

Union City Economic Indicators

Unemployment	Labor Force	Unemployed	Unemployment Rate
California			
2017, as of June	-	-	4.9%
2016 Annual	-	-	5.4%
2015 Annual	-	-	6.2%
Alameda County			
2017, as of June	-	-	4.0%
2016 Annual	-	-	4.2%
2015 Annual	-	-	4.7%
Union City			
2017, as of June	35,800	1,300	3.6%
2016 Annual	35,700	1,400	3.8%
2015 Annual	34,900	1,600	4.3%
Fremont			
2017, as of June	118,300	3,700	3.1%
2016 Annual	118,300	3,900	3.3%
2015 Annual	116,100	4,300	3.7%
Hayward			
2017, as of June	79,100	74,700	5.6%
2016 Annual	79,300	74,600	5.9%
2015 Annual	78,000	72,900	6.6%

Newark

2017, as of June	23,900	23,100	3.4%
2016 Annual	23,900	23,000	3.6%
2015 Annual	23,400	22,500	4.0%

Source

CA Employment Dev. Dept.

Union City Economic Indicators

Industrial space	Total Inventory		Availability Rate	YTD Absorption	Asking Rent
Union City	14,021,537	%	4.80%	42,468	\$ 0.91
R&D	517,128	4%	-	6,552	\$ -
Industrial	3,080,041	22%	2.91%	-60,394	\$ 0.60
Warehouse	10,424,368	74%	5.59%	96,310	\$ 0.95
Fremont	40,301,384	%	6.66%	-247,618	\$ 1.31
R&D	19,829,250	49%	10.96%	-221,341	\$ 1.41
Industrial	11,298,020	28%	2.11%	95,996	\$ 0.95
Warehouse	9,174,114	23%	2.97%	-122,273	\$ 0.84
Hayward	41,154,887	%	2.82%	298,318	\$ 1.00
R&D	3,289,905	8%	9.77%	-71,277	\$ 1.24
Industrial	16,935,926	41%	4.25%	-83,390	\$ 0.93
Warehouse	20,929,056	51%	0.58%	370,113	\$ 0.75
Newark	10,537,706	%	2.31%	21,466	\$ 1.82
R&D	3,029,353	29%	5.93%	11,010	\$ 2.17
Industrial	3,814,965	36%	0.36%	10,456	\$ 0.79
Warehouse	3,693,388	35%	1.36%	0	\$ 0.86
I-880 Corridor	161,717,215	%	3.42%	-31,721	\$ 1.14
R&D	27,781,366	17%	9.64%	-279,302	\$ 1.44
Industrial	61,372,405	38%	2.51%	-53,527	\$ 0.86
Warehouse	72,563,444	45%	1.82%	301,108	\$ 0.86

Source

Newmark Knight Frank

Negative net absorption means there

was more space vacated than leased last quarter.

For example, if there is 100 sf in the base, and 10 feet is vacated, that would mean a negative net absorption of 10.

The trend here is generally big companies are giving back or subleasing large blocks of space and the smaller companies are growing fast enough to absorb all of it.

Union City Economic Indicators

(in 000's)

	March	April	May	June	% of AC
SFD 2017 Home Prices					
Alameda County	\$730	\$740	\$727	\$770	-
Fremont	\$938	\$905	\$905	\$933	121%
Hayward	\$570	\$585	\$575	\$591	63%
Newark	\$738	\$759	\$750	\$817	138%
Union City	\$649	\$775	\$731	\$770	94%

Source

Corelogic

Union City Economic Indicators

Housing Units	2014	2015	2016	% Change 2014 to 2016
California	83,645	98,188	102,350	22.36%
Fremont	274	458	622	127.01%
Hayward	586	301	474	-19.11%
Newark	26	170	523	1911.54%
Union City	1	290	1	0.00%

Source

socds.huduser.gov/permits/output_annual.odt

Union City Economic Indicators

				% Change
Median Household Income	2013	2014	2015	2013 to 2015
United States	\$53,046	\$53,482	\$53,889	1.589%
California	\$61,094	\$61,489	\$61,818	1.185%
Fremont	\$101,535	\$103,591	\$105,355	3.762%
Hayward	\$62,013	\$62,191	\$65,096	4.972%
Newark	\$85,487	\$86,521	\$86,757	1.486%
Union City	\$82,083	\$82,564	\$85,521	4.188%

				% Change
Median Family Income	2013	2014	2015	2013 to 2015
United States	\$64,719	\$65,443	\$66,011	1.996%
California	\$69,661	\$70,187	\$70,720	1.520%
Fremont	\$111,667	\$112,347	\$115,269	3.226%
Hayward	\$68,643	\$69,415	\$70,951	3.362%
Newark	\$88,070	\$91,103	\$90,618	2.893%
Union City	\$92,930	\$93,050	\$93,618	0.740%

Source

U.S. Census, 2015 most recent

Households consists of all people who occupy a household unit regardless of relationship.

