



PROCLAMATION CALLING A SPECIAL MEETING OF THE BERKELEY CITY COUNCIL

In accordance with the authority in me vested, I do hereby call the Berkeley City Council in special session as follows:

**Tuesday, March 10, 2026
4:00 PM**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O'KEEFE
DISTRICT 6 – BRENT BLACKABY
DISTRICT 7 – CECILIA LUNAPARRA
DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 160 609 0203**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email council@berkeleyca.gov.*

Live captioned broadcasts of Council meetings are available on B-TV (Channel 33) and via [internet video stream](#). All Council meetings are recorded.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.

Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. “Disrupting” means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.

Government Code Section 84308 (Levine Act) - *Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.*

Preliminary Matters

Roll Call:

Worksession

Public comment is limited to items on this agenda only. The public may comment on each item listed on the agenda as the item is taken up.

The Presiding Officer will request that persons wishing to speak line up at the podium, or use the "raise hand" function in Zoom, to determine the number of persons interested in speaking at that time. Up to ten (10) speakers may speak for two minutes. If there are more than ten persons interested in speaking, the Presiding Officer may limit the public comment for all speakers to one minute per speaker. Speakers are permitted to yield their time to one other speaker, however no one speaker shall have more than four minutes. The Presiding Officer may, with the consent of persons representing both sides of an issue, allocate a block of time to each side to present their issue.

Action items may be reordered at the discretion of the Chair with the consent of Council.

1. Berkeley Economic Dashboards Update

From: City Manager

Contact: Eleanor Hollander, Economic Development, (510) 981-7530

Adjournment

I hereby request that the City Clerk of the City of Berkeley cause personal notice to be given to each member of the Berkeley City Council on the time and place of said meeting, forthwith.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Berkeley to be affixed on this 5th day of March, 2026.

/s/ Adena Ishii, Mayor

Public Notice – this Proclamation serves as the official agenda for this meeting.

ATTEST:



Mark Numainville, City Clerk

NOTICE CONCERNING YOUR LEGAL RIGHTS: *If you object to a decision by the City Council to approve or deny a use permit or variance for a project the following requirements and restrictions apply: 1) No lawsuit challenging a City decision to deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) a use permit or variance may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a use permit or variance, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

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Channel 33 rebroadcasts the following Wednesday at 9:00 a.m. and Sunday at 9:00 a.m.

Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service

to the City Clerk Department at 2180 Milvia Street. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the public counter at the City Clerk Department located on the first floor of City Hall located at 2180 Milvia Street, and through the City's online records portal: <https://records.cityofberkeley.info/>.

Agendas, agenda reports, and revised/supplemental material may be accessed via the online agenda for this meeting at: berkeleyca.gov/council-agendas and may be accessed at reference desks at the following locations:

City Clerk Department - 2180 Milvia Street, First Floor
Tel: 510-981-6900, TDD: 510-981-6903, Fax: 510-981-6901
Email: clerk@berkeleyca.gov

Libraries: Main – 2090 Kittredge Street,
Claremont Branch – 2940 Benvenue, West Branch – 1125 University,
North Branch – 1170 The Alameda, Tarea Hall Pittman South Branch – 1901 Russell

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location.

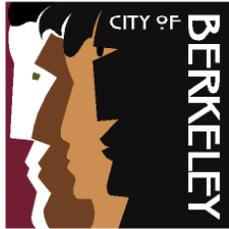
To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services specialist at ada@berkeleyca.gov, (510) 981-6418 (V), or (510) 981-6347 (TDD) at least three business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

Captioning services are provided at the meeting, on B-TV, and on the Internet. In addition, assisted listening devices for the hearing impaired are available from the City Clerk prior to the meeting, and are to be returned before the end of the meeting.

If you have obtained interpretation services for your use during a City Council meeting and would like to request assistance, please contact the City Clerk Department at (510) 981-6900, clerk@berkeleyca.gov, or in-person during the meeting.

Questions regarding public participation may be addressed to the City Clerk Department (510) 981-6900 or by email at clerk@berkeleyca.gov.



Office of the City Manager

WORKSESSION

March 10, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Eleanor Hollander, Economic Development Manager

Subject: Berkeley Economic Dashboards Update

SUMMARY

The Office of Economic Development (OED) is pleased to present the Citywide Economic Dashboard update for 2025 (Attachment 1), and the updated Commercial District Dashboards (Attachment 2).

CURRENT SITUATION AND ITS EFFECTS

Throughout 2025, the City of Berkeley continued to produce diverse economic activity, though progress by many measures has remained flat since 2024. Sales tax revenue across most industry sectors has increased slightly over the last year. The citywide ground floor inventory vacancy rate is 6.25 percent, a decrease of 1.25 percent from the rate observed in 2024. More than 365 innovation sector businesses contribute to the Berkeley economy, with more than four-fifths operating as “startups” (i.e. in the early stages of growth where the company is still undertaking ‘research and development’ or, R&D, to create a viable product, developing a prototype, raising venture capital, or adjusting their go-to-market strategy). The attached dashboards present these trends in more detail and include the latest citywide data available through the fourth quarter of 2025, much of which has been collected through on-the-ground fieldwork.

Key findings include:

- Unemployment rates increased slightly; overall job growth declined.**

Between November 2024 and November 2025, the total number of jobs located in the East Bay declined by 6,700, or 0.6 percent. The sectors with the highest year-over-year employment growth included Arts, Entertainment & Recreation (+9.2%), Education & Health Services (+4.9%), Government (+2.0%) and Real Estate & Rental Leasing (+1.6%). The countywide unemployment rate stayed the same at 4.7% in both 2024 and 2025. Berkeley’s unemployment rate rose modestly over the same period, from 4.4% to 4.7%. The statewide unemployment rate also stayed flat at 5.4%.

- The number of startups in Berkeley declined slightly, with software and healthcare and life sciences companies comprising more than two thirds of the total.** In 2025, the City of Berkeley was home to approximately 370 innovation sector businesses across software, healthcare and life sciences, clean technology, hardware, education technology, food technology, and other science, technology, engineering, and math (STEM) industries. Of these businesses, 86% qualified as startups, defined as companies developing repeatable and scalable business models to bring innovative technology products or services to market that are not yet profitable. UC Berkeley innovation and entrepreneurship programs, along with citywide coworking spaces, accelerators, and incubators, help support and nurture these early-stage companies. Software and Healthcare and Life Sciences are the two largest sectors, each representing 35% of innovation businesses, together accounting for more than two thirds of the total. Many startups in these sectors leverage artificial intelligence and machine learning to develop solutions that improve human health and longevity. The remaining innovation ecosystem consists of 13% CleanTech companies, 13% Hardware, 1% Education Technology, 1% Food Technology, and 3% other innovation industries.
- Despite 2025 being another challenging year for fundraising globally, five Berkeley startups were acquired, several companies secured sizable venture capital (VC) investments, and 20 startups received government and philanthropic R&D grants.** Pitchbook reports that “2025 recorded the lowest VC fundraising total since 2018” and artificial intelligence (AI) accounted for nearly two thirds of it, driven by a small number of large deals. Despite the odds, **88 Berkeley startups raised more than \$1.5 billion** in 2025 (an uptick from 2024), though **more than half of this** (53%, \$812M) – is **accounted for by the 3 largest deals**: Rigetti Computing, KoBold Metals, and Terabase. In fact, most of the venture and seed financing deals were small: only about one-fifth (22%, or 15 of the 69) of the deals exceeded \$20M. The median sized deal was for \$6.75M; the most common deal size (mode) was \$10M; and the majority (40 deals, 58%) were \$10M or less each.

Some of the notable investments in Berkeley startups included:

- o **KoBold Metals** (*HQ in Berkeley*) raised \$280 million to continue advancing its mineral exploration and development projects using its proprietary AI platform. These minerals (specifically copper, lithium, nickel, and cobalt) are essential for the clean energy transition.
- o **Rigetti Computing** raised \$350 million in its second public offering on the Nasdaq Stock Exchange (RGTI) to accelerate the commercial scale-up of its quantum computers. Globally, the United Nations deemed 2025 “the

year of quantum” and locally OED arranged for a STEM CareerX tour with Berkeley High School (BHS) students at Rigetti’s Berkeley headquarters in mid-2025.

- **Terabase** raised \$147 million to accelerate construction of utility-scale solar energy plants using the company’s AI/robotics-assisted assembly line from their downtown Berkeley headquarters in the Dharma College Center.

In 2025, the most common deals were in the tech (software) and healthcare/biotech areas. Five Berkeley companies also had a profitable exit in 2025: Urban Footprint, Arroyo, Meso, Read.cv, and Terrafuse AI were all acquired. Twenty Berkeley companies were also awarded **nearly \$40M in new R&D grants in 2025** (more than 2024!), including grants from the NIH, NSF, US Air Force, DoE, among others. Berkeley company Magnetic Tides received 3 NIH grants (valued at nearly \$8.5M) to use non-invasive brain stimulation to help patients with neurological and psychiatric disorders including enhancing motor function in chronic stroke patients and treating depression). Ray Therapeutics received \$8 million of grant funding from California Institute for Regenerative Medicine to support the company's ongoing clinical development of a drug (RTx-015) for the treatment of retinitis pigmentosa, a progressive and debilitating inherited retinal disease that leads to blindness. In 2025, *PitchBook*, a database that provides information and research on private capital markets and tools for portfolio management, [ranked UC Berkeley #1](#) in venture-funded startups founded by undergraduate alumni for the third year in row.

- **Office and lab vacancy rates in Berkeley increased.** Overall office availability in Berkeley rose to 16.5% in Q3 2025 from the 14% observed in Q3 2024, though the figure is significantly lower than the 27.9% vacancy observed in neighboring Oakland. Asking rents for high quality office space in Berkeley stayed relatively consistent and were at \$3.43 per square foot in Q3 2025 (a slight increase from 2024). Lab space in Q3, despite expanded inventory, remained at a premium in Berkeley, commanding rents of \$6.61 per square foot (down slightly from \$6.92 per square foot a year prior). The vacancy rate for Berkeley lab space is 51.6%, which has risen sharply in Berkeley in recent years, owing to the increase of new inventory from the Berkeley Commons development at 600 Addison Street (539,000 square feet total).
- **Average citywide ground floor commercial vacancy rates are down just slightly.** Based on field data collected from September–November 2025, the citywide ground floor commercial vacancy rate decreased from last year (down from 7.5% to 6.25%). In 2025, almost all commercial districts saw a decrease in storefront vacancy rates except for the San Pablo and Telegraph districts which

saw an increase in vacancies. San Pablo went from 7.1% in 2024 to 8.44% in 2025 and Telegraph went from 9.9% in 2024 to 10.45% in 2025. Downtown saw a decrease in vacancy rate from 10.9% to 9.68%; Elmwood went from 6.9% in 2024 to 1.35% in 2025; the North Shattuck and Solano districts saw slight decreases in vacancy rates (North Shattuck went from 2.0% to 1.72% and Solano went from 2.1% to 2.05% in 2025). South Berkeley went from 8.9% in 2024 to 6.76% in 2025; University went from 7.7% in 2024 to 3.34% in 2025; Neighborhood Commercial or “C-N” districts went from 2.8% to 1.58% in 2025 and West Berkeley went from 6.5% to 5.0% in 2025. In addition, many pending development projects in Downtown Berkeley (recorded in the database as “other non-retail: leased or pending development”, rather than “vacant”) represent close to 204,399 square feet of space and encompass more than 52 spaces of commercial inventory in flux in the city’s central business district. The presence of these spaces in 2025 continues to make the *perception of vacancy* in the downtown core feel much greater.

- **Occupancy by retail businesses, as a share of total ground floor square footage, held steady.** The *Business and Professional Services* category decreased two tenths of a percent as a proportion of total commercial inventory from 2024 (now at 6.5%). *Arts, Entertainment & Recreation* decreased its share of total square footage with a drop of three tenths of a percent (now at 4.5%). *Personal Services* occupancy has increased ever so slightly from 8.6% in 2024 to 8.7% in 2025, along with *Public/Nonprofit Entities* which increased to 7.7% this year from the 6.6% of inventory observed in 2024. Some neighborhood commercial districts including Downtown, North Shattuck, and Solano saw little change in *Retail* square footage over the last year, whereas Elmwood saw a larger 2% increase in *Retail* occupancy (now at 33%). Businesses in the *Food & Beverage* category saw a slight (one tenth of a percent) increase to occupy 12.6% of total ground floor square footage in the city in 2025.
- **In 2025, the City of Berkeley’s sales tax revenue increased modestly compared to 2024.** Year-to-date through the second quarter of 2025, annual sales tax revenue rose 0.2%, from \$18.89 million to \$18.92 million. Over the same period, Alameda County reported a 1.3% increase to \$391 million, while California experienced a 0.04% decrease to \$9.373 billion. Second-quarter 2025 sales tax revenue totaled \$4.04 million, a 5% increase over the same quarter in 2024 (\$3.94 million). The *Retail* and *Food and Beverage* subsectors were the largest contributors, accounting for 40% and 37% of total sales tax revenue, respectively. While most sectors recorded year-over-year gains in the second quarter, *Personal Services* experienced the largest increase (122%), driven primarily by gas station sales. The only decline occurred in the *Retail* category, where sales tax collections decreased 4% year over year.

- The housing market softened with lower sales volume, flattening rental costs and a modest decrease in Berkeley home sale prices year over year.** The median sale price of a single-family home in December 2025 was \$1.265M and Berkeley's home prices decreased by 3.8% over the same period. Forty-six single family homes were sold in Berkeley in December 2025, with an average of 28 days on the market. In the past five years (2021-2025), the median price of single-family homes in Berkeley hit an all-time high (\$1.81M) in April 2022. For rentals, between December 2025 and the year prior (December 2024), Berkeley's rents for studio apartments increased by 6%, rising to an average of \$2,057 (from \$1,928) per month. Rents for units with multiple bedrooms stayed flat or decreased slightly.
- The City of Berkeley's Office of Economic Development (OED) continues to employ a wide range of approaches to support local economic sustainability.** The City's Small Business Revolving Loan Fund (RLF) and COVID-19 Resiliency Loan Program (RLP) have 25 active loans to Berkeley businesses totaling over \$962,000 in outstanding principal. Both the RLF and RLP programs continue to be a favorable source of capital for Berkeley's small businesses, and both funds are serviced by Working Solutions, a CDFI lender. In addition, OED's Civic Arts Grants Program continues to support Berkeley's individual artists, arts organizations, and community festivals. In 2025, the Civic Arts Grants program funded 10 individual arts projects (\$50,000 total awarded), 29 festivals (\$158,000 total awarded), and 72 arts organizations (\$449,714 total awarded). Today, the total Civic Arts grants award program is valued at more than half a million dollars (\$660,000).

Other efforts include the development of a sophisticated marketing campaign to increase visibility, sales, and recognition for local Berkeley enterprises and their employees. In 2025, the [#DiscoveredinBerkeley campaign](#) continued to spotlight exceptional, values-driven Berkeley companies that make Berkeley residents, business owners, community members, and workers proud. To date, the campaign has made nearly 4.6 million impressions and registered more than 187,000 concrete engagements online.

