A-4

This area consists of that section of the Marina District that is zoned first-residential and restricted to single-family dwellings. There are really two parts to the area, and it is deemed best to describe them separately.

The north part is the frontage on Marina Boulevard from Buchanan Street to the Presidio wall at Lyon Street. These lots are generally 30 feet wide and overlook the Bay, with the Marina hills in the background. They face directly on either a park or yacht harbor. Although they occupy "made land" which was formerly part of the 1915 Exposition Site, these lots have maintained a value of from $200 to $250 a front foot even through the depression, and the average cost of the homes range from $12,500 to $20,000, with one or two a little more costly. The neighborhood is very popular, and owing to the limited area, it is anticipated that there will always be a good demand for this frontage.

The western part of the area is situated upon natural ground, and 25 foot lots predominate. The improvements consist of one and two-story, six to nine-room dwellings, with a cost range of from $7,000 to $15,000, and is also considered very desirable residential property. This part of the area borders "C-7" which contains a large number of three-story apartments and flats. The break from "green" to "yellow" is justified by the high character of these multi-unit improvements.

This entire area is practically 95% built-up and nearly all owner-occupied by professional and business men of the executive type, having incomes ranging from $5,000 to $20,000. Climatic conditions are favorable. Threat of discordant racial infiltration is very remote. Pride of ownership is high, and the demand for property in this section held better than in any other section in San Francisco during the depression.

A standard eight-room house in the north part would have sold for $17,500 in 1929, $13,000 in 1933, and is currently selling for $17,500. The same home would have rented for $150 a month in 1929, $125 a month in 1933, and $150 now.

A standard six-room house in the western part of this area would have sold for $11,000 in 1929, $8500 in 1933, and is now selling for $10,500. The same home would have rented for $100 a month in 1929, $75 a month in 1933 and $100 a month now.