Property Management In Emeryville



Why Emeryville Property Management is Different (And Way More Fun)

Let’s be honest: Emeryville isn’t Oakland. It’s not Berkeley. And that’s *exactly* why we love it here.

At just 1.2 square miles, Emeryville is the Bay Area’s best-kept secret—a tiny powerhouse sandwiched between two giants, boasting **zero residential rent control** (yes, you read that right!), jaw-dropping Bay views, and a rental market that’s absolutely *thriving*.

Here’s the thing about property management in Emeryville: This isn’t your typical East Bay city. With corporate headquarters for Pixar, Peet’s Coffee, and Clif Bar, plus the Bay

Street shopping complex drawing crowds from across the Bay, Emeryville attracts a unique mix of young professionals, creatives, and tech workers who actually *want* to pay premium rents for quality housing.

And guess what? **We've been managing Emeryville properties since 2005**—back when Bay Street was still being built and people thought we were crazy for focusing on this "tiny city."

Turns out, we weren't crazy. We were just ahead of the curve.

The Emeryville Advantage

Why Property Management in Emeryville is Your Secret Weapon

No Rent Control = Maximum Flexibility

Unlike Oakland's complicated RAP system or Berkeley's Measure BB maze, Emeryville keeps it simple. You can:

- Adjust rents to market rates annually
- Set competitive pricing without bureaucratic red tape
- Respond quickly to market changes
- No banking, no petitions, no RAP registration nightmares

Translation? Your Emeryville property manager can maximize your rental income without jumping through regulatory hoops.

Small City, Big Demand

With only **12,905 residents** in the entire city (yes, that's less than one Berkeley neighborhood), Emeryville's rental inventory is *tight*. Supply and demand work in your favor here.

Our average vacancy period? **21 days.** Try beating that in Oakland.

Premium Tenants, Less Drama

Here’s what we’ve learned managing properties in Emeryville for two decades:

- **Average household income:** higher than surrounding areas
- **Tenant quality:** Higher employment stability, better credit scores
- **Maintenance requests:** Fewer frivolous complaints

Why? Because Emeryville attracts professionals who work at places like Pixar, biotech firms, and Bay Street retailers. They’re busy, they’re stable, and they just want a nice place to live.

Our Emeryville Property Management Services

Full-Service Property Management in Emeryville (Without the Boring Corporate Vibes)

Strategic Pricing (Because Emeryville Isn’t “Just Between Oakland and Berkeley”)

Your Emeryville property manager needs to understand this market’s unique position:

- Bay views? Premium pricing
- Modern amenities? Higher demand
- Near Pixar campus? Instant appeal to animation professionals

We don’t use generic Oakland/Berkeley comps. We use **Emeryville-specific data** from our 20 years of local leasing.

Lightning-Fast Tenant Placement

Our Emeryville track record:

- **Average time-to-lease:** 21 days

- **Marketing reach:** most major rental sites + targeted Emeryville/Berkeley/Oakland campaigns
- **AI-powered response:** LISA handles inquiries 24/7 (even at 2am when that Google engineer is browsing rentals)
- **7-day showing availability:** Because Emeryville renters have busy schedules

Maintenance That Actually Makes Sense

Emeryville properties are newer on average (approx 50% built after 1990). That means:

- Different maintenance needs than older Oakland/Berkeley buildings
- HOA coordination for condos and townhomes
- Bay wind and salt air considerations
- Modern building systems (we're fluent in smart home tech)

Our maintenance response:

- 24/7 bilingual support (English/Spanish)
- Pre-approved vendors who know Emeryville
- $300 authorization limit (we fix problems fast)
- Zero markups on repairs (because that's shady)

Tech-Forward Management

You're in *Emeryville*—home to Pixar and tech startups. Your property management should match:

- **AppFolio platform:** Owner portal, tenant portal, online payments
- **LISA AI:** Our artificial intelligence leasing agent responds instantly
- **Digital everything:** E-signatures, online applications, mobile-friendly
- **Real-time reporting:** Know your numbers anytime, anywhere

No Rent Control Compliance (But We Still Know the Rules)

Emeryville has **zero residential rent control**, but we still navigate:

- California AB 1482 (statewide 5% + CPI cap for buildings 15+ years old)
- Emeryville's Just Cause Eviction Ordinance
- Emeryville's non-discrimination ordinances
- Fair housing compliance
- Proper security deposit handling (California's rules still apply)

Emeryville rental laws, kept current: See every Emeryville and California rule that applies to your Emeryville rental, with the date we last checked each one against the official text: Emeryville rental laws for landlords. Or browse the full California rental law library.

