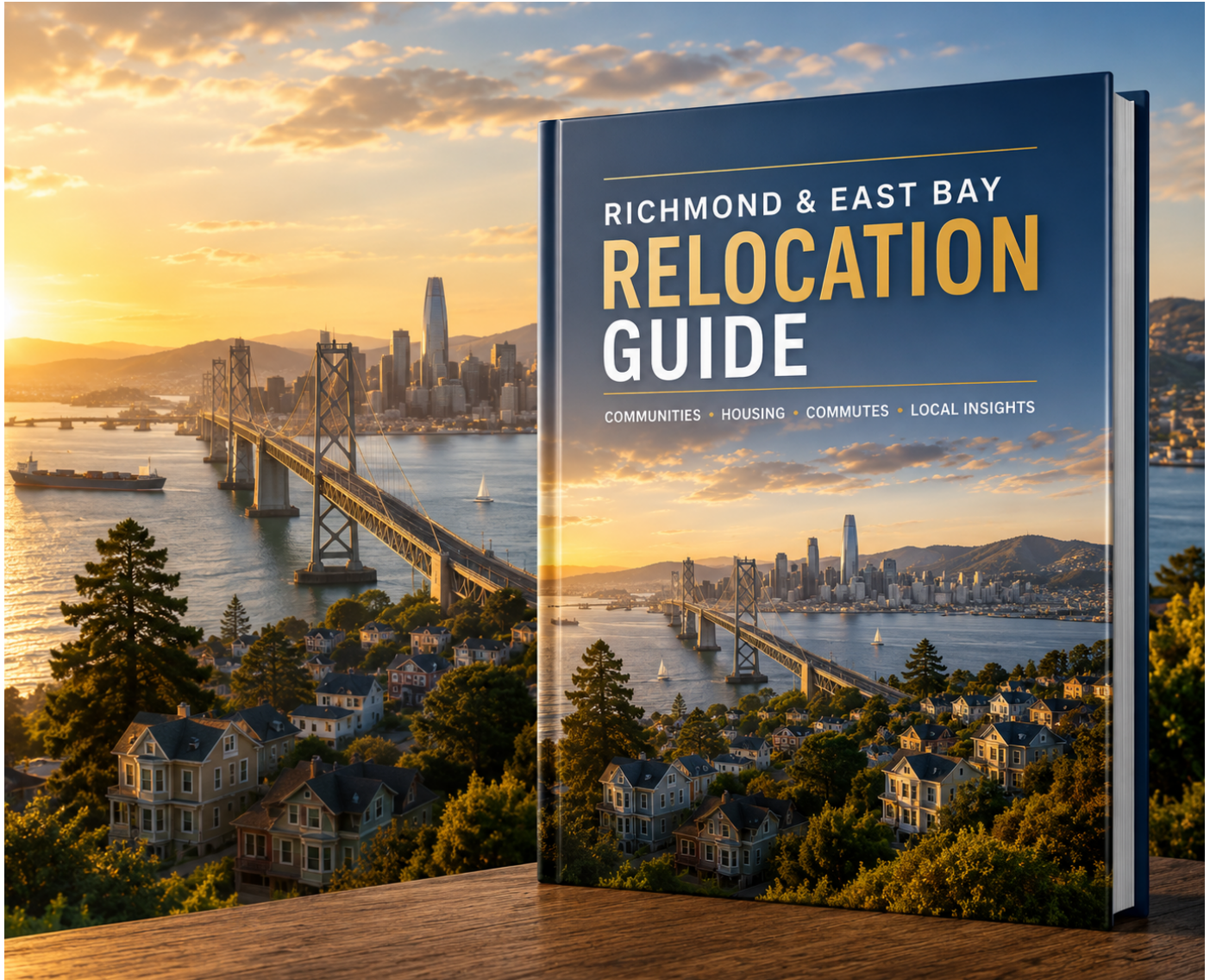


RICHMOND & EAST BAY

RELOCATION GUIDE

Communities • Housing • Commutes • Local Insights



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Welcome to the East Bay

A career move can define where you work without deciding where you should live. If your new role brings you to Richmond or the surrounding East Bay, your housing options span communities with very different combinations of commute, home style, price, transit access and neighborhood character.

This guide is designed to help you build a practical shortlist. J Castle Group can provide current property data and help you evaluate homes around the criteria you choose.

Why Richmond Is Getting Attention

Richmond has long combined port, industrial, research, manufacturing and transportation infrastructure. Growing technology and advanced-industry activity is adding another employment story to the area. For a relocating professional, the useful question is not simply “Where is the office?” It is “Where can I get the home, commute and lifestyle tradeoffs I want?”

Company locations, hiring plans and development timelines change. Verify your actual work location and expected in-office schedule before choosing housing.

