This narrow area, seven blocks in length, is situated on the southerly slope of ridge or plateau occupied by "A-3", which strongly influences the character of its northern part. There are many steep grades and sharp declines on the cross streets. As would naturally be expected in a "buffer" area such as this is, the improvements are decidedly mixed, and there is a decided contrast between the types of occupants as well. Incomes range from $2,000 to $8,000 and more, and property values, from $5,000 to $25,000. The improvements run from substantial, single-family, detached residences to much cheaper homes, with some flats and apartment houses where zoning permits. A small portion of this area is zoned first-residential and the remainder second-residential, with fractional blocks along Sacramento Street zoned for business. This district is 100% built up with 90% owner-occupancy and less than 2% vacancy. The area is well regarded, and indications are that its stability will be maintained for many years to come. There is little danger of undesirable racial encroachments. Due to the mixed type of improvements, it is not feasible to give the price range for a standard six-room home.