Emeryville Neighborhoods We Serve

Every Corner of This Tiny (But Mighty) City

Bay Street & Surrounding

Modern urban living above retail and entertainment, and tenants who can afford it.

- **Average rent:** $2,200-2,800 (Studios) – $3,100-3,800 (1BR)
- **Management focus:** HOA coordination, amenity management

Marina/Waterfront (Watergate)

Bay views, tons of amenities, and the kind of sunsets that justify premium rents.

- **Average rent:** $1,700-2,100 (Studios) – $2,000-2,800 (1BR) – $2,800-4,000 (2BR)
- **Management focus:** Weather-related maintenance, parking management

Christie Avenue (Pacific Park Plaza & Bridgewater)

Where high-rise living meets easy commute access.

- **Average rent:** $1,900-2,800 (1BR) – $2,800-4,200 (2Br)
- **Management focus:** Value optimization, quick turnovers

Park Avenue District

Mixed-use, live-work spaces, and the original Emeryville vibes.

- **Average rent:** $2,100-2,400 (Studios) – $2,500-2,600 (1BR)
- **Management focus:** Unique property considerations, parking

**Rent estimates as of November 2025, sourced from internal data and Apartment List*

Why Choose Us as Your Emeryville Property Manager

We're Actually Here

Our office is at **2324 Powell St., Emeryville**—not Oakland, not Berkeley, but *right here* in the city we specialize in.

What does that mean for you?

- We can show your property within hours, not days
- We know every HOA manager personally
- We understand Emeryville's unique market position
- We're invested in this community's success

We Lived Through the Transformation

We've been managing Emeryville properties since **before Bay Street existed**. We watched this city transform from industrial warehouses to the Bay Area's hottest small-city rental market.

Timeline of our Emeryville expertise:

- **2005:** Started managing properties when Emeryville was “that small city no one knew”
- **2008:** Navigated the recession (Emeryville rebounded fast)
- **2012:** Watched Bay Street boom and adjusted pricing strategies
- **2020:** Managed through COVID (Emeryville held rents better than neighboring Berkeley)
- **2025:** Managing 600+ properties and growing, across the East Bay with deep Emeryville focus

No Rent Control = Smarter Strategy

Other property managers in Oakland and Berkeley are *exhausted* from RAP filings, rent board hearings, and compliance paperwork.

We spend that time on what actually matters:

- Finding premium tenants faster
- Maximizing your rental income
- Preventing maintenance issues
- Keeping occupancy rates high

Transparent Pricing (Because Hidden Fees are not our thing)

Our Emeryville property management fees:

- **Full management:** 6-8% of monthly rent
- **Placement only:** 50% of one month’s rent (management clients)
- **Placement only:** 75% of one month’s rent (placement-only)
- **Maintenance:** ZERO markups (we bill you exact vendor costs)
- **Setup fees:** ZERO
- **Cancellation fees:** ZERO

What’s included:

- Unlimited showings
- Major rent site advertising

- Professional photography
- Tenant screening and placement
- Lease preparation and execution
- Monthly rent collection
- 24/7 maintenance coordination
- Monthly owner statements
- Annual tax documents (1099s)
- AppFolio owner portal access

Emeryville Property Management FAQs

Real Questions from Real Emeryville Landlords

Q: Does Emeryville have rent control?

A: Nope! Emeryville is one of the few Bay Area cities WITHOUT residential rent control. However, California's AB 1482 still applies to buildings 15+ years old, capping annual increases at 5% + CPI.

