This area is made up of low rolling hills with gentle slopes. There are approximately 85 blocks contained therein, which are 60% built-up. The inhabitants consist of laborers, factory workers, and "white collar" workers, with an income range of from $1,200 to $2,000. No racial concentrations exist, nor is there any threat of such a condition in the future; however, many of the inhabitants are of foreign extraction and belong to the so-called lower levels of society. Maintenance is fair in certain spots in the area, but, generally speaking, there is but little pride of ownership in evidence. Development in this area has been slow and undirected and has extended over the past 30 years. The improvements are a heterogeneous mixture of single-and multi-family, low-cost homes and bungalows, constructed of frame, shingle and stucco, and having a cost range of from $2,000 to $4,000, and an average age of 20 years. The area is zoned first-residential, with the exception of a strip along Capitol and Plymouth Streets which is zoned for business. Homes are approximately 80% owner-occupied, 15% rented, and 5% vacant. Schools of all grades and transportation facilities are conveniently available. Balboa Park joins the area on the north, and Ocean View Playgrounds is in the area, both of which add to desirability. However, a gravel pit and car barns which adjoin on the northeast, and the railroad spur tracks which bound and traverse the area constitute detrimental influences. Newer construction is of a better quality than the older improvements, and an upward trend is indicated.

Demand for property in this location is limited and mortgagee officials express the belief that while good loans can be made in the area on modified terms, great care should be exercised in making commitments.

A standard six room house in this area would have sold for $4,750 in 1929, $3,500 in 1933, and is currently selling for $4,000. The same home would have rented for $45 in 1929, $32.50 in 1933, and $40 now.