This area of some 40 irregular blocks, which are 85% built-up, is composed of what is known as Westwood Park and about 1/3 of Westwood Highlands. The topography is undulating, with lowering elevations from north to south. It is inhabited largely by business men, "white collar" workers, city employees, and skilled artisans, with incomes ranging from $2,000 to $4,500. Racial problems are exceedingly remote, and the area shows a high degree of maintenance. Improvements consist of single-family, detached bungalows and houses of various types, materials, and architectural designs, having an average age of from 12 to 15 years with values ranging from $4,000 to $8,000. This subdivision was placed on the market about 25 years ago and is zoned first-residential and is also protected by deed restrictions. It is 85% owner-occupied, and there are less than 1% vacancies. Schools of all grades are within easy walking distance, and the area has both street car and bus line service. It adjoins a section of Balboa Park, upon which it is proposed to build a large reservoir. However, it is not believed that this will prove a detrimental influence. Property in the area enjoys a fair degree of marketability. A standard six-room house in this area would have sold for $8,500 in 1929, $4,500 in 1933, and is currently selling for $6,500. The same home would have rented for $80 in 1929, $45 in 1933, and $60 now.