This area of approximately 66 blocks is from 25 to 35 years old, having been developed following the fire and earthquake in 1906. The area is largely zoned second-residential. Parts facing on Clement Street and Geary Boulevard are zoned for business, and this is also true of scattered blocks on both Balboa and California Streets. The area is largely occupied by small business men, "white collar" workers, and skilled mechanics, having an income range of $1500 to $4,000. There are no racial concentrations in the area, although there is a possibility of such infiltration in the future. Construction is of a very heterogeneous nature, consisting of single-family, detached and row frame and stucco dwellings, flats and apartment houses. The single-family dwellings, many of which are old, have a cost range of from $3500 to $8,000. Owner-occupancy is 75%, and vacancies in the area do not exceed 4%. Schools and transportation facilities are conveniently available, and the area's proximity to Golden Gate Park and to the recreational areas adds to its desirability. A standard six-room house in this area would have sold for $7,000 in 1929, $4,000 in 1933, and is currently selling for $5500. The same home would have rented for $65 in 1929, $40 in 1933, and $60 now.