Q: What can I rent my Emeryville property for?

A: Great question! Here are current (2025) ballpark figures:

Studios:

- Citywide: $2,186-2,267

1-Bedroom:

- Citywide: $2,624-2,771

2-Bedroom:

- Citywide: $3,485-3,699

3-Bedroom (rare):

- Citywide: $4,365-4,528+

Want exact pricing for YOUR property? We do free rental analyses. Just ask.

Q: How long does it take to rent an Emeryville property?

A: Our average is **21 days** from listing to lease signing. Premium properties in Bay Street often go in **14 days**. More unique properties might take **28-35 days**.

Compare that to Oakland's average of 35-45 days.

Q: What makes Emeryville tenants different?

A: Based on 20 years of data:

Higher income: Average income is approx 17% more than comparable Oakland/Berkeley (*Census Bureau Data)

Longer stays: Our average length of tenancy in Emeryville is 3 years

Better credit: Our experience shows Emeryville attracts tenants with excellent credit

Less drama: Fewer disputes, faster rent payments, more professional communication

Why? Emeryville attracts employed professionals working at Pixar, biotech firms, and Bay Street businesses.

Q: Do I need to worry about Oakland or Berkeley regulations?

A: Nope! Your Emeryville property is governed by:

- California state law (AB 1482 for older buildings)
- Emeryville city codes (no rent control!)
- Fair housing laws (federal and state)

No RAP registration. No Rent Board hearings. No Measure BB confusion.

Q: What about HOA properties?

A: With nearly 80% of Emeryville housing in large apartment complexes and condominiums, HOA coordination is a key part of property management here. We are experts in handling HOA compliance and communication with fantastic relationships with all the major HOAs—Watergate, Pacific Park Plaza, The Terraces, Bay Street properties, you name it.

Q: Can you manage my short-term rental in Emeryville?

A: Emeryville *technically* allows short-term rentals with permits, BUT:

- Most HOAs prohibit them
- Permit process is complicated
- Market favors long-term rentals (better ROI)

We focus on long-term property management where you'll actually make consistent money.

Q: Is Emeryville safe for rental properties?

A: Emeryville's crime stats have improved significantly since 2023, with a **20% drop in 2024** and another **15% decrease in 2025.** For single family homes we recommend good lighting and security systems for all properties. (Evilleeye.com – 2025 Q1 Crime Data)

Q: What's the biggest mistake Emeryville landlords make?

A: Underpricing!

Too many owners use Oakland/Berkeley comps and can leave $100's a month on the table.

Emeryville is NOT "just between" those cities—it's a premium market with unique advantages:

- No rent control
- Newer construction
- Corporate job access

- Bay views
- Bay Street retail

Price accordingly. We'll show you how.

The Emeryville Rental Market (Data You Actually Care About)

Numbers That Matter for Property Management in Emeryville

Market Overview 2025:

Metric	Emeryville	Oakland	Berkeley
Average Days to Lease	21 days	35-45 days	30-40 days
Rent Control	❌ No	✅ Yes (RAP)	✅ Yes (Measure BB)
Average Rent Growth (2025)	+3.6%	+3.2%	+1.1%
Average Household Income	$120K	$97K	$109K

 Internal Data – Emeryville Rent Growth Data – 2025 Census Data

Across our East Bay portfolio over the last 90 days: **95.2% occupancy rate** and **99.14% rent collection rate**. In Emeryville specifically, our average time-to-lease of 21 days keeps vacancy costs low — faster than Oakland's 35–45 day average and Berkeley's 30–40 days.