In 2025, OED continued to offer assistance with Green Business Certification and expanded support for sustainable business networks, including Berkeley's six formal Business Improvement Districts (BIDs) and numerous merchant organizations citywide. That same year, the *Keep Innovation in Berkeley* zoning update went into effect, enabling over-the-counter zoning approvals for research and development (R&D) uses under 20,000 square feet in key commercial corridors near campus, while also reducing restrictions on where laboratories using Biosafety Level 2 organisms may locate. In addition, the new Manufacturing - Research and Development (M-RD) zoning district was

established to encourage redevelopment of the 11.5-acre site in West Berkeley at the former Berkeley Forge & Tool and Pacific Steel Casting plant at Gilman Street and Eastshore Highway. The M-RD zoning district supports a wide range of modern manufacturing activities and positions the site for long-term economic revitalization. These changes increase opportunities for firms seeking to establish or expand operations in Berkeley.

In September of 2025, in partnership with the Berkeley Chamber of Commerce, OED revived the Small Business Forum with the theme “*doing business in uncertain times*.” Over 100 Berkeley businesses attended and learned about the unique programs the City offers registered Berkeley businesses. Attendees also received expert guidance on marketing resources ([Visit Berkeley](#), [Berkeley Chamber](#), [Discovered in Berkeley](#) and the [Green Business Network](#)), access to capital ([Working Solutions](#)), disaster preparedness ([Berkeley Office of Emergency Services](#)) and succession planning ([Project Equity](#)). The event offered valuable insights, practical tools, and connections to help Berkeley’s small businesses adapt and thrive.

As part of the Berkeley Startup Cluster's *Berkeley Ventures, Berkeley Values* initiative, OED also worked to deepen and diversify Berkeley’s talent pipeline by arranging 200 Berkeley High School student-visits at 10 “STEM CareerX Tours” at Berkeley companies in 2025. The tours, organized in partnership with the Institute for STEM Education at Cal State University, provided an opportunity for students to see how their science, technology, engineering and math (STEM) skills apply in the workplace.

BACKGROUND

Since 2015, OED has consistently released two companion publications, the *Citywide Economic Dashboard* and *Commercial District Dashboards*, which analyze a wide variety of economic trends and indicators in Berkeley. Attached to this report is the updated version of the Citywide Economic Dashboard and Commercial District Dashboard with data through December 2025 (Attachments 1 and 2). These dashboards are designed to make current economic and community data and information more accessible to Council, City staff, and community stakeholders. Providing this information also allows investors to evaluate potential markets and provides vital information for policy-makers to better direct different social and economic programs. OED will continue to update these dashboards on an annual basis, as staffing allows, and has posted the most recent version on the City’s website at: <https://berkeleyca.gov/doing-business/economic-development/economic-dashboards-and-reports>.

To produce these publications, OED staff compiled and analyzed a wide variety of data sources including the Monthly Labor Force “LMI” Data (California Employment

Development Department), the Employment Development Department's (EDD) Quarterly Census of Wage and Employment Data (QCEW), commercial real estate data (Newmark Cornish & Carey, JLL), housing market data (Berkeley Rent Stabilization Board, Multiple Listing Service (MLS), CoStar, and Redfin) and sales tax data (Avenu/MUNIServices). Staff also analyzed data from City databases including business licenses, building permits and planning permits. Information on Berkeley startups and other innovation companies was obtained from Pitchbook, Crunchbase, LinkedIn, the U.S. Small Business Administration, tech industry news sources, and direct communications with businesses or the [Berkeley Startup Cluster](#)'s partners including UC Berkeley, the Berkeley Lab, and Berkeley's startup incubators, accelerators and coworking spaces such as SkyDeck, Bakar Labs, LAUNCH, and Bonnevill Labs. Finally, in the third and fourth quarter of 2025, OED staff updated its field occupancy survey of ground floor commercial spaces in Berkeley commercial districts (Attachment 2). These publications support the City of Berkeley's *Strategic Plan*, advancing our goal *to be a customer-focused organization that provides excellent, timely, easily-accessible service and information to the community*.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

Many of the City's environmental sustainability goals are tied to the overall health of the City's economy. The continued pursuit of sustainable economic goals, represents a source of resilience for Berkeley.

POSSIBLE FUTURE ACTION

OED staff will, as directed by Council through previous and future referral items, partner with other City departments and community organizations to implement programs and policies that foster a dynamic, diverse, sustainable, and locally based economy.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Actions that facilitate increased economic activity may increase revenues related to the transit occupancy tax, business license tax, sales tax, and property tax, and thus have a positive fiscal impact on the city.

CONTACT PERSON

Eleanor Hollander, Economic Development Manager, (510) 981-7536
Elizabeth Redman Cleveland, Office of Economic Development, (510) 981-7532
Vincent McCoy, Office of Economic Development, (510) 981-7043
Reuel Cooke, Office of Economic Development (510) 981-2490

Attachments:

- 1: Citywide Economic Dashboard
- 2: Commercial District Dashboards



City of

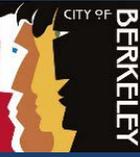
BERKELEY



2025 Economic Dashboard
Office of Economic Development

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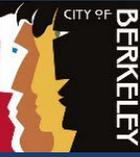
Citywide Economic Dashboard



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Demographic Profile – People & Economy

City of Berkeley | 2025



121,749

Population



33.4

Median age



47,862

Total households



\$103,727

Median household income



54%

Employment rate



4.7%

Unemployment rate



13,400

Businesses



\$4.5B

Spending power

Demographic Profile – Housing & Education

City of Berkeley | 2025



54,202

Housing units



45.9%

Homeownership rate



\$1,227,500

Median home sale price



60%

Renter-occupied households



75.2%

Bachelor's degree or higher (age 25+)



42.6%

Graduate or professional degree



45,882

UC Berkeley student enrollment

Employment Activity



East Bay job growth by sector & unemployment trends

Year-over-Year Change in East Bay Employment by Sector (Nov. 2024 – Nov. 2025)

Sector (in the East Bay)	% Change Year over Year	% of Total East Bay Jobs
Arts, Entertainment & Recreation	9.2%	1.7%
Educational & Health Services	4.9%	20.8%
Government	2.0%	1.6%
Real Estate & Rental & Leasing	1.6%	14.5%
Retail Trade	-0.3%	8.9%
Transportation & Warehousing	-0.4%	3.9%
Architectural, Engineering & Related Services	-0.6%	1.5%
Leisure and Hospitality	-2.3%	9.0%
Construction	-2.6%	6.1%
Administrative & Support Services	-4.0%	4.7%
Accommodation & Food Services	-4.6%	7.3%
Manufacturing	-5.4%	8.0%
Computer Systems Design & Related Services	-6.1%	1.4%

Job Growth

Between November 2024 and November 2025, the number of jobs located in the East Bay declined by 6,700 jobs, a decrease of 0.6%. Job losses were concentrated in *professional services* and *manufacturing*, while job growth was narrowly driven by *health care* and *social assistance*.

Despite overall declines, *private education* and *health services* added **11,600 jobs**, accounting for roughly **90 percent** of the region's net year-over-year growth.

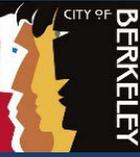
Unemployment Rates show slight increase year-over-year:

	2024	2025
California	5.4%	5.4%
Alameda County	4.7%	4.7%
Berkeley	4.4%	4.7%

Source: Labor Market Information (LMI-EDD) for East Bay (Alameda and Contra Costa Counties), December 2025.

Employment Activity

Largest employers



Top 25 Berkeley Employers (# of employees)

COMPANY	SECTOR
BACKROADS, INC.	RECREATION
BAYER CORP	BIOTECH
BERKELEY BOWL PRODUCE, INC.	FOOD AND BEVERAGE
BERKELEY CEMENT, INC.	CONSTRUCTION
BERKELEY CITY COLLEGE	EDUCATION
BERKELEY REPERTORY THEATRE	ARTS & ENTERTAINMENT
BERKELEY UNIFIED SCHOOL DISTRICT	EDUCATION
BOICHIK BAGELS	FOOD AND BEVERAGE
CITY OF BERKELEY	GOVERNMENT
FIELDWORK BREWING CO	FOOD AND BEVERAGE
FORESIGHT MENTAL HEALTH	HEALTHCARE
FORM ENERGY, INC.	MANUFACTURING/TECHNOLOGY
INSIGHT HOUSING	SOCIAL SERVICES
KAISER PERMANENTE MEDICAL GROUP, INC.	HEALTHCARE
LAWRENCE BERKELEY NATIONAL LAB	LABORATORY
LIFELONG MEDICAL CARE	HEALTHCARE
OC JONES & SONS	CONSTRUCTION
SUTTER HEALTH	HEALTHCARE
TARGET CORP	RETAIL
TECHNICAL SAFETY SERVICES, INC	BIOTECH/MANUFACTURING
THE WRIGHT INSTITUTE	EDUCATION
UNIVERSITY OF CALIFORNIA	EDUCATION
UPSIDE FOODS	BIOTECH/R&D
WHOLE FOODS MARKET CALIFORNIA INC	FOOD AND BEVERAGE
YMCA OF THE CENTRAL BAY AREA	RECREATION

Berkeley's top 25 employers are reflective of the city's diverse economy. Top employers include four in the healthcare sector and four in the education sector, including UC Berkeley, one of the city's main economic engines. There are also a few large private sector corporations in Berkeley, notably Bayer, Target and Whole Foods. *New to the top 25 list in 2025: Form Energy, a manufacturing and technology company and Boichik Bagels.*



2025 Performance Overview

In 2025, Berkeley outperformed neighboring cities, **ranking first in occupancy and second in ADR**, behind only San Francisco. It was one of just two markets to record growth in demand, occupancy, and revenue, reflecting a strong and balanced hospitality market.

Demand Drivers and Citywide Activation

- The [Bioneers Conference](#) attracted nearly **2,000 visitors** to Downtown Berkeley in March 2025 and will return March 26-28, 2026.



- The **11th annual Berkeley Restaurant Week** highlighted more than **50 local restaurants**, supporting visitation during the spring shoulder season.



Visitor Marketing and Business Support

- [VisitBerkeley.com](#) pages including the [Event Calendar](#), [Food & Drinks](#), and [Where to Stay](#), continue to promote leisure travel.
- The [Berkeley Bucks](#) e-gift card program generated **\$16.5K** in redemptions in 2025, supporting local business.

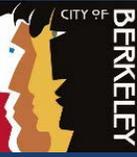


Hotel Occupancy & Inventory

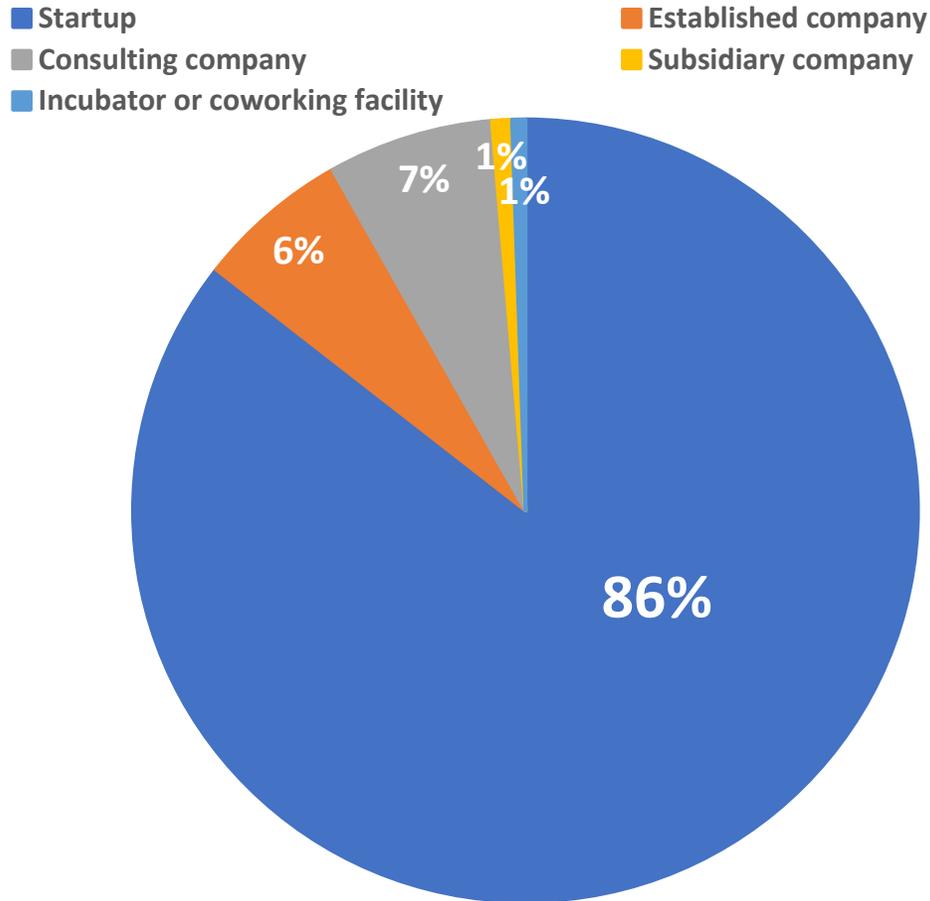
- Berkeley hotel occupancy remained higher than other Bay Area cities, supported by **1.6 million overnight visitors** and **\$160.8 million in visitor spending**.
- **Average occupancy** increased slightly from 71.0% in 2024 to **71.5% in 2025** with weekend nights driving peak demand.
- The **average daily rate** rose to **\$190**, reflecting continued pricing strength.
- **Hotel revenue** reached **\$76 million**, representing a **3.3% increase** over 2024.
- Domestic visitors stayed an average of **3.3 nights**, with **~79.5% of staying overnight**. Nearly half of visitors originated from California, followed by Texas, Florida, Illinois, and Pennsylvania.

Sector Snapshots

Startups & innovation businesses



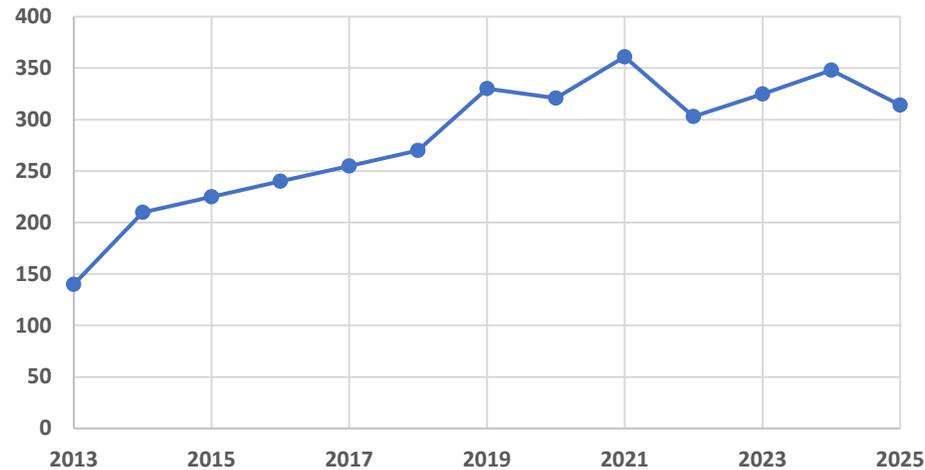
INNOVATION COMPANIES BY GROWTH STAGE



Berkeley has almost 370 innovation companies citywide; the vast majority are startups (86%).

