

Community Information

Boulevard





BOULEVARD

The Kumeyaay and Cocopah, Boulevard's earliest inhabitants built temporary homes here or lived in rock shelters, gathering acorns, pinon nuts and a wide variety of other plant foods. They hunted deer, rabbits and bear with hunting sticks, bow and arrow and spears. Most spent their summers here in the chaparral covered hills, along streamside stands of oaks or in the abundant grassy meadows. They followed ancient trails west to the coast, east to the Colorado River and north for interchange with other tribes and south into deep Baja California.

Forts on the Colorado River and in San Diego required mail and supplies, and so with Indians as guides, their trails expanded into wagon and stage routes. The wagon masters took notice of the shady oak groves and grassy pastures along the way. By 1852 George McCain settled with his family and cattle in the pretty area that is still know as McCain Valley. George Allen Ruby established a small ranch nearby which later expanded into a small tourist resort with a store and a post office.

Traffic and tourism increased with when Highway 80 was constructed in 1917 and by the 1920's the high desert communities of Jacumba, Bankhead Springs, Boulevard and Live Oak Springs began to flourish.

Rich in western history with cattle, cowboys and trailblazers, including John Spreckles and his railroad. Boulevard maintains it's rugged rural character and wide open spaces. Dubbed the "Impossible Railroad" by many engineers of its day due to the immense logistical challenges involved. Established in part to provide San Diego with a direct transcontinental rail link to the east by connecting with the Southern Pacific Railroad.



Recreation

The San Diego's Astronomy Associations observation site at Tierra Del Sol offers public star parties are held during the dark of the moon. The Club 22" Lipp Ritchey-Chretien reflector is available for club members and hosted during Public Star Parties for visitors. Plus, the Observatory Director periodically hosts a training class for the Club scope.

A planned non-motorized trail system will link to regional trails. Soon mountain bikers, equestrians and hikers can enjoy the incredible solitude and peacefulness of one of San Diego's hidden treasures.





Education

Mountain Empire Unified School District

3291 Buckman Springs Rd., Pine Valley, CA 91962

(619) 473-9022 Phone | (619) 473-9728 Fax | meusd-ca.schoolloop.com

Clover Flat Elementary

39639 Old Hwy 80, Boulevard, CA 91905

(619) 766-4655 Phone | (619) 766-4537 Fax

Mountain Empire High

3305 Buckman Springs Road , Pine Valley, CA 91962

(619) 473-8601 Phone | (619) 473-8038 Fax



Population and Housing Estimates

ZIP Code 91905



Jan 1, 2021

Total Population	1,934
Household Population	1,833
Group Quarters Population	101
Persons Per Household	2.63

Housing and Occupancy

	Total Units	Households	Vacancy Rate
Structure Type	756	698	7.7%
Single Family - Detached	661	615	7.0%
Single Family - Attached	34	29	14.7%
Multi-Family	31	28	9.7%
Mobile Home and Other	30	26	13.3%

Household Income

Households by Income Category (2010 \$, adjusted for inflation)

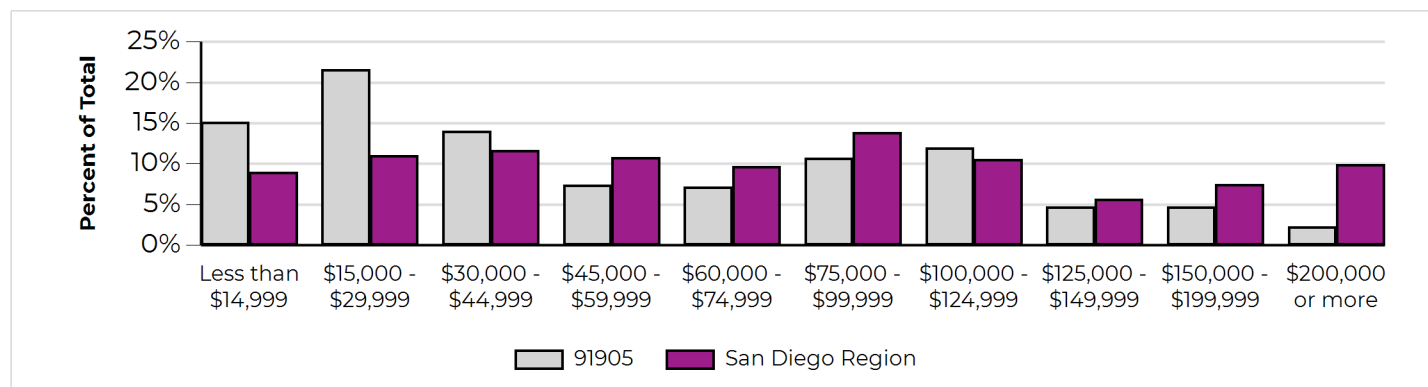
	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	15%	22%	14%	7%	7%	11%	12%	5%	5%	2%

Median Household Income

2021

Adjusted for Inflation (2010 \$) \$44,082

Not adjusted for inflation (current 2020 \$) \$54,582



DATA SOURCES AND IMPORTANT ADVISORY:

