This area, consisting of 43 odd blocks, is 80% to 85% built-up, and has a generally undulating topography, sloping toward the south, with some slopes and low bluffs in the northern part. The inhabitants consist of "white collar" workers, skilled and semi-skilled laborers, truck drivers, etc., with an average income of from $1500 to $2500. There are no racial concentrations, and it does not appear likely that there will be in the future. Maintenance in the area is just fair and spotted. The improvements consist of small frame and frame and stucco, detached, single-family houses and bungalows, with a cost range of $3500 to $6,000 and an average age of 12 years. The area is zoned first-residential, with a strip along Monterey Boulevard zoned for business, and the homes are 80% owner-occupied, with 2% vacancies. Schools, transportation facilities, parks, and recreational areas are all conveniently available, and climatic conditions are favorable. Practically all mortgagee institutions lend in this area but are inclined to be stringent in their terms.

A standard six-room house in this area would have sold for $5500 in 1929, $3000 in 1933, and is currently selling for $3750. The same home would have rented for $50 in 1929, $27.50 in 1933, and $37.50 now.