Pitchbook ranked UC Berkeley #1 in venture-funded startups founded by undergrad alumni from any university worldwide AGAIN.

NUMBER OF STARTUPS BY YEAR*

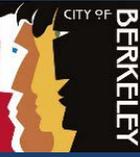


*Companies defined as startups are for-profit businesses that sell innovative technology products or services OR substantively use innovative technologies to develop and manufacture their products or provide their services AND are developing repeatable and scalable business models that aren't yet profitable.

Sources: City of Berkeley Office of Economic Development (OED), UC Berkeley IDIRA, Pitchbook

Sector Snapshots

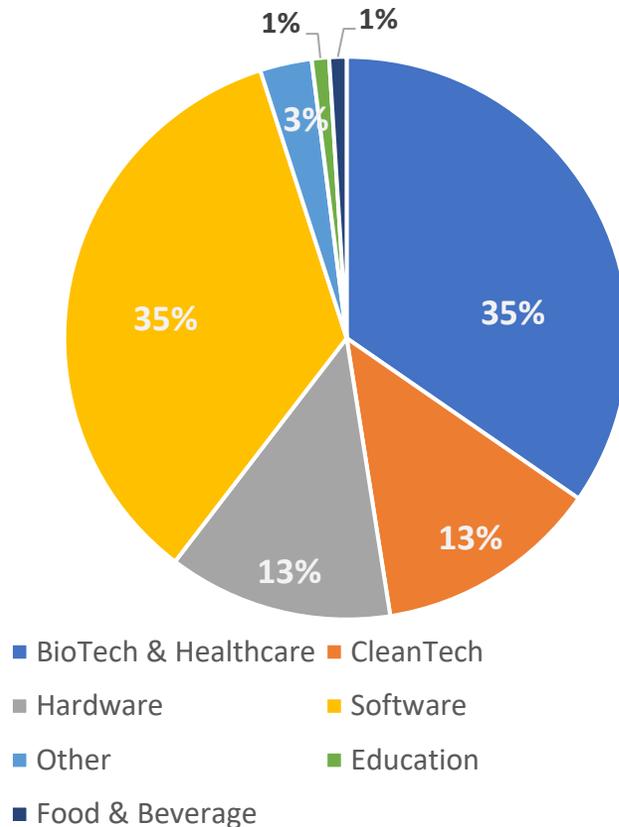
Startup sectors & wealth creation



Despite another tough year for fundraising, **5** Berkeley startups were acquired and **88** raised:

- **\$1.54 B** in public offerings, venture and seed capital
- **\$39.6 M** in government R&D grants

INNOVATION COMPANIES BY INDUSTRY



Berkeley Innovation Sector 2025 Fundraising Highlights

- **rigetti**: \$350M in a second public offering on the Nasdaq to accelerate the commercial scale-up of its quantum computers
- **KoBoldMetals**: \$280M to continue using AI tools to search for critical metals needed for the clean energy transition (copper, lithium, nickel, cobalt).
- **Terabase**: \$147M to accelerate construction of utility-scale solar energy plants using AI/robotics-assisted technologies
- **MagneticTides**: \$8.5M in NIH R&D grants to use non-invasive brain stimulation to help patients with neurological and psychiatric disorders

Sector Snapshots



Local impact of UC Berkeley's entrepreneurship initiatives

180

UC Berkeley-Affiliated Startups

130

UCB Innovation & Entrepreneurship Initiatives

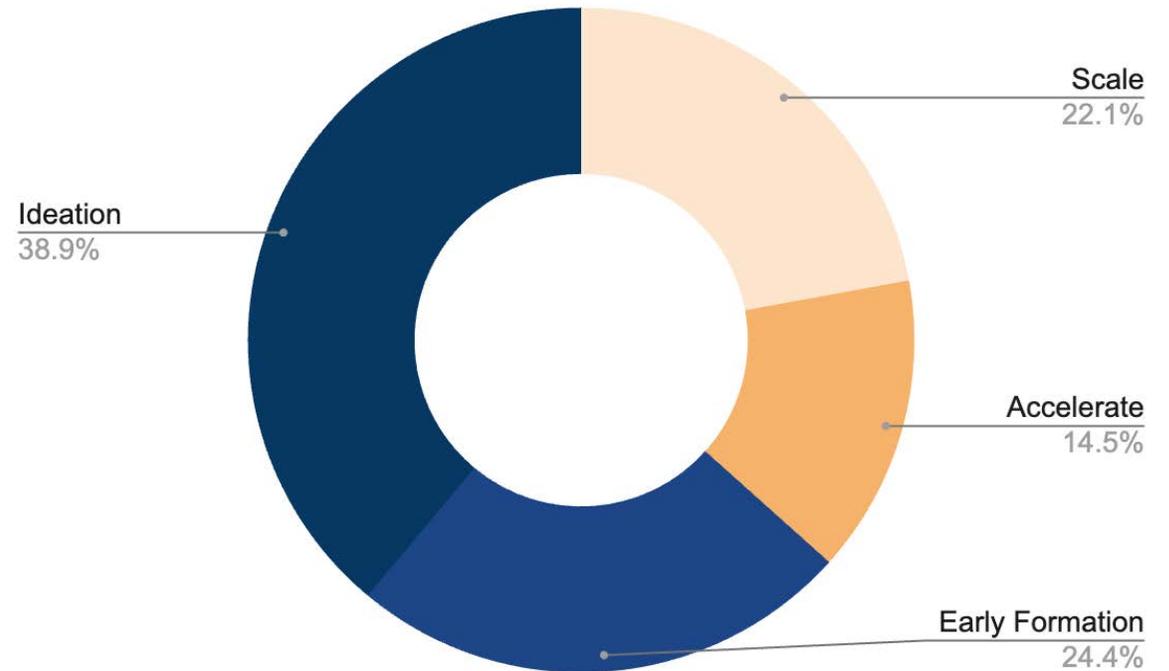
2.05x
Total Employment
Multiplier

City of Berkeley
500 - 640
Jobs

\$100 - \$130
Million
Payroll

\$200 - \$250
Million
Economic Impact

Innovation & Entrepreneurship Programs equip entrepreneurs from early formation to scale



Source: UC Berkeley Institute for Business Innovation Economic Impact Report FY 2024-2025 Data

Commercial Activity

Trends & transactions - office

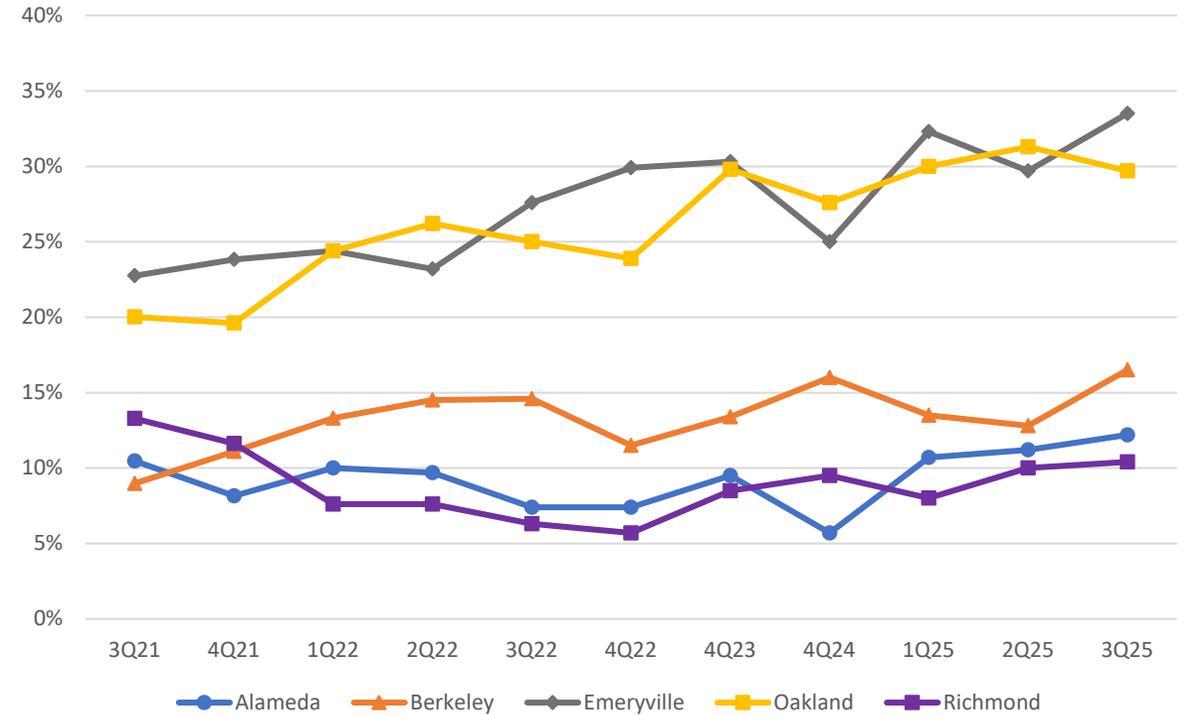


The number of office jobs in the East Bay has yet to recover to pre-pandemic levels, with about 30 thousand fewer office-using jobs. Office-based employment is just below early 2015 levels. Leasing activity by square footage is on track to reach its highest level since 2021. This along with a slight decrease in vacancy is a positive sign that underscores strengthening demand and growing confidence in the market. Tenant demand continues to focus primarily on spaces 10,000 square feet or less, highlighting sustained interest from small to mid-sized companies.

Source: Newmark Cornish & Carey, 3Q25 Greater Oakland Office Market Reports

Q3 2025 Office Market, Berkeley	Indicators
Total Inventory	2,945,215
Availability Rate	16.5%
Average Asking Rent	\$3.38/ SF

Office Availability Rate, East Bay Cities Q3 2021 – Q3 2025



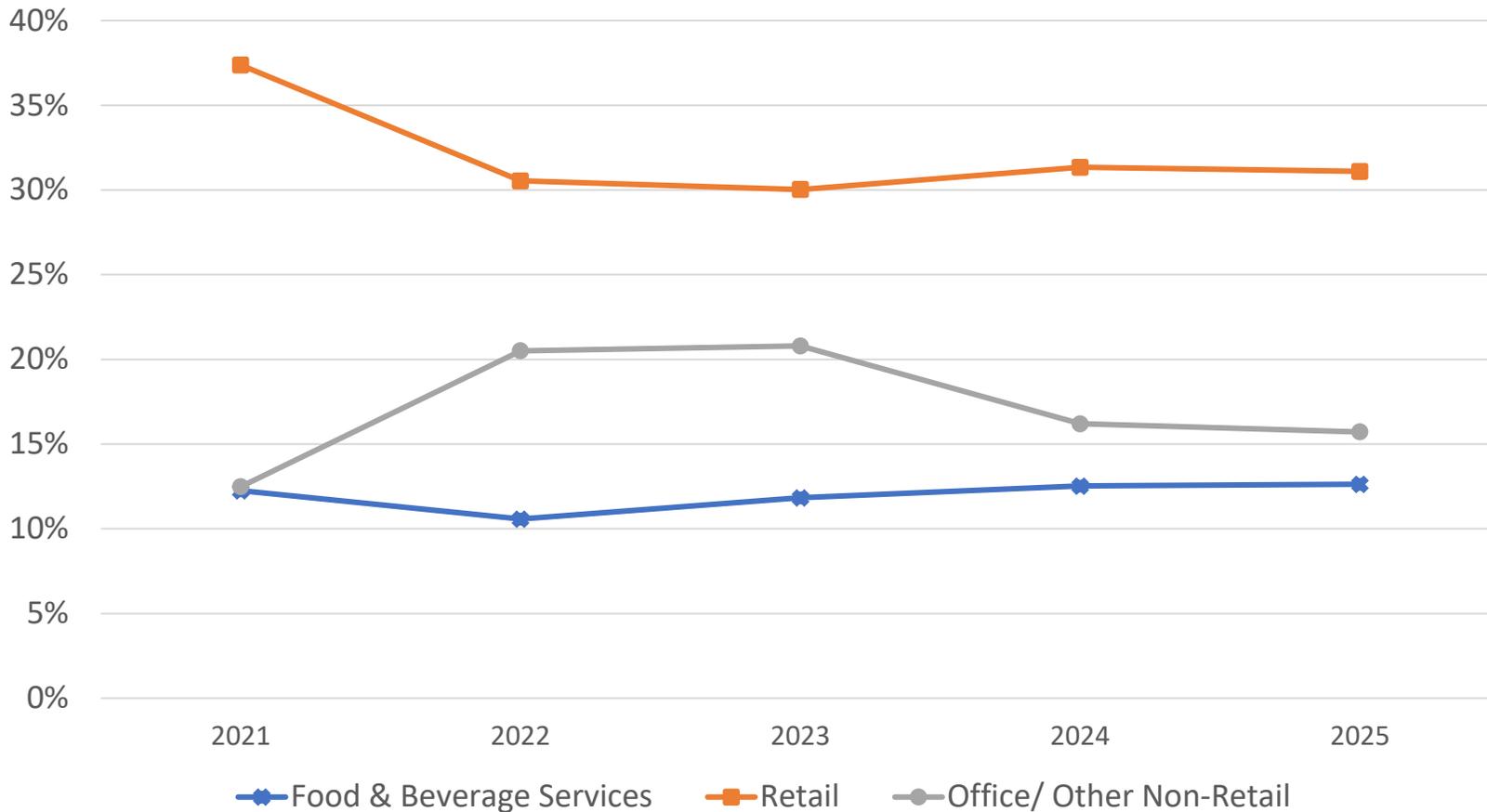
Source: Newmark Cornish & Carey, 3Q25 Greater Oakland Office Market Report

Commercial Activity



Trends & transactions – commercial inventory

Citywide Commercial Inventory by Select Categories & Square Footage, 2021-2025



Together, three sectors (*Food & Beverage, Retail, and Office/Other Non-Retail*) comprised 59.4% of total 2025 ground floor commercial inventory. Pending developments recorded in the *Office/Non-Retail* category have dropped to (15.7%) since the peak of 2023 (20.8%), as some development projects were completed and opened for occupancy in the past year. In 2025, both *Retail* and *Food & Beverage* as a percentage of total square footage were mostly unchanged from the year prior (both changed by a tenth of a %), but *Retail* as a total percentage of ground floor inventory has trended downward since 2021. The *Personal Services* category at 8.7%, *Business & Professional Services* (6.5%) and *Public and Non-Profit Entities* at 7.7% were the next largest categories by square footage.

Commercial Activity

Business district vacancy rates



***Typical commercial district storefront vacancy rates range from 5-15% due to natural market churn. Proposed and pending development projects throughout the city have an impact on vacancy rates.**

Photos: Top: Café Brusco; Bottom: Green Leaf Market

Citywide, the ground floor commercial vacancy rate has decreased to **6.25%***, a drop of 1.25% since Q4 2024. Almost all commercial districts saw a decrease in storefront vacancy rates with the exception of the San Pablo and Telegraph districts which saw an increase in vacancy rates.

