

# Community Information

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## College Area





## College Area

The College Area Community is located in the central part of the City of San Diego, along the southern rim of Mission Valley and approximately eight miles northeast of the downtown area. It is a residential community, which is also home to San Diego State University.

The College Area Community developed slowly during the early 1930s. The first subdivision maps occurred along El Cajon Boulevard and along Adams Avenue in the vicinity of 55th Street, in the vicinity of 63rd and Stewart Streets and along Cresita Drive, Lindo Paseo and Hardy Avenue. In 1931, the State Teachers College, (later San Diego State University), relocated in the College Area from its former Normal Street location.

El Cajon Boulevard is a historic commercial district through the college area community and was once the primary transportation route from San Diego to El Cajon and Arizona, before the construction of Interstate 8. The postwar desire for suburban living and the completion of Interstate 8 in the late 1950's further contributed to the growth of the community and University, but contributed to the loss of commercial businesses which relocated to Mission Valley.



The College Area neighborhood centers around and is named for San Diego State University (SDSU). The school began in 1897 as the San Diego Normal School in the area now known as Normal Heights. In 1935, it was renamed San Diego State College and moved to its present location. In the 1970s, the college became a university, but the College name continues to define the neighborhood.

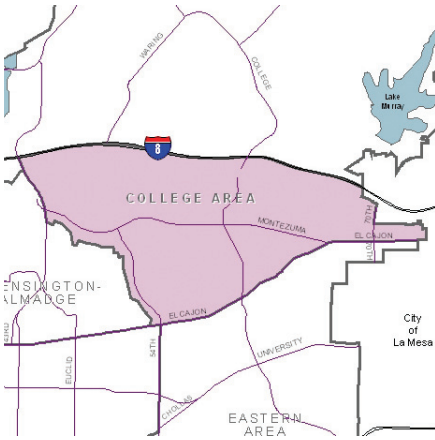
Redevelopment of SDSU and University controlled property, beginning in the 1990's, caused intensification of uses in the community near the campus, which is ongoing and includes the extension of the San Diego Trolley through the community with two stations: one on campus at SDSU and one opposite Alvarado Hospital on Alvarado Road. A second redevelopment project is currently proposed, which would redevelop the commercial core along El Cajon Boulevard.

El Cajon Boulevard serves as the shopping district for the College area and has recently been going through redevelopment adding a new supermarket and many new shops and restaurants. The College Avenue median has recently been landscaped with new plants and stamped concrete.

Other streets in the area have also been relandscaped and improved. The College Area Farmer's Market is also available to the community every Tuesday afternoon at the old Albertson's parking lot.

SDSU is also undergoing a redevelopment project. Apartments and Fraternity Row have been upgraded and other projects are planned for the near future. The SDSU trolley extension is scheduled to open in 2005.





## Community Features

### College Heights/Weingart Branch Library

4710 College Avenue, MS 17 / San Diego, CA 92115  
(619) 533-3902 / [www.sandiego.gov/public-library](http://www.sandiego.gov/public-library)

### College-Rolando Branch Library

6600 Montezuma Road / San Diego, CA 92115  
(619) 533-3902 / [www.sandiego.gov/public-library/](http://www.sandiego.gov/public-library/)  
[www.collegerolandolibrary.org](http://www.collegerolandolibrary.org)

## Education

### San Diego Unified School District

4100 Normal Street / San Diego, CA 92103  
(619) 725-8000 / [www.sandi.net](http://www.sandi.net)

#### Elementary Schools

Clay  
6506 Solita Ave. (92115)  
(619) 583-0690

Hardy  
5420 Montezuma Rd. (92115)  
(619) 582-0136 / [www.sandi.net/hardy](http://www.sandi.net/hardy)

#### Middle Schools

Lewis  
5170 Greenbrier Ave. (92120)  
(619) 583-3233 / [www.lewis.edu](http://www.lewis.edu)

Mann  
4345 54th St. (92115)  
(619) 582-8990 / [www.sandi.net/mann/expression](http://www.sandi.net/mann/expression)

#### High Schools

Crawford High Educational Complex  
4191 Colts Way (92115)  
(619) 583-2500 / [sandi.net/crawford](http://sandi.net/crawford)

