



Appendix C
Annual Survey of Apartment Rents and Vacancy
Rates (2011)



2011 Rent and Vacancy Survey

Apartment Complex	Telephone	Total Units	BMR Units	Total Vac	Vac Rate (%)	Market Rents			Below-Market Rents (BMR)								
						1 Bedroom Low High	2 Bedroom Low High	3 Bedroom Low High	1 Bedroom Low High	2 Bedroom Low High	3 Bedroom Low High						
4319 Railroad Ave. Apartments	(925) 461-4820	19	0	0	0%	\$1,050	\$1,199	\$1,400	\$1,450								
4324 Railroad Ave. Apartments	(510) 891-9060	10	0	1	10%			\$1,050	\$1,195								
Archstone Hacienda	(925) 398-7368	540	135	25	5%	\$1,475	\$1,778	\$1,856	\$2,075	\$2,250	\$2,800	\$1,360	\$1,417	\$1,720	\$1,770	\$1,953	\$2,053
Avalon Pleasanton	(925) 847-8777	456	0	11	2%	\$1,340	\$1,447	\$1,720	\$1,830								
Brentwood Apartments	(925) 462-7603	40	0	0	0%			\$1,325	\$1,350								
Civic Square Apartments	(925) 484-1011	262	0	1	0%	\$1,359	\$1,379	\$1,575	\$1,749								
Cypress Gardens Apartments	(925) 462-6886	29	0	0	0%	\$995	\$1,050	\$1,095	\$1,150								
Del Prado Apartments	(925) 846-9689	94	0	1	1%	\$1,339	\$1,489	\$1,462	\$1,562								
Fairview Apartments	(510) 352-6310	22	0	0	0%	\$950	\$1,250										
Gatewood Apartments	(925) 426-0700	200	0	1	1%	\$1,320	\$1,590	\$1,599	\$2,195								
Hacienda Commons	(925) 847-8844	212	0	3	1%	\$1,100	\$1,415	\$1,395	\$1,700								
Las Ventanas Apartments	(925) 846-2287	131	0	2	2%	\$1,225	\$1,275	\$1,395	\$1,395	\$1,750	\$1,750						
Norton Way Apartments	(925) 426-2566	19	0	0	0%	\$775	\$825	\$1,100	\$1,225								
Plaza de la Vista Apartments	(925) 846-4460	52	0	3	6%	\$895	\$1,025	\$1,035	\$1,295								
Pleasanton Glen	(925) 931-9310	171	0	4	2%	\$1,358	\$1,358	\$1,646	\$1,861	\$2,010	\$2,200						
Pleasanton Place	(925) 484-3609	51	0	2	4%	\$1,215	\$1,315	\$1,445	\$1,650								
Royal Garden Apartments	(925) 846-3100	57	0	1	2%			\$1,300	\$1,350								
Santa Maria Apartments	(925) 462-5850	59	0	2	3%			\$1,275	\$1,425								
Springhouse Apartments	(925) 847-9438	354	0	8	2%	\$1,249	\$1,449	\$1,599	\$1,749								
Stoneridge Apartments	(925) 463-9603	520	0	25	5%	\$1,400	\$1,715	\$2,100	\$2,265								
The Kensington	(925) 846-8882	100	31	5	5%	\$1,600	\$1,795	\$1,995	\$2,475	\$2,495	\$2,705	\$823	\$1,445	\$983	\$1,806	\$1,133	\$2,095
The Promenade	(925) 461-1948	146	68	2	1%	\$1,265	\$1,290	\$1,565	\$1,790			\$834	\$1,007	\$994	\$1,202	\$1,073	\$1,385
Valley Plaza Villages	(925) 426-0377	144	0	1	1%	\$1,329	\$2,665	\$1,836	\$3,225								
Vista del Sol Apartments	(925) 846-4974	74	0	3	4%	\$890	\$895										
Woodland Villas Apartments	(925) 484-3710	150	0	3	2%	\$1,299	\$1,319	\$1,599	\$1,680								
Total / Average:		3,912	234	3	3%			\$1,494	\$1,724	\$2,126	\$2,364	\$1,006	\$1,290	\$1,232	\$1,593	\$1,386	\$1,844

This information was collected in spring 2011 from the owners and/or property managers of the rental developments listed above (2010 data were used where 2011 data were unavailable). The table is intended to include major rental apartment complexes in Pleasanton but is not comprehensive. Information on "below market rent" (BMR) units is provided for apartment complexes that are required to rent a percentage of units at reduced rents pursuant to regulatory agreements between the City and the apartment owners. Actual rents may vary according to floor plan, amenities, and other criteria.