Vacancy Rates by District, Calculated by Square Footage, 2020-2025

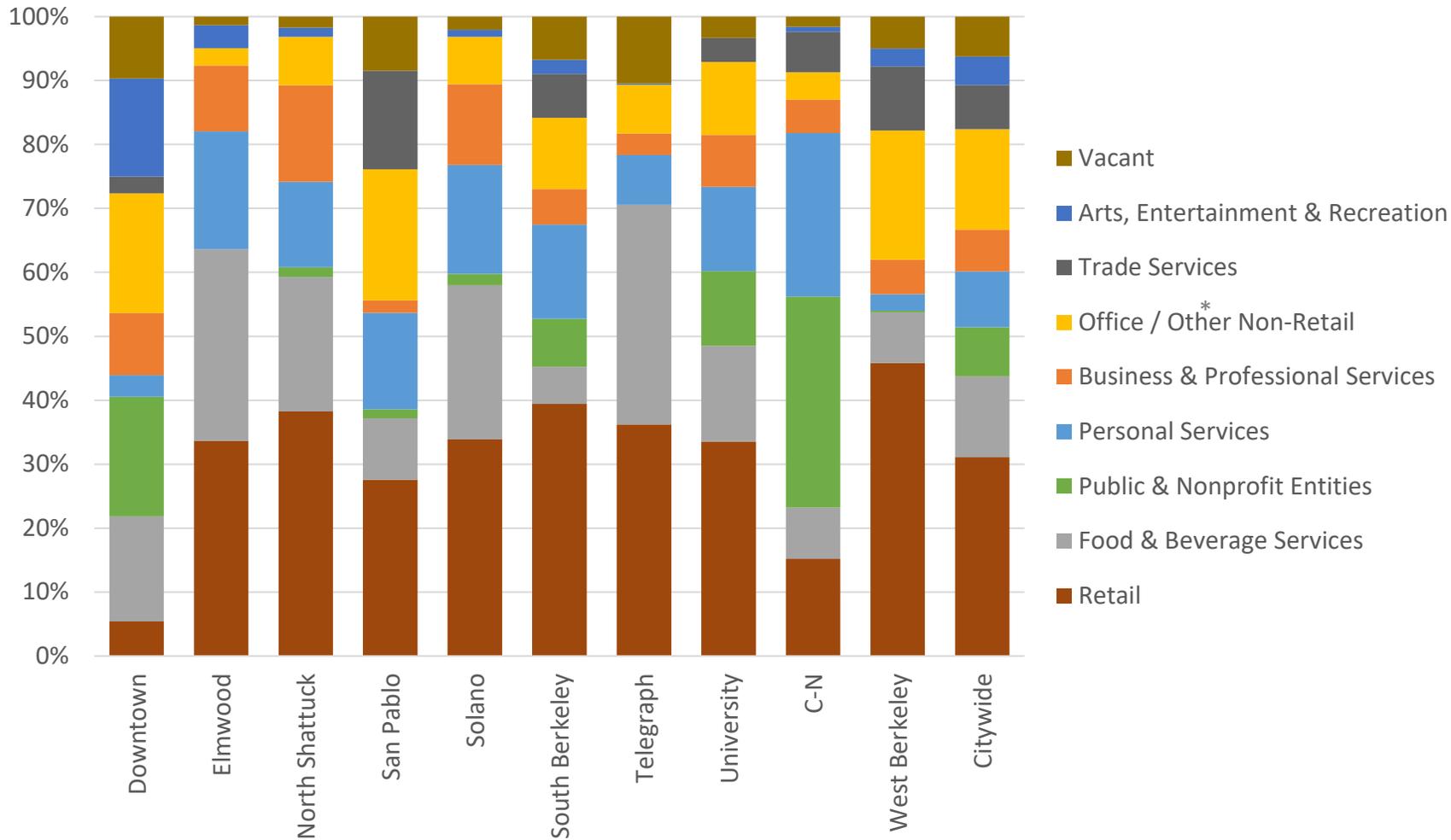
District	2021	2022	2023	2024	2025	Year Over Year Change
Downtown	15.7%	11.9%	10.8%	10.9%	9.68%	↓
Elmwood	10.9%	7.7%	6.2%	6.9%	1.35%	↓
North Shattuck	4.3%	4.3%	1.9%	2.0%	1.72%	↓
San Pablo	7.9%	10.8%	15.5%	7.1%	8.44%	↑
Solano	4.4%	3.7%	2.6%	2.1%	2.05%	↓
South Berkeley	8.8%	11.8%	19.2%	8.9%	6.76%	↓
Telegraph	12.6%	8.5%	9.3%	9.9%	10.45%	↑
University	9.1%	12.8%	17.7%	7.7%	3.34%	↓
Neighborhood Commercial (C-N)	3.2%	2.3%	2.6%	2.8%	1.58%	↓
West Berkeley	4.7%	5.2%	2.2%	6.5%	5.0%	↓
Citywide Avg.	8.3%	8.4%	8.1%	7.5%	6.25%	↓

Commercial Activity

Ground floor space occupancy by business type



Ground Floor Commercial Occupancy By Category, 2025 Q4



- **Retail** comprises the most significant percentage (31%) of ground floor space across Berkeley commercial districts, with **Food & Beverage** also representing a large portion (13%) of occupancy, especially in the Telegraph, Elmwood, Solano, and North Shattuck districts.
- **Downtown, West Berkeley and San Pablo** have the dominant share of Office/Other Non-retail (18%, 20% and 20%) due to the high level of development activity (“leased or pending development” is included in this category).
- **West Berkeley** (including 4th Street) has the highest concentration of Retail (46%).
- **C-N** has the highest rate of Personal Services (21%), followed by **Elmwood** (18%) and **Solano** (17%).

Commercial Activity

Future development



Innovative Genomics Institute (IGI) – Bakar Labs



Bakar Labs for Energy & Materials

New Buildings Status

UC Berkeley is now the largest rate payer to the Downtown Berkeley BID* – with a number of planned and recently completed projects surrounding the campus are providing spaces to conduct research, learn, and live.

Flying Horse Investments purchase of the long vacant Shattuck Plaza Retail block will renovate and revitalize it with new shops.

Berkeley Commons remains unoccupied and efforts to find tenants are ongoing.

* **BID** – Business Improvement District, a fund that supplements public services within geographically defined boundaries.



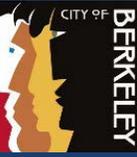
Aerial view fronting Aquatic Park



Shattuck Plaza Retail Frontage – Flying Horse Investments

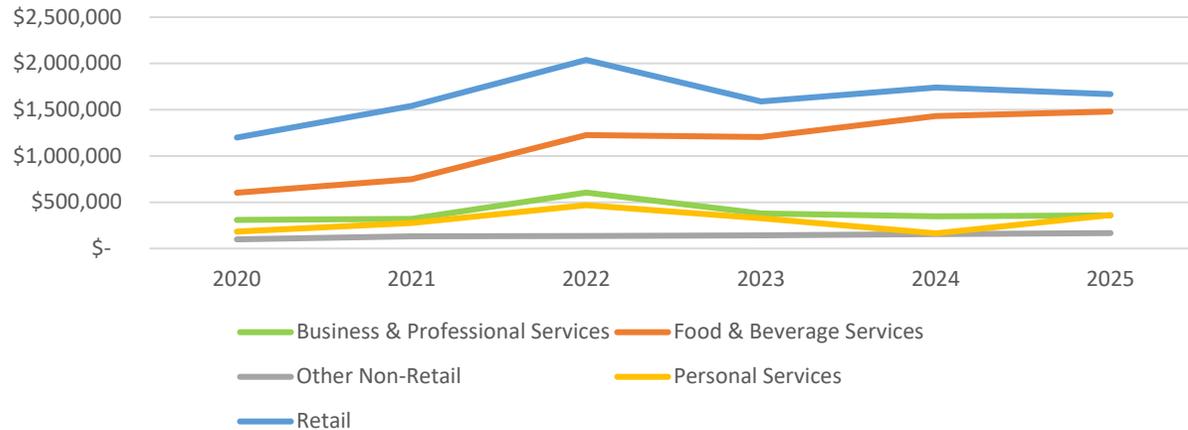
Commercial Activity

Sales tax revenue trends

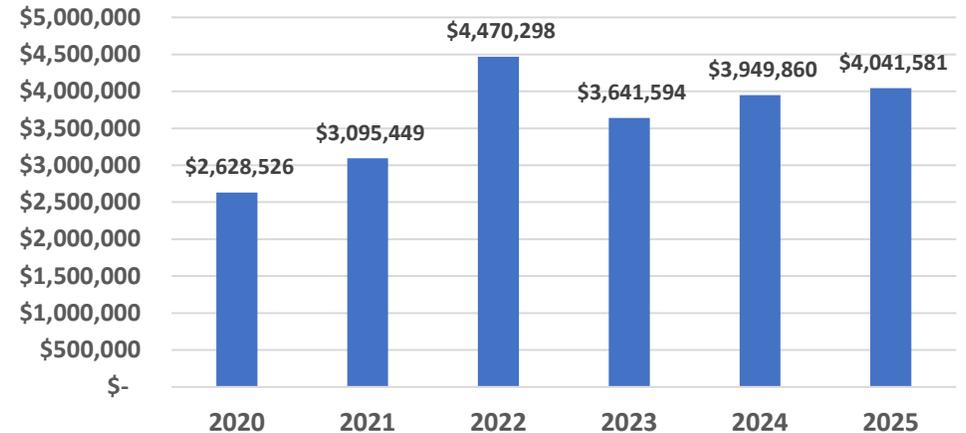


Total Annual Sales Tax Revenue (Q2 + previous three quarters)	July '23 to June '24	July '24 to June '25	% Change (Year over Year)
City of Berkeley	\$18,893,092	\$18,922,439	.2%
Alameda County (total including cities)	\$385,954,179	\$391,157,971	1.3%
State of California	\$9,376,883,707	\$9,373,547,594	-0.04%

Berkeley Q2 Sales Tax Revenue by Business Category



Total City of Berkeley Q2 Sales Tax Revenues



Source: MuniServices, Quarter 2 (Apr-June) 2020 to 2025, Nominal Values

In Q2 2025, *Retail* remained the largest contributor to Berkeley’s sales tax revenue (40 percent), followed by *Food & Beverage* (37 percent). Sales tax revenue increased 5 percent compared to Q2 2024, with growth observed across most business categories. *Personal Services* experienced the largest increase (122 percent), driven primarily by gas station sales. The only decline occurred in the *Retail* category where collections decreased by 4 percent year-over-year.

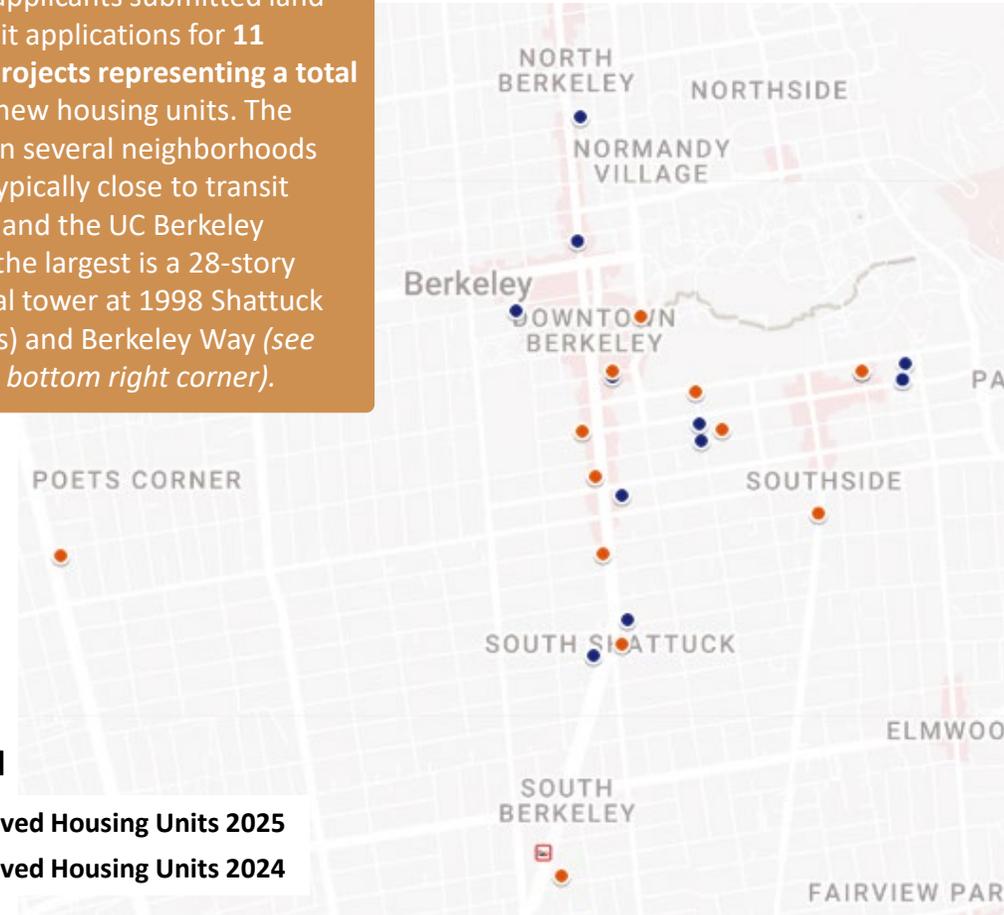
Housing



Development pipeline & construction

Berkeley's Large Residential Developments, Approved 2004 & 2025

In 2025, applicants submitted land use permit applications for **11 distinct projects representing a total of 1,687 new housing units**. The plans span several neighborhoods and are typically close to transit corridors and the UC Berkeley campus, the largest is a 28-story residential tower at 1998 Shattuck (599 units) and Berkeley Way (see image on bottom right corner).



Pipeline & Construction Highlights

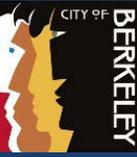


Sources: City of Berkeley Department of Planning and Development, December 2025; Map OED.

Source: SF YIMBY
Page 28

Housing

rental costs & sale prices



Home sales soften, sale prices decrease, rental prices flatten

In 2025, Berkeley's housing market reflects stabilization rather than growth. There were 46 single family homes sold in December of 2025, up from 37 in December of 2024. Home prices for single family homes remain high but have leveled off following post-pandemic exuberance in 2022, and rental prices, particularly for 3 bedrooms, and 1-bedroom apartments are down slightly from their 2024 peak.