Start With Four Decisions

1. Commute Define an acceptable door-to-door trip on the days you will actually travel.	2. Budget Set a comfortable monthly housing target including taxes, insurance, HOA and ownership costs.
3. Home priorities Rank space, yard, garage, condition, transit, views, walkability and maintenance.	4. Timing Decide whether you need to buy immediately or can use temporary housing while learning the area.

Communities to Put on Your Research Map

Richmond A large and varied city with distinct neighborhoods, shoreline areas, transportation options and housing types. Location within Richmond can materially change commute and daily-life patterns.	San Pablo Immediately adjacent to Richmond and useful for buyers prioritizing proximity to Richmond employment centers and established residential neighborhoods.
El Cerrito South of Richmond with BART access and a location that can work well for commuters balancing Richmond employment with connections farther into the inner East Bay or San Francisco.	Pinole North along the I-80 corridor, offering another residential alternative for Richmond-bound commuters. Compare freeway patterns and exact workplace location carefully.
Hercules Farther northeast along I-80 with a different housing mix and commute equation; worth including when home characteristics or budget justify a wider search.	Albany & Berkeley Useful comparison areas when Berkeley, inner-East-Bay amenities, university or cultural access are priorities and a longer Richmond commute is acceptable.

Commute Planning

Do not choose a home based solely on mileage. Bay Area travel varies by time, direction, incidents and mode. Before making an offer:

- Map the route at your expected travel time.
- Test both driving and transit where relevant.
- Confirm parking and first/last-mile requirements at work.
- Ask your employer how often you will actually be onsite.
- If commute is critical, physically test the trip before removing contingencies when practical.

BART & transit: Richmond and El Cerrito are served by BART, and regional bus, rail and ferry options can matter depending on exact origin and destination. Transit usefulness is highly address-specific; verify schedules and service with the provider.

Buy Now or Rent First?

Buying immediately may fit if: • Your work location is stable. • You expect to remain in the region for several years. • You understand your preferred communities. • Financing and cash requirements are comfortable.	Renting first may fit if: • Your work arrangement or office location may change. • You have not spent meaningful time in the East Bay. • You need to start work before a careful search. • You want to experience commute patterns personally.
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A Practical 60-90 Day Relocation Timeline

60-90 days	Confirm workplace, schedule, budget and financing; choose an agent/lender; build a community shortlist.
45-60 days	Begin active property monitoring and virtual/in-person tours; refine commute boundaries.
30-45 days	Make offers when the right property appears; complete inspections and investigation.
15-30 days	Coordinate loan, appraisal, insurance, closing, utilities and moving logistics.
Arrival	Final walkthrough, closing/possession and local setup.

Actual transaction timelines vary.

Featured Current Option: 1100 Lassen Street, San Pablo

Current asking price shown on the campaign page: \$750,000. For current beds, baths, square footage, disclosures, photos and availability, use the live J Castle Group property page.

Why it belongs in this relocation conversation: San Pablo's adjacency to Richmond makes 1100 Lassen a useful example for professionals comparing homes near Richmond employment centers. Evaluate it on its actual features, condition, price and your chosen commute - not because of any employer affiliation.

Your Personalized Relocation Map

A generic guide can only get you so far. Percy can create a search based on:

- Exact work destination
- Maximum commute preference
- Price/payment range
- Home type and minimum space
- Parking/garage needs
- Transit preference
- Property-condition tolerance
- Other objective housing criteria you identify

We do not recommend or rank neighborhoods based on the protected characteristics of residents. We can provide objective property, commute and amenity information and direct you to appropriate third-party/public sources for additional research.

Questions to Ask Before You Tour

- What is my true monthly housing budget?
- How many onsite workdays should I plan for?
- What is the longest commute I will tolerate?
- Which home features are non-negotiable?
- Am I comfortable renovating, or do I need move-in ready?
- Do I need to sell another home first?
- How quickly could I write an offer if the right home appears?

Relocation Consultation

A 15-minute planning call can turn a huge East Bay map into a workable search. Bring your workplace location, expected schedule, budget and top five housing priorities.



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READY TO BUILD YOUR HOME SEARCH?

Tell Percy where you'll be working, your target budget, preferred commute and what you're looking for in a home. He'll help you narrow the East Bay into a practical search.

About J Castle Group

J Castle Group is a Northern California real estate brokerage serving buyers, sellers and relocating clients. Our role is to help you make informed real estate decisions using current market information, local expertise and a process built around your stated priorities.

Disclaimer

This guide is general real estate and relocation information, not legal, tax, lending or employment advice. Company facilities and hiring plans, transit service, commute conditions, property availability, pricing, interest rates and market conditions can change. Verify material facts independently. J Castle Group is not affiliated with or endorsed by OpenAI or any employer referenced in campaign materials. Equal Housing Opportunity.