This area contains 80 some-odd blocks, and the topography is level with a slightly rolling tendency. The inhabitants consist of "white collar" workers, business men and skilled laborers, having an income range of $1500 to $3600. There are no racial concentrations, nor do any appear likely, and the maintenance is generally good but inclined to be spotted. The dwellings are row and detached houses and bungalows, with a cost range of $3500 to $7500, an average age of 12 years, and of frame and frame and stucco construction. The area is zoned first-residential, with a little business along Mission Street, and the homes are 80% owner-occupied with 2% vacancies. Schools of all grades are within the district, transportation facilities are excellent, and parks and recreational areas are adjacent. A Southern Pacific Railroad spur-track borders a part of the area, which constitutes a detrimental influence to the property immediately abutting it. Climatic conditions are good, this being one of the sunshine areas. There is a fair demand for property in this area, and practically all mortgagee institutions are making loans upon liberal terms.

A standard six-room house in this area would have sold for $6500 in 1929, $4250 in 1933, and is currently selling for $5500. The same home would have rented for $50 in 1929, $37.50 in 1933, and $50 now.