Median Sale Price, Single-Family Homes, Dec. 2025

Alameda	\$987,500
Albany	\$1,125,000
Berkeley	\$1,265,000
El Cerrito	\$1,194,500
El Sobrante	\$575,000
Emeryville	\$439,000
Oakland	\$700,000
Richmond	\$635,000
Piedmont	\$2,375,000
San Leandro	\$775,000

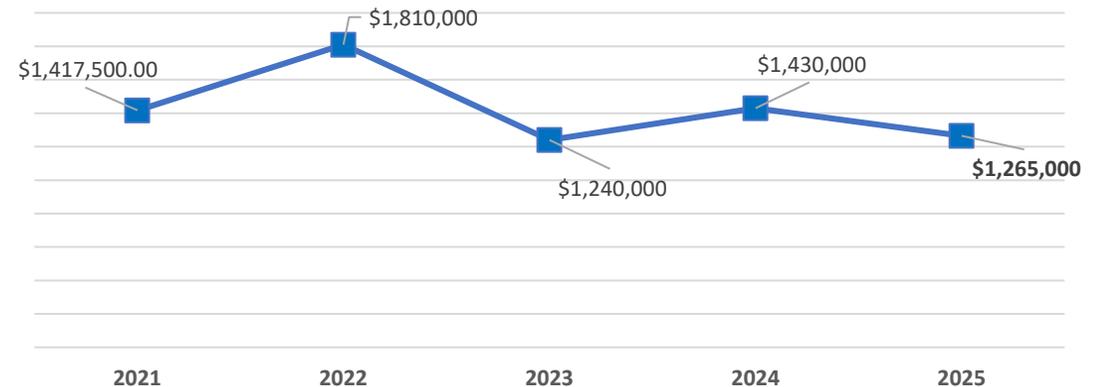


Source: Realtor.com

Monthly Median Rents By Unit Type, 2021-2025



Median Sale Price, Single Family Homes, 2021-2025



Sources: Redfin, Apartment List, Zumper, MLS, Rent Cafe, and City of Berkeley Rent Stabilization Board



OED efforts to support local economic sustainability

Financing small businesses through the Revolving Loan Fund & Resiliency Loan Program



Revolving Loan Fund Portfolio (RLF)	Active Loans
Number of RLF Loans	7
RLF \$ Deployed	\$616,000

Source: Berkeley OED, Working Solutions December 2025

COVID-19 Resiliency Loan Program Portfolio (RLP)	Active Loans
Number of RLP Loans	18
RLP \$ Deployed	\$346,000

Source: Berkeley OED, Working Solutions, December 2025

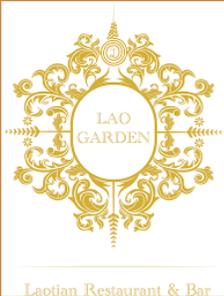
Supporting Berkeley's existing small businesses

The **Revolving Loan Fund (RLF)** program was seeded by a grant to the city in 1980 from the federal Economic Development Administration (EDA). The RLF fund was defederalized in 2024, and as of 2025 is administered by Working Solutions, which provides a much more streamlined experience for Berkeley borrowers, including the ability to make online payments.



The **Resiliency Loan Program (RLP)** program, also administered by Working Solutions, a Community Development Financial Institution (CDFI), was established in 2020 with federal CARES Act funding to help Berkeley businesses weather the impacts of the pandemic. It is a revolving fund with 18 active loans to Berkeley borrowers.

Current Revolving Loan Fund (RLF) Borrowers:



Spotlight on the newest Berkeley RLF Borrower —Kanlaya Palivan, owner of Lao Garden, opened her restaurant on San Pablo Avenue in West Berkeley in January 2025 with financing assistance from Berkeley's Revolving Loan fund.

Source: East Bay Nosh, Aug. 2025



Marketing businesses #DiscoveredinBerkeley

The #DiscoveredinBerkeley marketing campaign highlights local businesses across a range of sectors, including food and beverage, retail, arts and crafts, and health services, helping connect residents and visitors with Berkeley-based businesses.

Since 2025, the #DiscoveredinBerkeley campaign has:

- Generated approximately 4.6 million impressions and 187,000 engagements
- Driven 17,317 unique page views on Berkeleyside articles, with a 0.27 percent click-through rate, exceeding the site average
- Reached 3,000 users through in-story links to featured businesses
- Grown the @DiscoveredinBerkeley Instagram account by 377 followers (1,852 total)
- Attracted nearly 5,400 users to the #DiscoveredinBerkeley website



Watch a game, listen to live music, or dance the night away at **Call's Sports Bar & Kitchen** in the Telegraph District.

Learn more about Berkeley's innovative businesses >



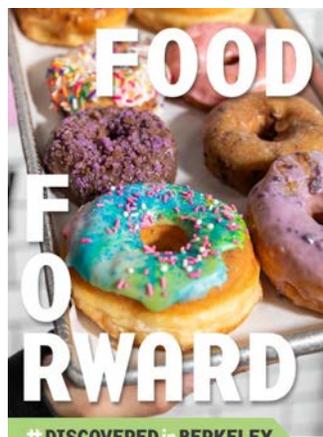
West Berkeley's **Bangkok by the Bay** takes 'no shortcuts' when preparing authentic Thai street food, fiery traditional faves and vegan specialties.

Learn more about Berkeley's innovative businesses >



Elmwood Village Shoes in Berkeley provides 'Euro comfort', prioritizing service, quality and experience.

Learn more about Berkeley's innovative business >



Find giant donut cakes, donut sliders, custom donuts, and specialty flavors like red velvet and ube at **Rainbow Donuts** in Berkeley's International Marketplace.

Learn more about Berkeley's innovative businesses >



Skilled woodworkers use proper joinery to make custom wood frames at **Holton Studio** in West Berkeley.

Learn more about Berkeley's innovative businesses >



Berkeley startup **Magnetic Tides** is developing a new non-invasive treatment for stroke patients.

Learn more about Berkeley's innovative businesses >



BERKELEY HOLIDAY GIFT FAIR (12/4)

Find paper-crafting supplies and DIY classes in North Berkeley at **Smiles Handcrafted**.

Support local businesses this holiday season >

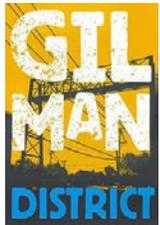
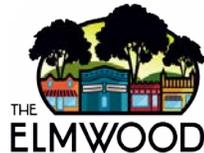


Enabling sustainable business networks

OED supports local business improvement districts (BIDs), Visit Berkeley, and the Berkeley Chamber through the Berkeley Business District Network (BBDN), strengthening coordination, shared learning, and long-term district sustainability across Berkeley.

Coming in 2026: OED will support 10-year strategic planning and district renewal activities for the Downtown and Telegraph BIDs.

Berkeley Business District Network Partners



Map of Berkeley's Commercial Districts



Greening local business practices

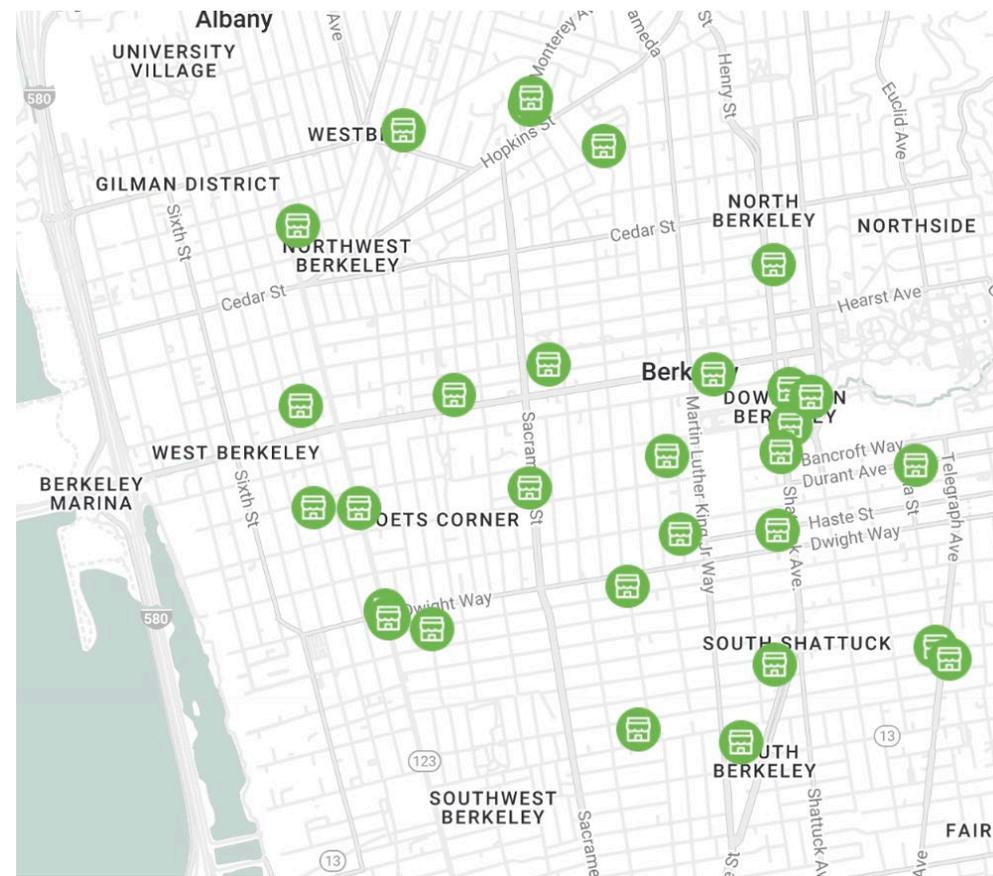
Going Green Helps Companies Achieve Environmental Benefits and Cost Savings

184 Berkeley companies have registered for California Green Business Program certification. **81 are currently green business certified.**

In 2025:

- 13 new green businesses certified
- 11 green businesses recertified
- 2,839,424 gallons of water saved
- 2,230,936 kWh of electricity conserved
- 234,713 lbs of solid waste diverted
- 1,071 gallons of fuel saved

Green Businesses in Berkeley



Recent Certifications



See Berkeley Green Businesses at www.greenbusinessca.org.

Deepening and diversifying Berkeley's talent pipeline



OED and the Institute for STEM Education at Cal State University arranged **200** Berkeley High School student visits to **10** STEM career exploration tours in 2025. These tours gave students hands-on exposure to how science, technology, engineering, and math (STEM) skills are applied in the workplace, as part of the Berkeley Startup Cluster's *Berkeley Ventures, Berkeley Values* initiative.



Type Five



Rigetti



Arris Composites



Copper



Form Energy

- Participating Berkeley –based Companies:**
- Arris Composites
 - Bayer
 - Berkeley SkyDeck
 - Copper
 - Form Energy
 - Magnetic Tides
 - Magnitude.io
 - Rigetti Computing
 - Type Five
 - Windscape.ai

100%
 Recommend participating in company visits

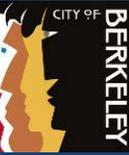
**Based on post-visit student surveys*

Student Quotes:

“From every visit I’ve attended I learned that everyone starts from scratch and tries their best to achieve what they wanted to do in their company. Also, being a good critical thinker plays a big role as a STEM major.”

“There’s so many pathways within STEM that I truly believe there’s a path for everyone.”

“The experience made me feel calmer and less anxious about the future, realizing that there are many ways to build a career path.”



Strengthening City - University Connections

SCET Campuswide Entrepreneurial Mixer



Berkeley Institute for Business Innovation UCB I&E Economic Impact team



Berkeley Bio Showcase at JPM Healthcare Conference



Berkeley Civic Innovation Challenge w/ Big Ideas



Demo Night with SkyDeck Investors



SCET Challenge Lab.: Designing Startups to Transform Society



Funding arts & culture in Berkeley

Sustaining Berkeley's Arts and Culture Sector

The City of Berkeley Civic Arts program provides nearly \$660,000 in direct grants to support a vibrant arts ecosystem, strengthen diverse cultural expressions, and ensure equitable access to arts and culture throughout Berkeley.



Civic Arts Grants Awarded in 2025 include:

10

Individual Artist Grants (total \$50,000)

29

Community Festivals (total \$158,500)

72

Arts Organizations General Operating Support (total \$449,714)



Clockwise from top Left: New Apollo Youth Symphony Orchestra, general operating support grantee. Berkeley Bird Festival, community festivals grantee. Nimisha Doongarwal, individual artist grantee. Girls Garage, general operating support grantee.



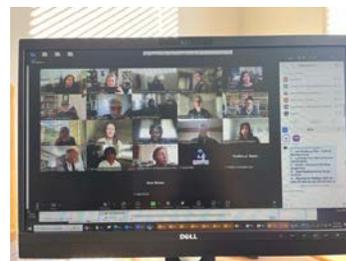
Public Art

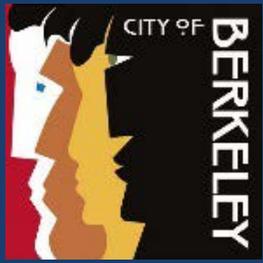
Gallery Exhibits: The Cube Space Gallery on Allston Ave in the Downtown Arts District hosted four shows in 2025 including *Après moi, le déluge* by Mary Anne Kluth, (pictured).

New Commissions: Sorell Raino-Tsui's mosaic artwork *South Berkeley Shines 2* was selected for the Martin Luther King Jr. Youth Services Center/Young Adult Project (MLK/YAP) building in Gove Park at 1730 Oregon Street (design pictured at left).

2025 Highlights

- 500 ATTENDEES at 30 Manufacturing Week tours (Oct. 2025)
- 300+ STARTUPS engaged through Berkeley Startup Cluster programming
- 200 SMALL BUSINESSES served through the OED Small Business Forum (Sept. 2025)
- 10 COMMERCIAL DISTRICTS supported through coordination and technical assistance (*representing ~3,000 brick-and-mortar businesses*)





City of

BERKELEY

Office of Economic Development (OED)

See the OED website for past Economic Dashboards and other economic reports:

<https://berkeleyca.gov/doing-business/economic-development/economic-dashboards-and-reports>

Contact OED for more information:

oedmailbox@berkeleyca.gov

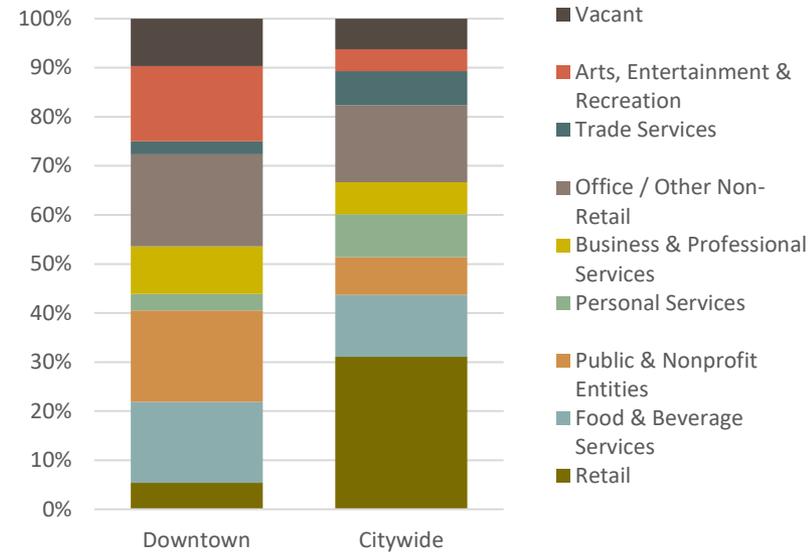
Downtown: 2025 Snapshot



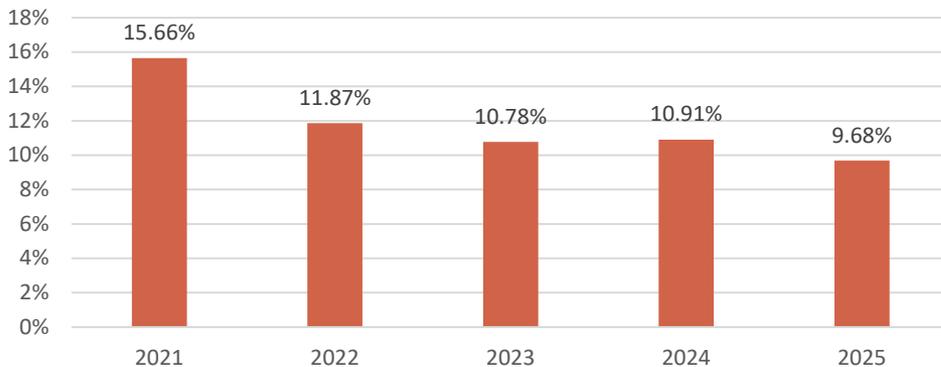
Downtown Berkeley serves as the City's core commercial district, meeting the daily needs of residents, students, workers, and visitors. The district benefits from a significant concentration of arts and entertainment uses, which occupy 15.34% of total ground floor commercial space in the district compared to 4.46% citywide. As of Q4 2025, the vacancy rate in Downtown is 9.68%, a decrease from 2024's (10.91%) and lower than 2021's (15.66%). Sales tax revenue generated by Food & Beverage services was lowest in 2021 with \$565,561 but has steadily increased with \$1.26M generated in 2025 (a slight increase from 2024's \$1.16M generated).