A family consistst of two or more people (one who is a householder related by birth, marriage, or adoption residing in the same housing unit.

Union City Economic Indicators

Mean Annual Income	2017	% of CA
Alameda	\$ 63,855	110%
Contra Costa	\$ 63,855	110%
Marin	\$ 64,537	112%
Napa	\$ 54,220	94%
SF	\$ 77,489	134%
San Mateo	\$ 77,489	134%
Santa Clara	\$ 80,368	139%
Solano	\$ 54,169	94%
Sonoma	\$ 53,589	93%
California	\$ 57,832	-

Source
CA EDD

Union City Economic Indicators

Earnings

Earnings Last 12 months

U.S.	2013	2014	2015
\$1 to \$9,999 or loss	2.00%	2.00%	1.90%
\$10,000 to \$14,999	4.00%	3.90%	3.90%
\$15,000 to \$24,999	14.30%	14.00%	14.10%
\$25,000 to \$34,999	16.90%	16.70%	16.40%
\$35,000 to \$49,999	20.30%	20.20%	20.10%
\$50,000 to \$64,999	14.90%	14.70%	14.90%
\$65,000 to \$74,999	6.00%	6.30%	6.20%
\$75,000 to \$99,999	9.70%	9.80%	9.70%
\$100,000 or more	12.00%	12.40%	12.70%
Median earnings	\$49,087	\$49,400	\$49,450
Mean earnings	\$58,701	\$59,521	\$59,736

California	2013	2014	2015
\$1 to \$9,999 or loss	1.90%	2.00%	1.90%
\$10,000 to \$14,999	4.00%	4.00%	4.10%
\$15,000 to \$24,999	14.20%	14.10%	14.40%
\$25,000 to \$34,999	14.40%	14.30%	14.20%
\$35,000 to \$49,999	17.60%	17.40%	17.30%
\$50,000 to \$64,999	14.00%	13.60%	13.80%
\$65,000 to \$74,999	6.10%	6.40%	6.20%
\$75,000 to \$99,999	11.30%	11.20%	10.90%
\$100,000 or more	16.40%	16.90%	17.30%
Median earnings	\$51,207	\$51,180	\$50,885
Mean earnings	\$65,106	\$65,962	\$66,117

Fremont	2013	2014	2015	
\$1 to \$9,999 or loss	0.60%	0.50%	0.60%	+/-1,181
\$10,000 to \$14,999	1.20%	1.40%	1.40%	+/-1,023
\$15,000 to \$24,999	4.70%	4.60%	4.70%	+/-982
\$25,000 to \$34,999	9.50%	9.20%	9.00%	+/-0.3
\$35,000 to \$49,999	13.80%	13.60%	13.30%	+/-0.5
\$50,000 to \$64,999	13.50%	12.40%	13.20%	+/-1.0
\$65,000 to \$74,999	6.90%	7.40%	6.30%	+/-1.0
\$75,000 to \$99,999	16.10%	15.70%	15.40%	+/-1.5
\$100,000 or more	33.80%	35.20%	36.20%	+/-1.4
Median earnings	\$85,550	\$86,724	\$90,027	+/-1.1
Mean earnings	\$86,690	\$88,099	\$88,461	+/-1.5

+/-2,164

+/-1,739

Hayward	2013	2014	2015
\$1 to \$9,999 or loss	1.20%	1.10%	1.10%
\$10,000 to \$14,999	3.80%	3.90%	4.00%
\$15,000 to \$24,999	13.70%	15.00%	14.80%
\$25,000 to \$34,999	15.60%	16.60%	16.60%
\$35,000 to \$49,999	22.50%	20.60%	20.40%
\$50,000 to \$64,999	17.90%	16.90%	17.10%
\$65,000 to \$74,999	7.20%	6.60%	6.50%
\$75,000 to \$99,999	8.30%	8.60%	8.70%
\$100,000 or more	9.80%	10.70%	10.70%
Median earnings	\$45,031	\$44,897	\$44,806
Mean earnings	\$54,528	\$54,616	\$54,686