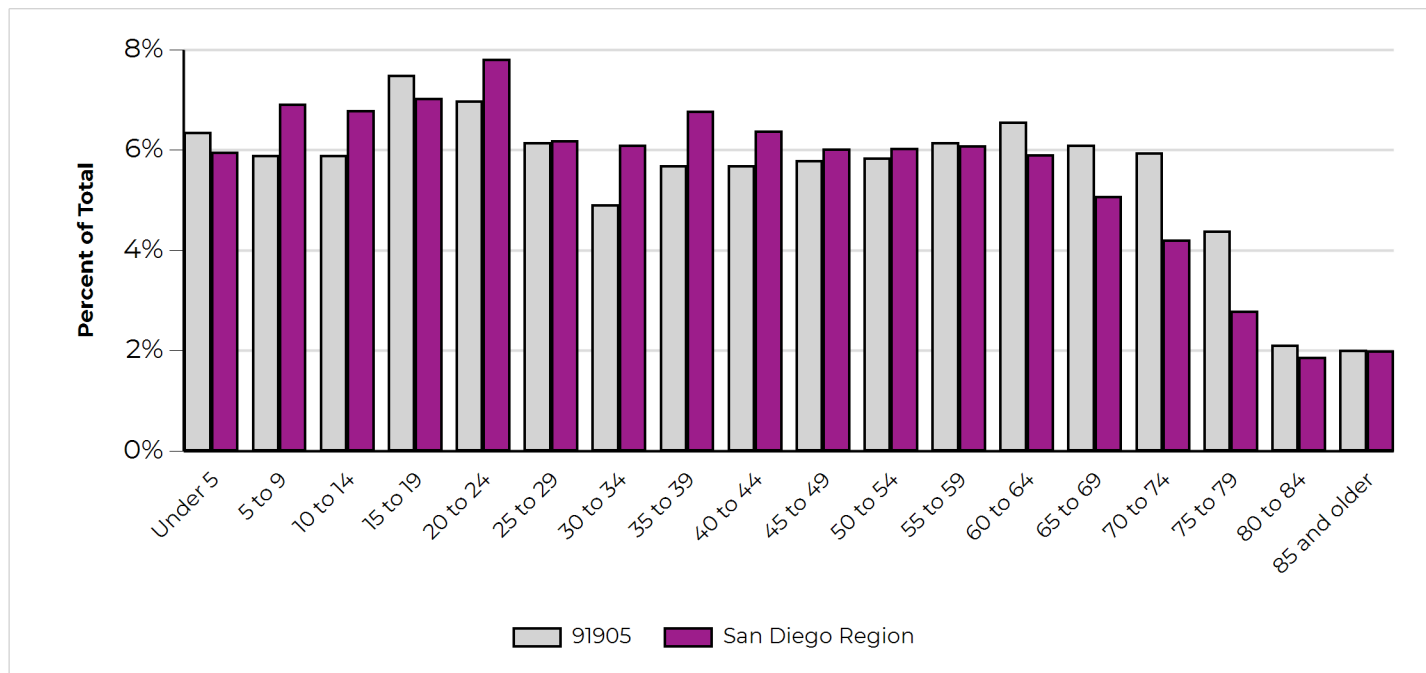
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	1,934	1,009	925	48%
Under 5	123	72	51	41%
5 to 9	114	63	51	45%
10 to 14	114	62	52	46%
15 to 17	107	68	39	36%
18 and 19	38	20	18	47%
20 to 24	135	71	64	47%
25 to 29	119	60	59	50%
30 to 34	95	55	40	42%
35 to 39	110	51	59	54%
40 to 44	110	57	53	48%
45 to 49	112	57	55	49%
50 to 54	113	60	53	47%
55 to 59	119	62	57	48%
60 and 61	53	25	28	53%
62 to 64	74	31	43	58%
65 to 69	118	63	55	47%
70 to 74	115	70	45	39%
75 to 79	85	36	49	58%
80 to 84	41	10	31	76%
85 and older	39	16	23	59%
Under 18	458	265	193	42%
65 and older	398	195	203	51%
Median Age	40.5	38.3	42.8	N/A

Population by Age



Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	702	1,093	34	19	28	58
Under 5	57	60	2	1	0	3
5 to 9	57	52	1	3	0	1
10 to 14	60	48	0	0	0	6
15 to 17	53	43	3	0	2	6
18 and 19	21	15	2	0	0	0
20 to 24	69	53	1	2	2	8
25 to 29	44	62	3	0	2	8
30 to 34	39	48	3	2	0	3
35 to 39	49	51	3	2	1	4
40 to 44	42	60	4	1	0	3
45 to 49	39	64	4	0	1	4
50 to 54	38	69	1	0	1	4
55 to 59	32	75	4	4	1	3
60 and 61	16	34	0	0	1	2
62 to 64	20	53	1	0	0	0
65 to 69	30	83	1	2	1	1
70 to 74	17	91	1	1	4	1
75 to 79	10	67	0	0	7	1
80 to 84	4	33	0	1	3	0
85 and older	5	32	0	0	2	0
Under 18	227	203	6	4	2	16
65 and older	66	306	2	4	17	3
Median Age	28.9	49.3	38.3	38.8	72.5	28.1