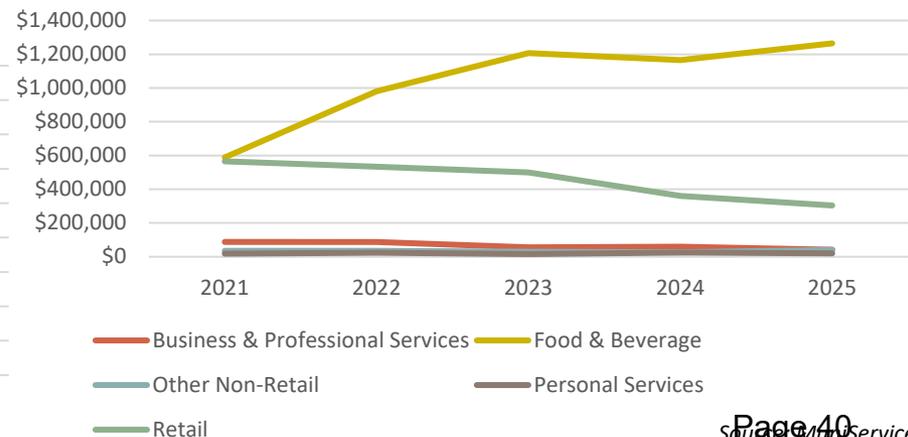
Ground Floor Commercial Business Mix (by Square Footage), 2025 Q4



Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Sales Tax Revenue by Sector, 2021-2025



Source: Berkeley OED

Elmwood: 2025 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 district is characterized by a high concentration (30%) of Food & Beverage services and Retail (33.6%), and is a walkable, neighborhood-serving commercial district. As of Q4 2025, the district's vacancy rate by square footage is 1.35%.

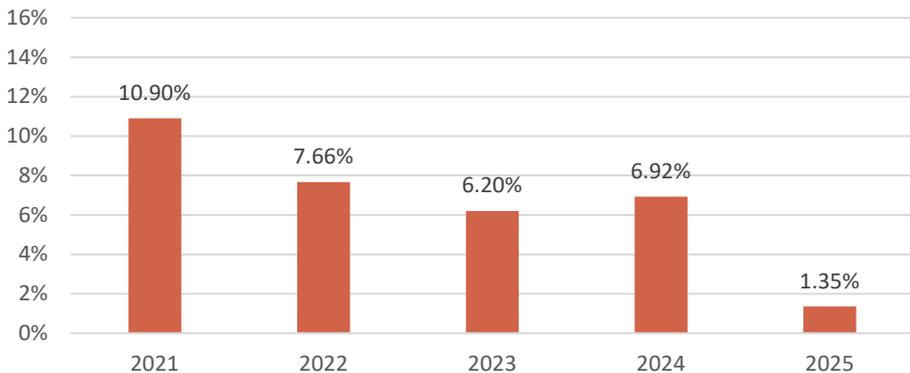
Sales tax collected from the Food and Beverage sector in the Elmwood increased in 2025 to \$238,848, from a low of \$140,812 in 2021. Sales tax collected from the Retail sector increased slightly in 2025 to \$123,301 and remains slightly above retail sales tax collected in 2022 (\$121,657) the second highest point in the past five years.



Business Mix (by Square Footage), 2025 Q4

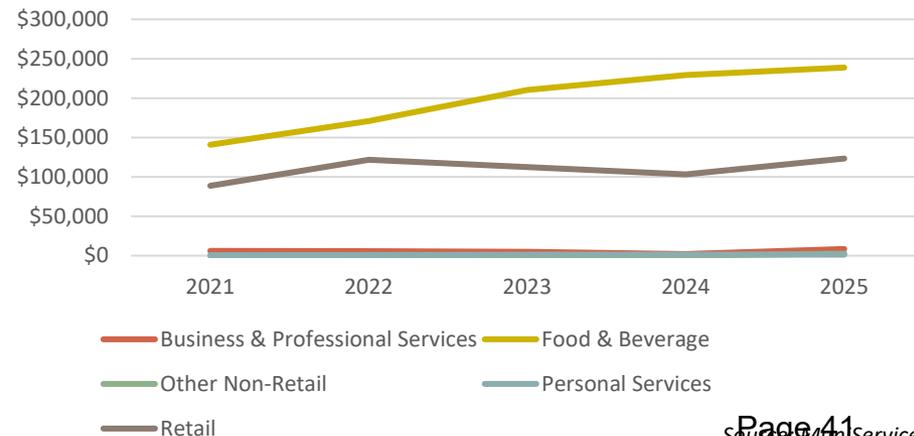


Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025



Source: MHI Services

North Shattuck: 2025 Snapshot

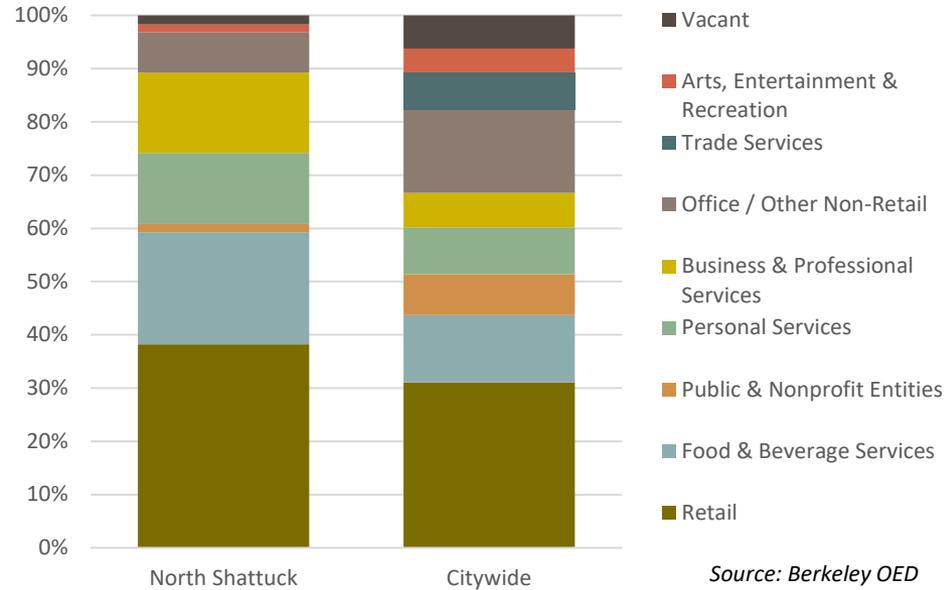


North Shattuck is one of Berkeley's oldest commercial districts, just north of Downtown. The district is characterized by a high concentration of well-known, long-standing, and celebrated restaurants, including Chez Panisse and the Cheeseboard. North Shattuck is both a walkable, neighborhood-serving commercial district as well as a global destination for food and dining. As of Q4 2025, the district's vacancy rate by square footage is 1.72%, a slight decrease from 1.95% in 2024 Q4.

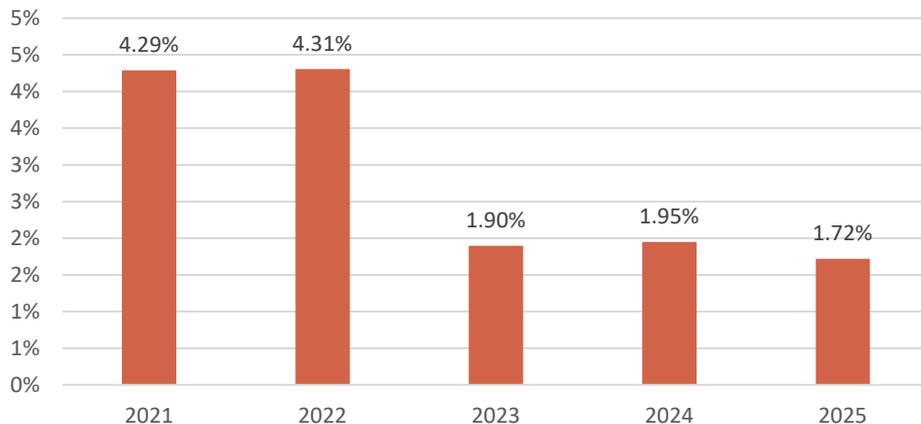
Sales tax collected from the Food and Beverage sector in North Shattuck increased in 2025 to \$624,286, from its 2021 low (\$298,196), and sales tax collected from the retail sector increased slightly in 2025 to \$139,284 from \$136,153 collected in 2024.



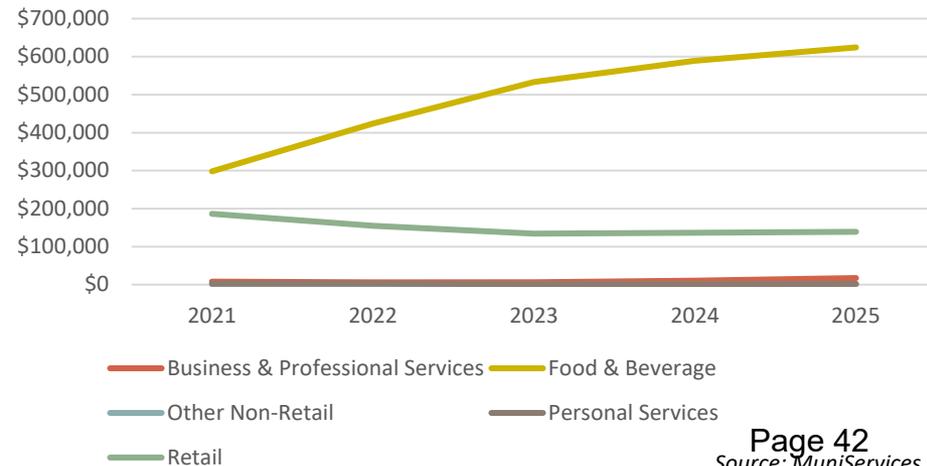
Business Mix (by Square Footage), 2025 Q4



Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Sales Tax Revenue by Sector, 2021-2025



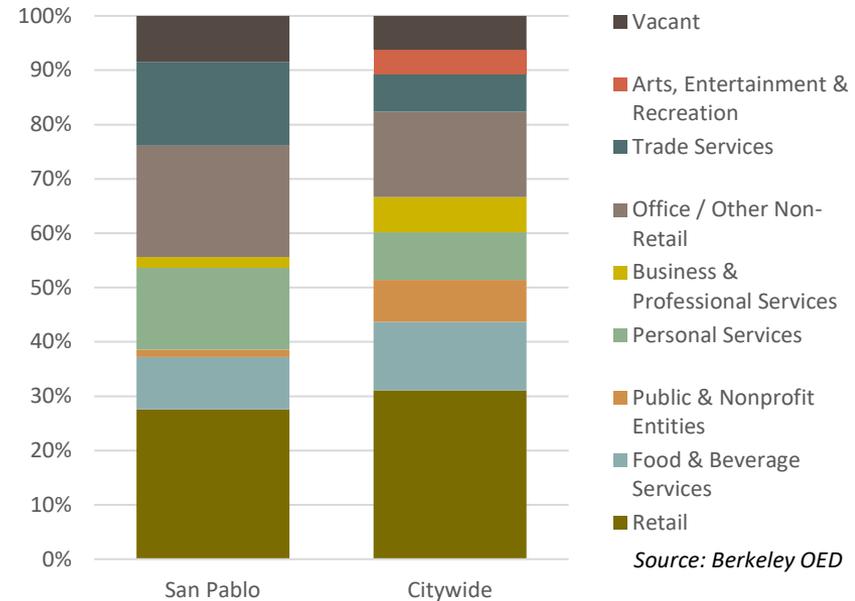


San Pablo Avenue is Berkeley’s largest commercial corridor, running the entire north-south length of the City. San Pablo is characterized by a high concentration of Trade Services (15.4%), including automobile services.

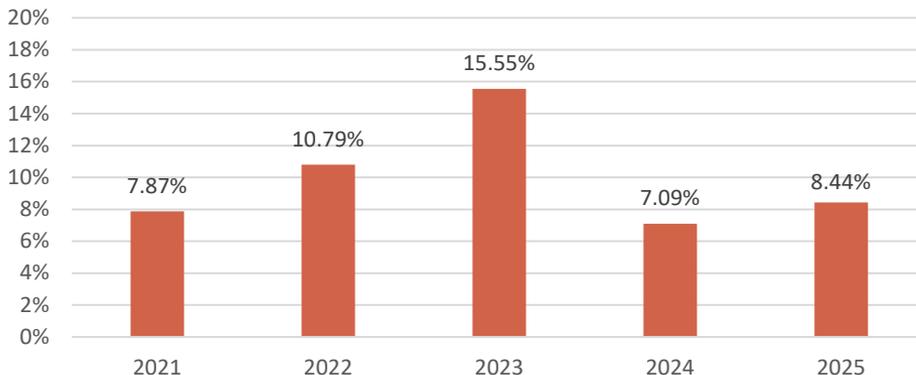
San Pablo functions more as a regional destination for specific uses rather than a walkable, neighborhood-serving commercial district; as such, it features smaller percentages of Food & Beverage Services (9.6%) and a larger portion of Personal Services (15.1%) and Office/Other Non-Retail (20.5%) than the city as a whole. In 2025, the district’s vacancy rate by square footage is 8.44%, up from 7.09% in 2024. Retail Sales tax revenue collected in 2025 has decreased to \$674,564 since 2024 (\$772,703) yet this sector still continues to be the largest source of tax revenue for the district.