Newark	2013	2014	2015
\$1 to \$9,999 or loss	0.70%	0.70%	0.50%
\$10,000 to \$14,999	2.60%	2.00%	1.90%
\$15,000 to \$24,999	5.60%	5.80%	5.60%
\$25,000 to \$34,999	11.40%	11.80%	12.70%
\$35,000 to \$49,999	22.90%	22.90%	23.70%
\$50,000 to \$64,999	19.20%	17.90%	16.30%
\$65,000 to \$74,999	7.50%	7.00%	6.60%
\$75,000 to \$99,999	16.00%	16.50%	16.40%
\$100,000 or more	14.30%	15.50%	16.20%
Median earnings	\$54,392	\$55,684	\$56,898
Mean earnings	\$63,909	\$65,990	\$66,050

Union City	2013	2014	2015
\$1 to \$9,999 or loss	0.60%	0.80%	0.80%
\$10,000 to \$14,999	1.20%	1.60%	1.40%
\$15,000 to \$24,999	9.20%	8.40%	8.30%
\$25,000 to \$34,999	10.20%	10.70%	11.50%
\$35,000 to \$49,999	21.10%	22.00%	22.50%
\$50,000 to \$64,999	19.20%	18.20%	17.70%
\$65,000 to \$74,999	6.50%	6.70%	7.80%
\$75,000 to \$99,999	15.10%	13.10%	12.40%
\$100,000 or more	16.90%	18.40%	17.50%
Median earnings	\$57,339	\$56,342	\$55,951
Mean earnings	\$65,758	\$66,496	\$65,458

Source

U.S. Census, 2015 most recent

Union City Economic Indicators

	Sales tax Rate (STR)	% higher State
Salest tax rates	Sales tax	-
California	7.25%	-
Fremont	9.25%	27.5862%
Hayward	10.00%	37.9310%
Newark	9.75%	34.4828%
Union City	10.00%	37.9310%

Source

CA Board of Equalization (BOE)

Union City Economic Indicators

School Achievement	ACT Scores > 21	Rank	SAT Scores > 1,500	Rank	Graduation Rates	Rank	Student % meet UC/CSU req's	Rank
Fremont Unified	87.38%	1	77.61%	1	94.72%	1	66.20%	1
Hayward Unified	30.45%	4	23.18%	4	82.98%	4	49.30%	3
Newark Unified	59.02%	2	41.97%	3	91.74%	2	31.60%	4
Union City (New Haven Unified)	58.00%	3	47.26%	2	89.06%	3	54.10%	2
Alameda County	64.89%		54.53%		85.60%		59.00%	
California	57.44%		41.93%		83.21%		45.40%	

Source

CA Dept. of Education
Dataquest

+/-561	(X)	(X)	24,652 +/-508 (X)	(X)	26,111 +/-493 (X)	(X)
+/-418		+/-0.8	1,300 +/-208	5.30% +/-0.9	2,108 +/-284	8.10% +/-1.1
+/-319		+/-0.6	1,326 +/-182	5.40% +/-0.8	1,439 +/-214	5.50% +/-0.8
+/-861		+/-1.6	6,354 +/-552	25.80% +/-2.1	7,027 +/-475	##### +/-1.7
+/-704		+/-1.3	5,190 +/-477	21.10% +/-1.8	4,784 +/-372	##### +/-1.4
+/-405		+/-0.8	1,601 +/-276	6.50% +/-1.1	1,664 +/-241	6.40% +/-0.9
+/-745		+/-1.5	5,966 +/-468	24.20% +/-1.9	6,500 +/-430	##### +/-1.6
+/-480		+/-0.9	2,915 +/-327	11.80% +/-1.3	2,589 +/-275	9.90% +/-1.0
(X)		+/-1.1 (X)	(X)	89.30% +/-1.2 (X)	(X)	##### +/-1.3
(X)		+/-1.7 (X)	(X)	36.00% +/-2.3 (X)	(X)	##### +/-1.6