What This Means for Your Property:

 Faster lease-ups = Less lost rent **No Rent Restrictions** = Market rate income **Higher rent growth** = Better ROI **Higher income tenants** = Fewer payment issues

Our Property Management Process

From Empty Unit to Happy Tenant (The Emeryville Way)

Step 1: Property Preparation (Days 1-3)

- Professional photography (Bay views require golden hour shots!)
- Market analysis using Emeryville-specific comps
- Strategic pricing recommendation
- Minor repairs/staging if needed
- Listing optimization for major rental sites

Step 2: Marketing Blitz (Days 3-21)

- Zillow, Apartments.com, Trulia, Rent.com (all major sites)
- LISA AI responds to inquiries 24/7
- Showing coordination (we're local, remember?)
- Pre-screening interested applicants
- Virtual tour options for remote prospects

Step 3: Tenant Screening (Days 14-21)

- Online application via AppFolio
- Credit check (looking for 700+ scores)
- Employment verification
- Rental history (2+ previous landlords)
- Income verification (3x rent minimum)
- Criminal background (California Fair Chance compliant)

Step 4: Lease Execution (Days 21-28)

- Digital lease via DocuSign

- Security deposit processing
- First month’s rent collection
- Move-in coordination
- Key handover
- Tenant portal setup

Step 5: Ongoing Management (Forever)

- Rent collection (auto-pay encouraged)
- 24/7 maintenance coordination
- Monthly owner statements (by the 7th)
- Lease renewal negotiations
- Annual market rent analysis

Step 6: Move-Out (When It Happens)

- 60-day notice processing
- Move-out inspection scheduling
- Security deposit accounting
- Turnover cleaning coordination
- Minor repairs as needed
- Back to Step 1!

Meet Your Local Emeryville Property Management Team

Real People, Real Local Expertise

Jason – Owner/Broker

- 20+ years Emeryville property management
- Lived through Emeryville’s transformation from industrial to residential
- Managed over 200 Emeryville properties personally

Auguste – Broker Associate

- 6+ years East Bay Leasing and Real Estate Sales
- Bilingual (English/French)
- Knows every Emeryville HOA by name

William – Watergate Specialist

- 46+ years Real Estate Sales and Leasing
- Has been selling and leasing Watergate since its condo conversion
- Fun fact: plays a mean harmonica!

LISA – AI Leasing Agent

- Responds in < 2 minutes, 24/7
- Pre-screens prospects automatically
- Schedules showings instantly
- Never sleeps, never complains
- “Beep boop—Emeryville properties are my favorite to lease!”

Let’s Talk About Your Emeryville Property

Get Your FREE Emeryville Property Analysis

Here’s what you’ll get (no charge, no obligation):

 Current market rent estimate for YOUR property Emeryville-specific comparable rental analysis Strategic recommendations to maximize rental income Timeline estimate for lease-up Repair/improvement suggestions (if needed) Transparent fee breakdown Answers to all your questions

Three ways to get started:

1. Call us: **510-450-3800** Talk to a real human who actually knows Emeryville (weekdays 10am-3pm)

2. Email: **web@dev.alleastbayproperties.com** Send us your property address and we'll send a detailed analysis

3. Reach us online: Tell us a little about **your property and needs** and we'll reach out with a solution that works for you!

Why Property Management in Emeryville is the Smart Choice

Look, we manage properties all over the East Bay. Oakland has volume. Berkeley has prestige. But **Emeryville**? Emeryville has something better:

Opportunity

No rent control means you can actually run your property like a business. Market rent. Strategic pricing. No bureaucratic nonsense.

Demand

12,905 people in 1.2 square miles creates density. Pixar, Peet's, Clif Bar, and Bay Street create jobs. Limited housing creates competition. You do the math.

Quality

Newer buildings. Higher-income tenants. Longer leases. Less drama. More profit.

Partnership

We're not a corporate property management company trying to hit numbers. We're a local business that's been here for 20 years, managing properties in a city we actually love.

Your Emeryville property deserves a property manager who understands what makes this tiny city special.

Ready to see what professional Emeryville property management can do for your investment?

Let’s talk. No sales pitch. Just honest advice from people who’ve been doing this since before Bay Street was a construction site.

We manage properties throughout the East Bay too — including Oakland, Berkeley, and Richmond.

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Serving Emeryville property owners since 2005. We’re not the biggest property management company in the East Bay. We’re just the best at what we do in Emeryville.

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