

store of twenty-five feet frontage stands in this locality therefore commands twenty thousand dollars, equivalent to a ground rent of two thousand dollars per annum. However, there are locations here which cannot be purchased for any sum within the reasonable limits of its present or prospective value.

Next in the scale of value for purposes of trade comes Washington street. The best lots on this rapidly improving thoroughfare command about \$325 per front foot. Many fine improvements were made on Washington street last year and many others are in progress. It is beginning to divide the vast crowd from the trains with Broadway. It is really more agreeable and convenient for dwellers out north to take Washington street. Its property has rapidly enhanced in value of late in consequence of the frequently uncomfortably crowded condition of Broadway, and the opening of several new establishments of retail trade on Washington. Clay street property, choice corners, command \$150 per front foot.

A lot on Broadway, at the corner of First street, 60 feet front, sold at the rate of \$541.66 per front foot, including improvements worth probably two-fifths of the amount. This sale is mentioned to illustrate the relative estimation in which property suitable only for commercial or manufacturing purposes is held when compared with that suitable for the retail trade.

Business property at the Point sells at \$100 per front foot for the best lots. At Market street station about the same prices are realized as at the Point. At Center street station property is a little lower, though the best lots are rapidly appreciating in value. No part of the city has grown more rapidly of late than in this vicinity, business extending to Eighth street. Adeline street station property does not command so high a figure—\$60 to \$75 per front foot will buy the best lots in that vicinity.

Property in the vicinity of Broadway upon the cross streets, from Eighth to Tenth, commands \$200 to \$250 per front foot; as we proceed to the northward prices growing smaller.

Residence property that may be considered in the least eligible, sells at from \$75 to \$100 per foot for first-class in the most central or the most desirable locations, and from \$20 to \$75, according to location, in various parts of the city. Low-lying, undesirable lots may, in some instances, be bought at \$10 per foot. Among notable sales made recently were the Peralta and Center street lands, lying between the above named streets and Twelfth and Sixteenth