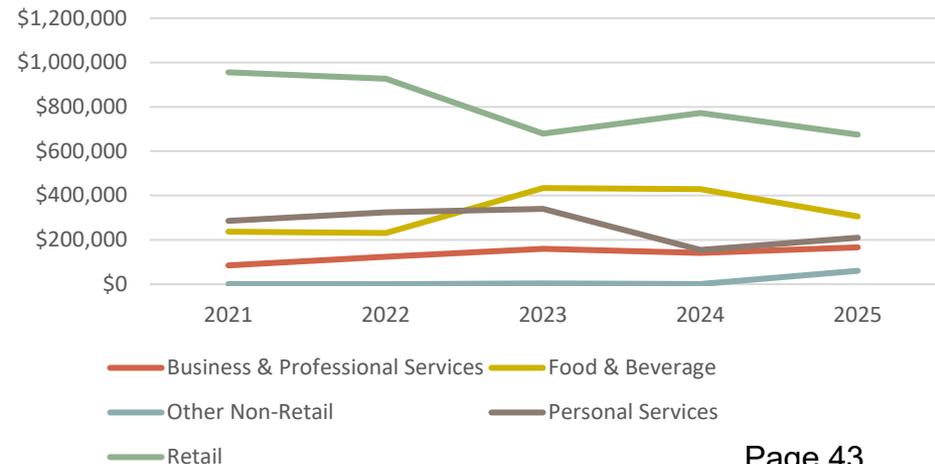
Business Mix (by Square Footage), 2025 Q4



Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Sales Tax Revenue by Sector, 2021-2025



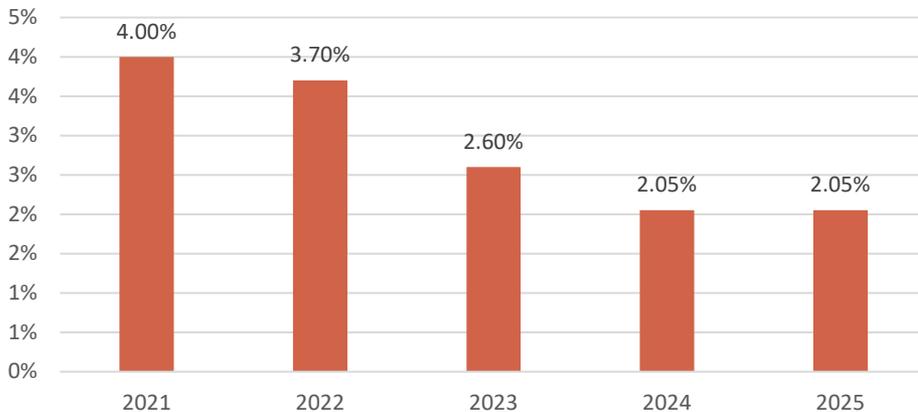
Solano is a small commercial district in North Berkeley, with a higher concentration (24.09%) of Food & Beverage Services and Personal Services (17.02%) than the city as a whole (12.54%, Food & Beverage, 8.76% for Personal Services). It shares a border with Albany and is situated next to a

large elementary school and an active neighborhood of single-family homes. The former Oaks Theatre is now occupied by *The Oaks* climbing gym that opened in late 2024. The district's vacancy rate by square footage is 2.05%, no change from 2024.



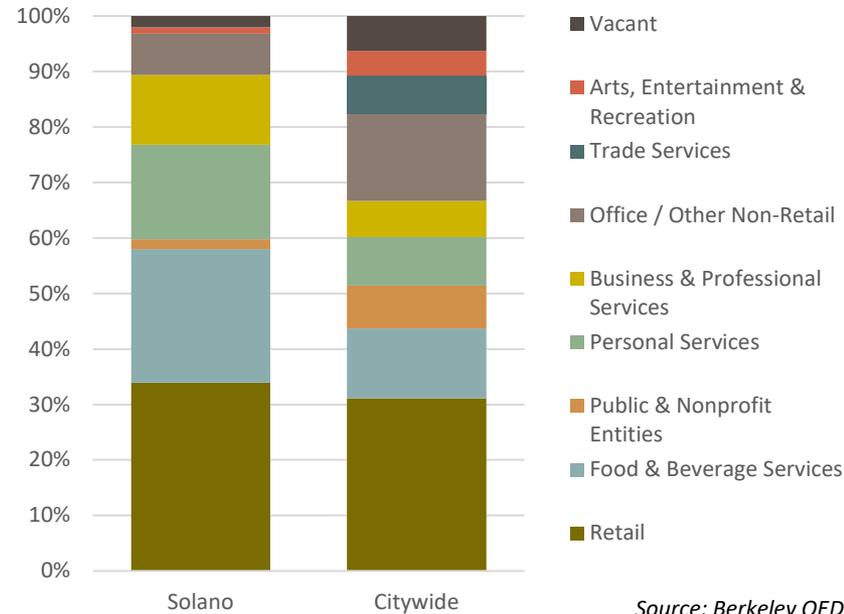
Sales tax collected from the Food and Beverage sector along Solano Avenue increased by \$3,511, from 2024 to 2025, as did personal services (up by \$40,528) year over year. Total sales tax collected on Solano increased from 2024, to a total of \$426,103 in 2025.

Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



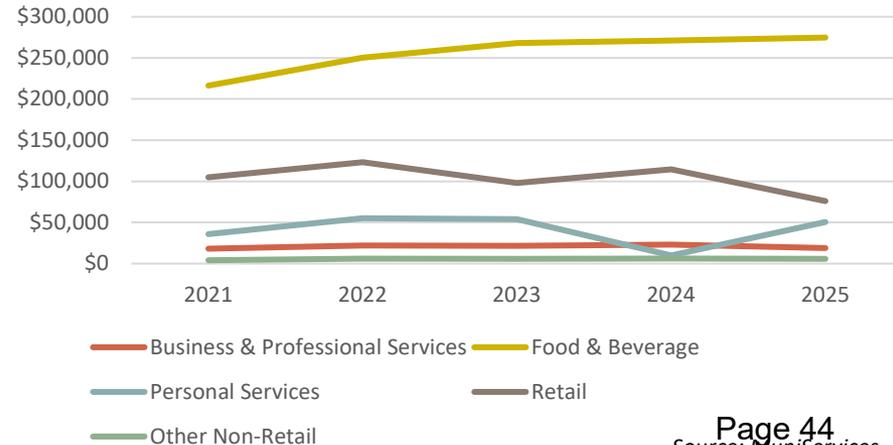
Source: Berkeley OED

Business Mix (by Square Footage), 2025 Q4



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025



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Source: MuniServices

South Berkeley: 2025 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 the South Shattuck area. South Berkeley includes car dealerships, which accrue retail sales tax revenue for the City. The area features a high concentration of Personal Services businesses (14.7% vs. 8.76% citywide) but is under-served by Food & Beverage services, which account for only 5.8% of ground floor commercial space, as compared to 12.5% citywide. As of Q4 2025, the district's vacancy rate by square footage was 6.76%, a slight decrease from 2024 (8.86%). Total sales tax collected in South Berkeley decreased by \$6,757 from 2024 for a total of \$1.16 million collected in 2025.

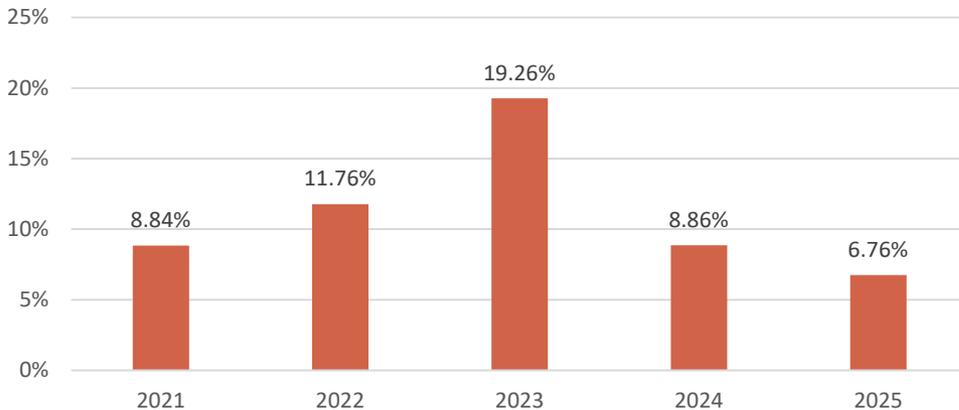


Business Mix (by Square Footage), 2025 Q4



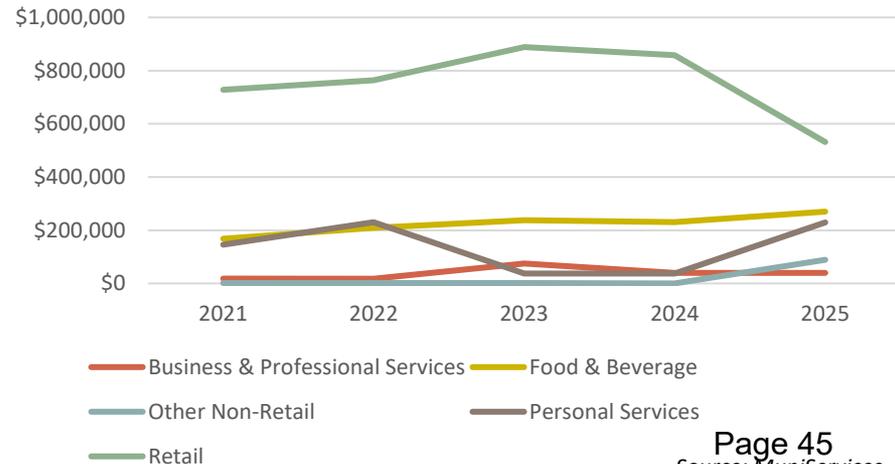
Source: Berkeley OED

Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025

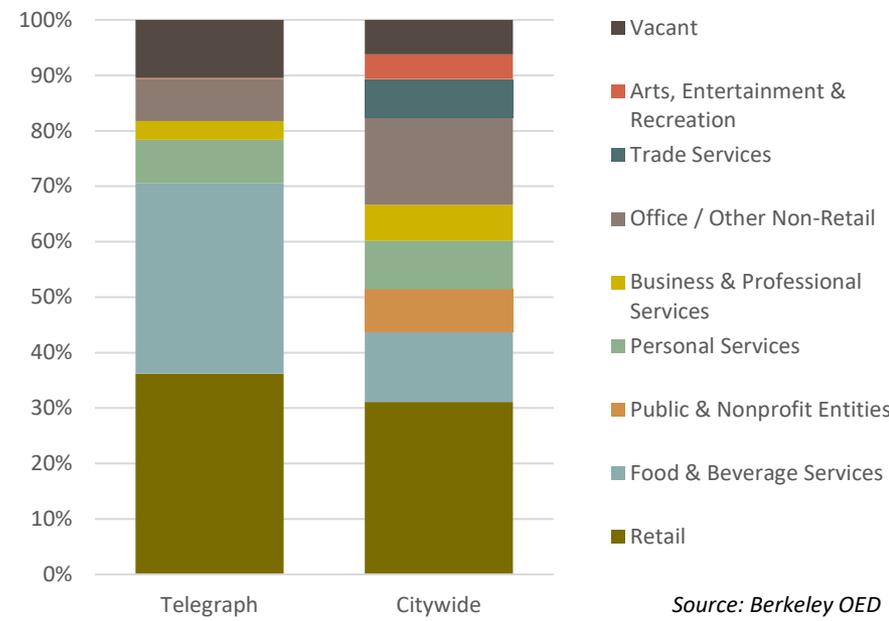


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Source: MuniServices

The Telegraph district has undergone significant change with respect to its ground floor inventory over the past several years. Food & Beverage services have shown a dramatic increase in the last decade, with 34.3% of Food & Beverage services accounting for ground floor commercial space in the district, as compared to 12.54% Citywide. Telegraph's ground floor inventory of retail accounts for 36.2% of the business mix, slightly more than the 31.19% observed citywide. As of Q4 2025, the district's ground floor commercial vacancy rate of 10.45%, was higher than 2024 (9.94%). Food & Beverage services continue to outperform Retail with respect to sales tax collected; Food and Beverage collections increased to \$724,652 in 2025.

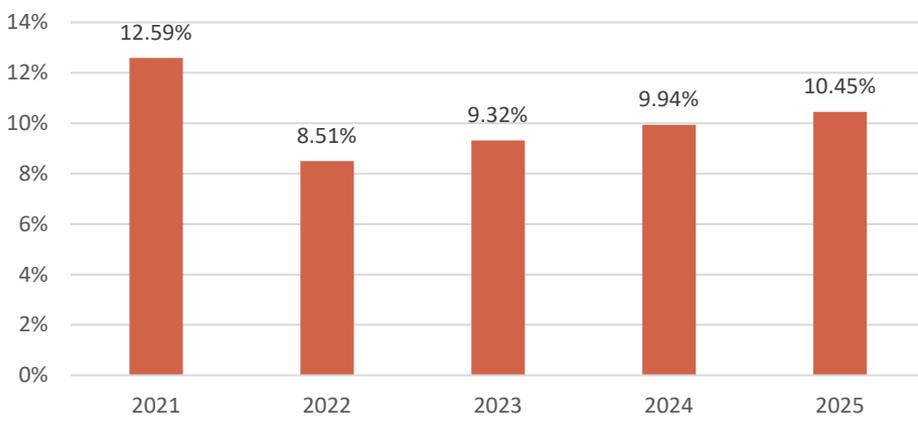


Business Mix (by Square Footage), 2025 Q4



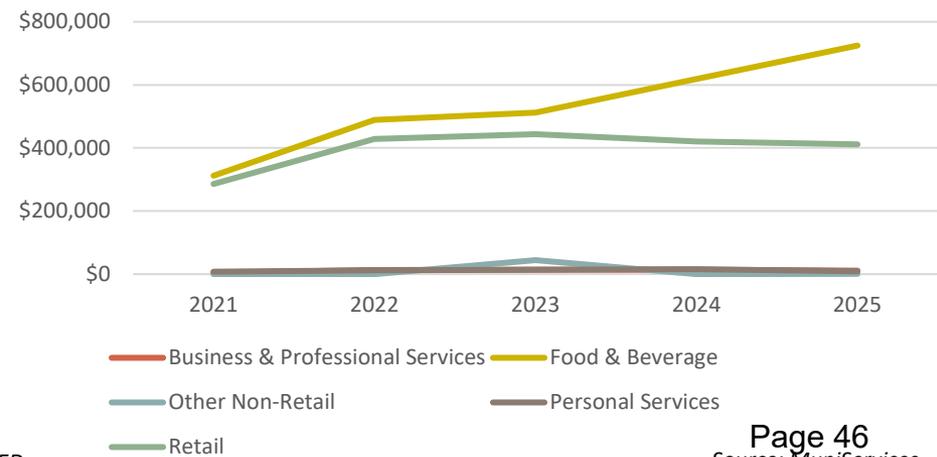
Source: Berkeley OED

Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025

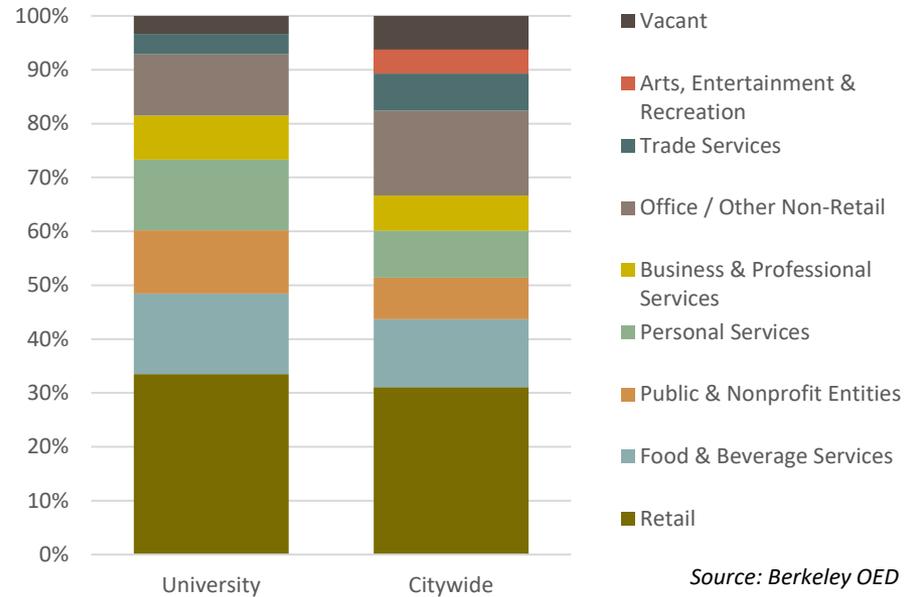


University Avenue, from Martin Luther King Jr Way to the waterfront, spans many of the City's neighborhoods and serves as the gateway to the UC Berkeley Campus. Since 2019, Retail and Food & Beverage Services have generated the most sales tax revenue for the district.