Henry  
6702 Wandermere Dr. (92120)  
(619) 286-7700 / [henry.sandi.net](http://henry.sandi.net)

### San Diego State University

5500 Campanile Drive / San Diego, CA 92182  
(619) 594-5200 / [www.sdsu.edu](http://www.sdsu.edu)



# Population and Housing Estimates

## College Area Community Planning Area



Jan 1, 2021

<b>Total Population</b>	<b>21,937</b>
Household Population	19,524
Group Quarters Population	2,413
<b>Persons Per Household</b>	<b>2.53</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>7,920</b>	<b>7,720</b>	<b>2.5%</b>
Single Family - Detached	3,610	3,530	2.2%
Single Family - Attached	658	639	2.9%
Multi-Family	3,652	3,551	2.8%
Mobile Home and Other	0	0	--

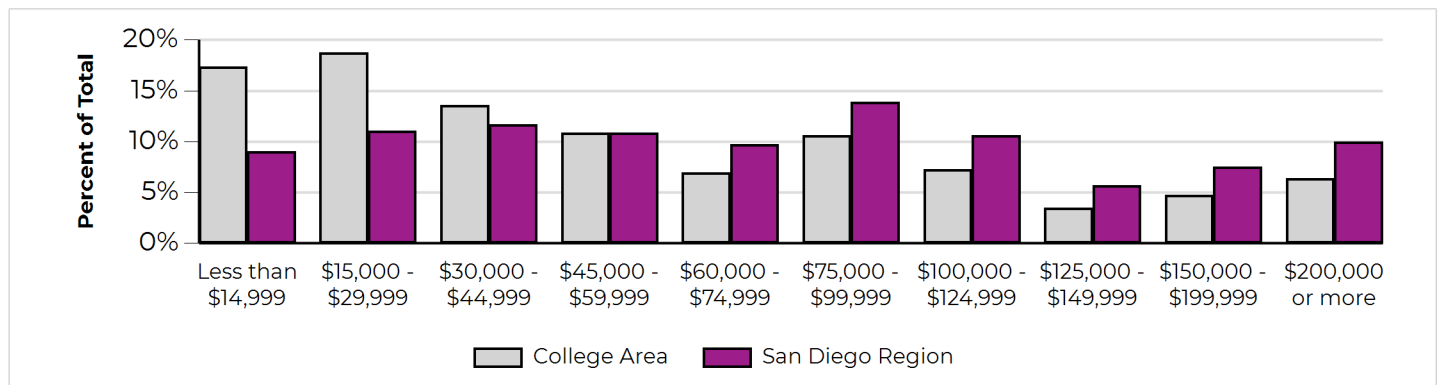
### Household Income

#### 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	17%	19%	14%	11%	7%	11%	7%	4%	5%	6%

#### Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$45,376
Not adjusted for inflation (current 2020 \$)	\$56,184