Union City Economic Indicators

2015 Educational Attainment

	Fremont		Hayward		Newark		Union City	
Population 25 years and over	156,068	-	101,820	-	31,014	-	50,763	-
Less than 9th grade	5,644	3.60%	11,847	11.60%	1,919	6.20%	3,408	6.70%
9th to 12th grade, no diploma	6,343	4.10%	8,397	8.20%	1,910	6.20%	2,765	5.40%
High school graduate (includes equivalency)	29,113	18.70%	26,460	26.00%	9,374	30.20%	13,381	26.40%
Some college, no degree	22,917	14.70%	22,367	22.00%	6,683	21.50%	9,974	19.60%
Associate's degree	9,833	6.30%	7,123	7.00%	2,201	7.10%	3,265	6.40%
Bachelor's degree	43,771	28.00%	18,767	18.40%	5,975	19.30%	12,466	24.60%
Graduate or professional degree	38,447	24.60%	6,859	6.70%	2,952	9.50%	5,504	10.80%
Percent high school graduate or higher		92.30%		80.10%		87.70%		87.80%
Percent bachelor's degree or higher		52.70%		25.20%		28.80%		35.40%

Source

U.S. Census

Union City Economic Indicators

Employment by sector										
	Fremont	%	Hayward	%	Newark	%	Union City	%	CA	%
Civilian employed population 16 years and over	110,183	-	73,435	-	22,146	-	34,722	-	17,246,360	-
Agriculture, forestry, fishing and hunting, and mining:	252	0.0	336	0.0	82	0%	52	0%	412,950	2%
Agriculture, forestry, fishing and hunting	181	0%	326	0%	70	0%	29	0%	379,780	2%
Mining, quarrying, and oil and gas extraction	71	0%	10	0%	12	0%	23	0%	33,170	0%
Construction	3,725	3%	4,942	7%	1,716	8%	1,627	5%	1,029,140	6%
Manufacturing	19,462	18%	8,517	12%	3,900	18%	5,593	16%	1,687,092	10%
Wholesale trade	3,042	3%	2,744	4%	800	4%	996	3%	527,004	3%
Retail trade	10,439	9%	8,123	11%	2,116	10%	3,601	10%	1,910,340	11%
Transportation and warehousing, and utilities:	4,120	4%	6,139	8%	1,195	5%	2,389	7%	808,614	5%
Transportation and warehousing	3,340	3%	5,726	8%	985	4%	2,130	6%	675,218	4%
Utilities	780	1%	413	1%	210	1%	259	1%	133,396	1%
Information	3,907	4%	1,552	2%	572	3%	754	2%	495,819	3%
Finance and insurance, and real estate and rental and leasing:	7,221	7%	4,184	6%	1,088	5%	1,970	6%	1,075,345	6%
Finance and insurance	5,138	5%	2,552	3%	805	4%	1,453	4%	684,752	4%
Real estate and rental and leasing	2,083	2%	1,632	2%	283	1%	517	1%	390,593	2%
Professional, scientific, and management, and administrative and waste management services	24,116	22%	8,782	12%	3,198	14%	5,063	15%	2,219,057	13%
Professional, scientific, and technical services	20,379	18%	4,751	6%	2,153	10%	3,681	11%	1,375,088	8%
Management of companies and enterprises	66	0%	62	0%	12	0%	22	0%	11,183	0%
Administrative and support and waste management services	3,671	3%	3,969	5%	1,033	5%	1,360	4%	832,786	5%
Educational services, and health care and social assistance:	20,100	18%	14,696	20%	4,283	19%	7,487	22%	3,616,356	21%
Educational services	7,283	7%	4,566	6%	1,409	6%	2,035	6%	1,459,399	8%
Health care and social assistance	12,817	12%	10,130	14%	2,874	13%	5,452	16%	2,156,957	13%
Arts, entertainment, and recreation, and accommodation and food services:	7,334	7%	6,887	9%	1,558	7%	2,645	8%	1,764,129	10%
Arts, entertainment, and recreation	1,431	1%	1,135	2%	234	1%	410	1%	460,645	3%
Accommodation and food services	5,903	5%	5,752	8%	1,324	6%	2,235	6%	1,303,484	8%
Other services, except public administration	3,978	4%	4,085	6%	1,022	5%	1,417	4%	925,941	5%
Public administration	2,487	2%	2,448	3%	616	3%	1,128	3%	774,573	4%