Retail sales tax collected in 2025 decreased by \$115,653 from 2024, and sales tax from Food & Beverage increased slightly (up by \$20,095). The 2025 vacancy rate decreased year over year from 7.66% in 2024 to 3.34% in 2025.

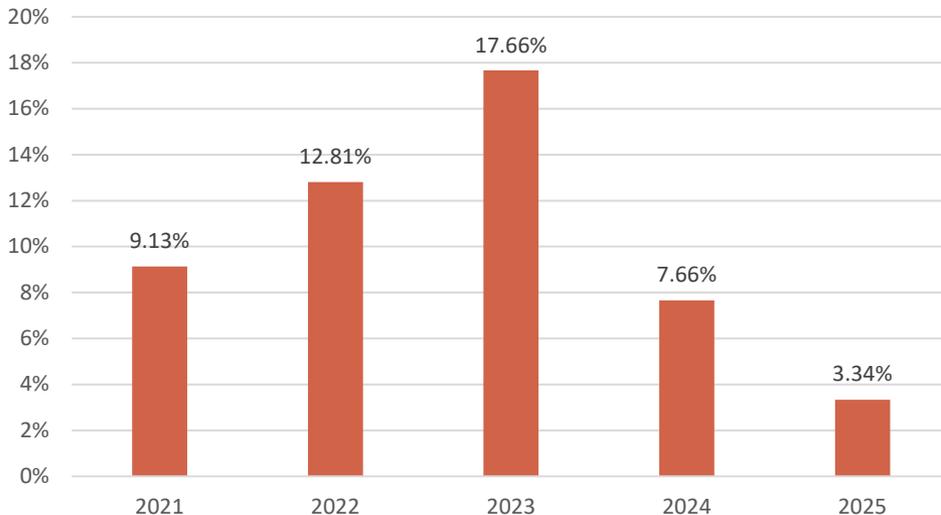


Business Mix (by Square Footage), 2025 Q4



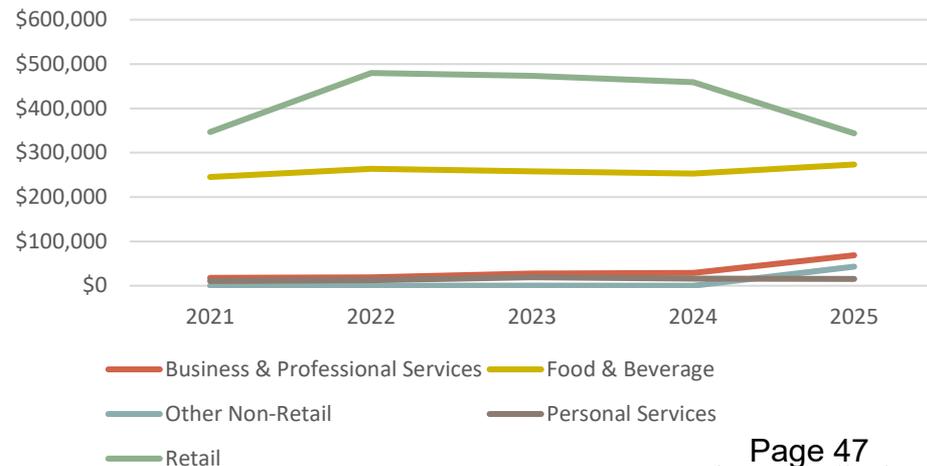
Source: Berkeley OED

Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025



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Source: MuniServices

West Berkeley: 2025 Snapshot

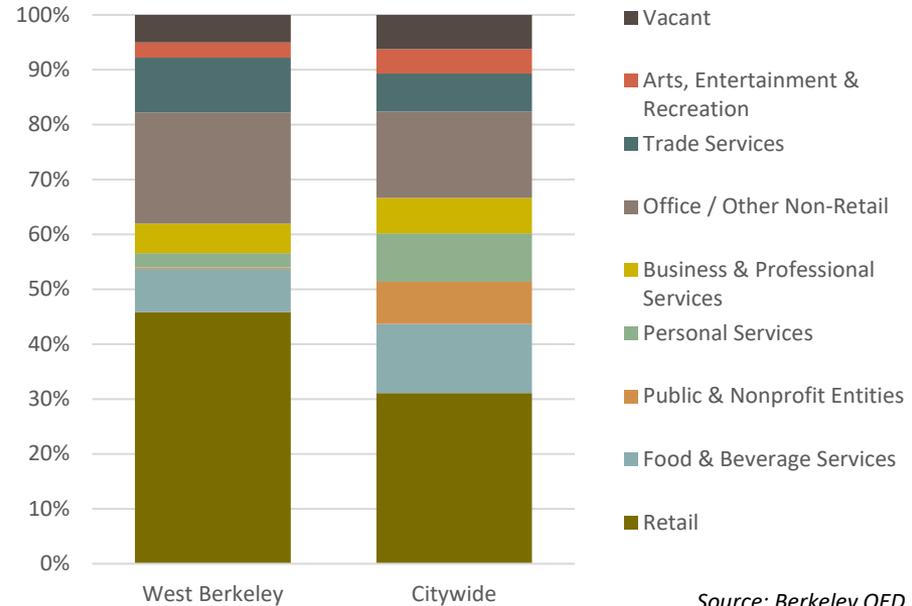


West Berkeley represents all commercial spaces west of San Pablo Avenue, including 4th Street and the Gilman Corridor. There are a number of major, large-floor-plate retailers, and a dense cluster of home supplies and construction businesses. There is also a higher percentage of non-retail commercial uses, including manufacturing and warehousing. Retail accounts for 45.84% of ground floor commercial space in the district, as compared to 31.09% citywide.

West Berkeley also has a smaller percentage of square footage devoted to Food and Beverage (7.91%) businesses than the citywide rate of 12.63%. The commercial vacancy rate in Q4 of 2025 is 5.00%, down from 2024's 6.52%. Sales tax revenue in all categories has decreased or stayed steady in this area including Retail where a sales tax revenue decrease of \$497,186 (-13%) from 2025 to 2024 (YoY) is observed in this category.

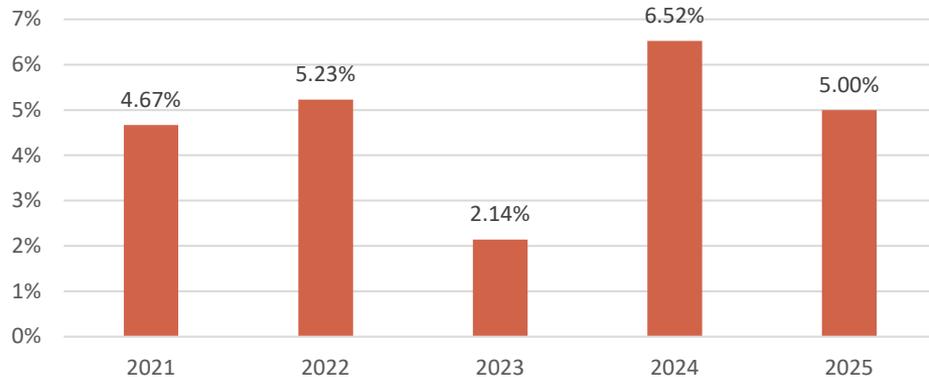


Business Mix (by Square Footage), 2025 Q4



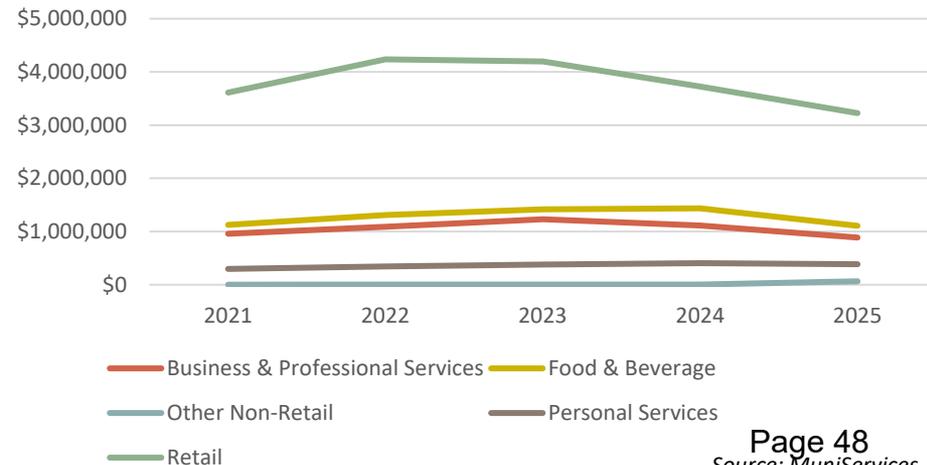
Source: Berkeley OED

Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025



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Source: MuniServices

Neighborhood (C-N): 2025 Snapshot



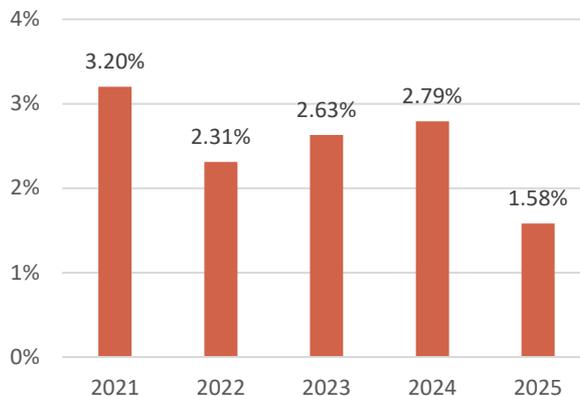
Across Berkeley there are **11** smaller commercial pockets, zoned as “C-N” or “Neighborhood Commercial.” These areas are one or two block collections of commercial enterprises distributed throughout Berkeley

(see map). The “C-N” areas represent nearly 556,676 square feet of commercial space. The C-N areas collectively generate 2.2% of the city’s total sales tax. They also include a large number of Personal Services companies (25.57% by square footage, compared to 8.74% citywide) and Public and Non-Profit entities (33.03% compared to 7.70% citywide). The C-N vacancy rate is 1.58%. These areas include commercial nodes at the following intersections:

- Claremont and Prince
- Claremont and Tunnel
- College and Alcatraz
- Gilman and Curtis
- Hearst and Euclid
- Hopkins and El Dorado
- Hopkins and Monterey
- Martin Luther King Jr Way (MLK) and Dwight
- MLK and Hearst
- MLK and Rose
- MLK and Virginia

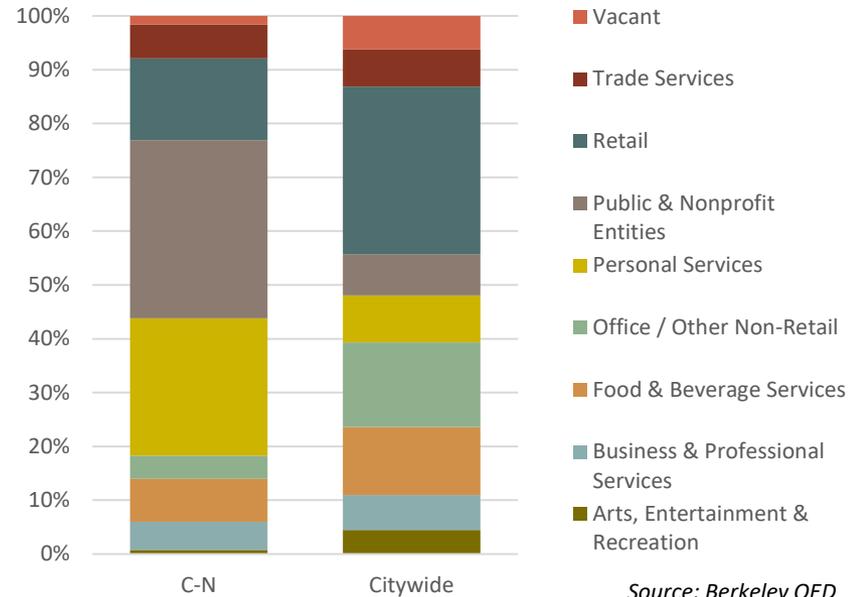


Ground Floor Commercial Vacancy Rate (by Square Footage), 2021-2025



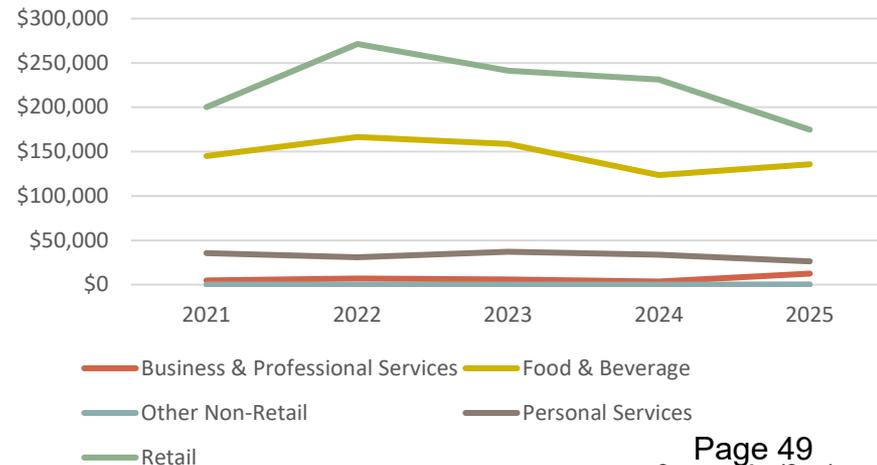
Source: Berkeley OED

Business Mix (by Square Footage), 2025 Q4



Source: Berkeley OED

Sales Tax Revenue by Sector, 2021-2025



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Source: MuniServices