### DATA SOURCES AND IMPORTANT ADVISORY:

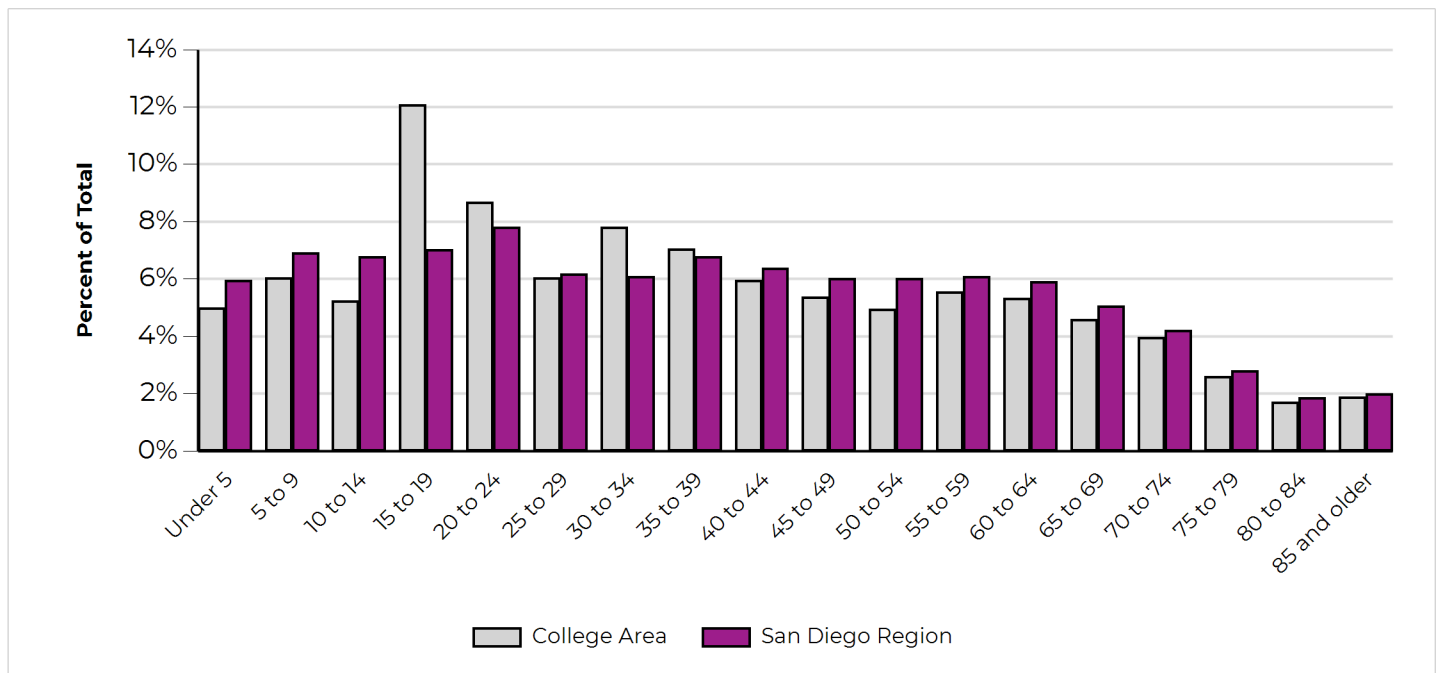
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community 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
<b>Total Population</b>	<b>21,937</b>	<b>10,945</b>	<b>10,992</b>	<b>50%</b>
Under 5	1,099	552	547	50%
5 to 9	1,328	695	633	48%
10 to 14	1,153	590	563	49%
15 to 17	687	371	316	46%
18 and 19	1,967	846	1,121	57%
20 to 24	1,907	965	942	49%
25 to 29	1,328	677	651	49%
30 to 34	1,716	930	786	46%
35 to 39	1,547	852	695	45%
40 to 44	1,307	650	657	50%
45 to 49	1,178	608	570	48%
50 to 54	1,087	547	540	50%
55 to 59	1,221	604	617	51%
60 and 61	474	228	246	52%
62 to 64	698	317	381	55%
65 to 69	1,006	477	529	53%
70 to 74	870	420	450	52%
75 to 79	574	273	301	52%
80 to 84	374	178	196	52%
85 and older	416	165	251	60%
Under 18	4,267	2,208	2,059	48%
65 and older	3,240	1,513	1,727	53%
Median Age	34.4	34.2	34.6	N/A

## Population by Age



## Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>4,983</b>	<b>11,547</b>	<b>1,621</b>	<b>98</b>	<b>2,663</b>	<b>1,025</b>
Under 5	341	502	86	10	104	56
5 to 9	450	580	90	5	125	78
10 to 14	351	521	72	9	109	91
15 to 17	218	295	46	1	82	45
18 and 19	356	1,093	99	5	322	92
20 to 24	470	919	108	8	246	156
25 to 29	396	585	128	8	138	73
30 to 34	400	897	123	2	205	89
35 to 39	342	788	127	2	215	73
40 to 44	303	653	110	6	155	80
45 to 49	294	550	116	6	169	43
50 to 54	240	550	98	12	154	33
55 to 59	253	685	100	6	150	27
60 and 61	71	299	40	2	54	8
62 to 64	113	411	67	2	79	26
65 to 69	139	652	75	4	120	16
70 to 74	109	595	52	6	91	17
75 to 79	63	397	42	1	60	11
80 to 84	35	268	23	2	41	5
85 and older	39	307	19	1	44	6
Under 18	1,360	1,898	294	25	420	270
65 and older	385	2,219	211	14	356	55
Median Age	28.9	37.4	37.3	37.5	35.0	24.8