIVATE SECTOR EMPLOYERS

Abbott Diabetes Care	BEI Construction Inc	Performance Contracting Inc
Alameda Alliance for Health	Exelixis	Safeway Inc
Bay Ship and Yacht Company	Kaiser Foundation Health Plan	Webcor Craft
	Penumbra Inc	

*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

RECREATION

Alameda is known for its beaches, bird refuges, bicycle and pedestrian paths, natural open space, and extensive waterfront picnic areas. Shoreline parks along the San Francisco Bay and the Oakland Estuary extend for more than six miles, offering spectacular views of the San Francisco skyline and the East Bay hills. Alameda also includes more than eight miles of the San Francisco Bay Trail.

- The San Francisco Chronicle ranked Alameda as having **the highest quality of life in the Bay Area**, based on metrics such as bike and walk score, diversity, and access to food, transit, libraries and parks.
- **Crown Memorial State Beach** is recognized by Sunset Magazine as "one of the best spots in the region for windsurfing and kite boarding."
- A **concentration of small boat slips** offers ample opportunity for recreational boating and water sports.
- The **Chuck Corica Municipal Golf Complex**, a 45-hole facility located adjacent to the Harbor Bay Business Park, is undergoing a complete renovation. Its South Course was named one of the top municipal golf courses in the country by GOLF Magazine in 2021.
- More than 30 **neighborhood parks** include 16 multi-purpose athletic fields, 10 soccer fields, 16 tennis courts, and both bocce ball and pickleball courts. The centerpiece of the park system is the 27-acre Jean Sweeney Open Space Park built on a former rail line.
- Civic and private groups in Alameda host various community arts, including live theatre, a historical museum, Friday night art walks, and cultural activities. Throughout the summer, free concerts are scheduled at various locations. Farmers markets, street festivals, sand castle contests, and an annual Fourth of July parade are regularly scheduled events.

REAL ESTATE

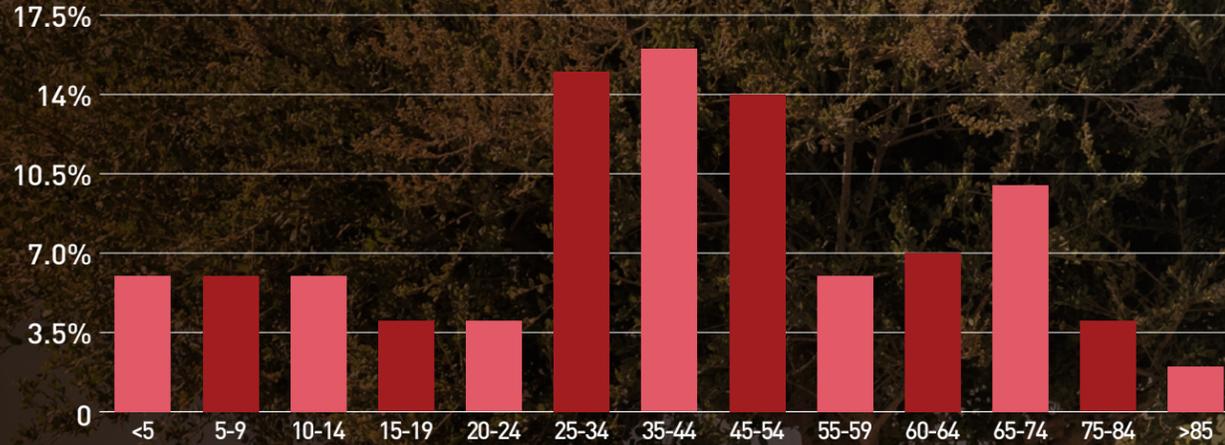
In addition to being known for its charming historic residential districts, the City is supporting new growth and housing opportunity by planning for an additional 5,000 homes to be built in Alameda by 2031. The City is setting a goal that 2,000 of these homes will be affordable to lower or moderate-income households.

Total Housing Units	32,494
Total Occupied Housing Units	30,514
Owner Occupied	48%
Renter Occupied	52%
Total Net Assessed Valuation (FY2022-23)	\$17.716B
Typical Single Family Home Value	\$1,477,000
Typical Condominium Home Value	\$987,000

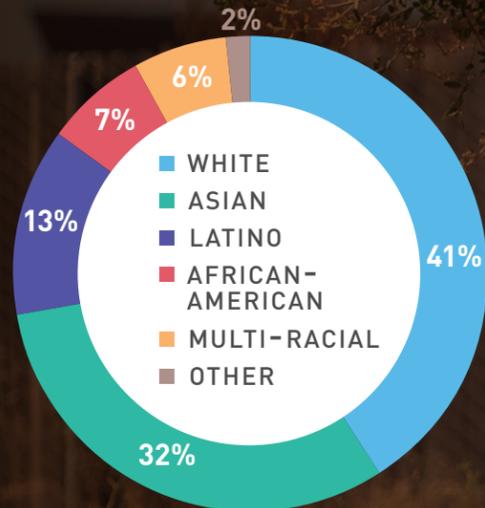
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates
Alameda County Auditor-Controller Agency, Zillow.

POPULATION BY RACE/ETHNICITY

Population by Age



Population by Race/Ethnicity



Population	79,827
Male	49%
Female	51%
Median Age	40.2
Voter Registration	50,375
Average Household Income	\$139,570
Median Household Income	\$106,737

Sources: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Alameda County Registrar of Voters

GOVERNMENT

Incorporated in 1854, Alameda became a Charter City in 1903 and was one of the first cities in California to adopt the Council-Manager form of government, which it retains to the present. Under this structure, the City is governed by a five-member City Council. Programs and services are administered by a City Manager.

The City of Alameda provides a broad range of services including police and fire protection; construction and maintenance of streets, parks, storm drains and other infrastructure; and recreational and cultural activities.

WE ARE HERE TO HELP

The Alameda At Your Service program provides expedited plan check and approval for projects that enhance the City's economic base. Eligible projects will work with a dedicated City liaison to ensure their projects move quickly through the approval process, from initial contact through building plan check and inspections. Want to learn more? Contact Economic Development staff at 510-747-6890 or econdev@alamedaca.gov.

"Rockspinners," by Zachary Coffin

Questions? Please contact us at econdev@alamedaca.gov

More information:
www.alamedaca.gov/BUSINESS

