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Bridgewater condos hit the market

Another wave of condos has hit the market in the Bridgewater complex in Emeryville — only the second new offering of condos in the East Bay after the Bond in Oakland converted from rental to for-sale in May.

Last year, owner iStar Financial sold 110 units for prices between \$170,000 to \$290,000 and is back with 174 more units.

More than 250 people showed up at a sales launch party last month.

"Bridgewater's strong sales volume can be attributed in part to its convenient location just 10 minutes from San Francisco," said [Alan Mark](#), founder and president of the Mark Co., the company handling marketing for Bridgewater.

Sales at Bridgewater re-started in 2012 after a two-year hiatus. The 424-unit complex was apartments until 2006, when Emery Bay North LLC converted 250 units into condos. About 140 of the units sold before the end of 2009. The lender on the property, iStar Financial, took it back through foreclosure and now owns the entire complex.

The condos are coming on the market at a time when inventory is scarce in Oakland and Emeryville. As of June, there were 167 new condos available, according to Polaris

Pacific, a condo marketing and research company.

Four projects are selling new condos right now: 176-unit Fairmount Villas, 101-unit the Bond, 101-unit 200 Third and 115-unit Broadway Grand.

No new projects have entered the market since 2009. Units that are coming on the market are conversions from rental to for sale, which happened at the Bond, 200 Third and Broadway Grand.



Owner iStar Financial sold 110 units last year after taking over from the previous owner, which converted from rentals in 2006.



Address: 6400 Christie Ave. Units: 174. Size: One to two-bedrooms ranging from 565 to 1,105 square feet. Amenities: Pool, spa, gym, barbecue areas, outdoor courtyard, yoga studio and club room. Prices: Start just under \$200,000.