Community Information

Encanto

ENCANTO

The Encanto Neighborhoods community is bordered by Martin Luther King Jr. Freeway (SR-94) to the north; National City and Skyline-Paradise Hills community to the south; Interstate 805 to the west; and the City of Lemon Grove and Skyline-Paradise Hills community to the east. This community includes the neighborhoods of Chollas View, Lincoln Park, Emerald Hills, Valencia Park, Encanto, South Encanto, Broadway Heights and Alta Vista.

Encanto Neighborhoods community is located immediately adjacent to the Southeastern San Diego community area. This community shares some similarities with its neighboring community in terms of ethnic diversity, on-going revitalization efforts, in-fill development opportunities, and strong community involvement. It is predominantly a low-density residential community with more dense residential projects, commercial and industrial uses located near major streets in the core of Encanto Neighborhoods. The area is characterized by changes in topography that create some significant view opportunities. Transit is alive and present in the Encanto Neighborhoods with the San Diego Trolley station located near the Euclid Avenue and Market Street intersection.

Valencia Park's high point offers a 360-degree view of the City of San Diego. The area is a mix of industrial and medium high-density residences. Emerald Hills is known for its outstanding views. The neighborhood takes its name from the Emerald Hills Country Club established in 1959.

South Encanto's homes are nestled in among steep canyons and rolling hills. There is still some residential land available for development in this area. Broadway Heights is located in the northeastern part of the Encanto Neighborhoods.There are both single-family homes and some heavy commercial developments in the area. The highest point in the neighborhood is 400 feet over sea level giving it a commanding view of the city.

Chollas View in the northwest corner of the neighborhoods area. The neighborhood is a mix of commercial use with single and multi-family residential areas.

Chollas Creek Enhancement Program

The City of San Diego is undertaking the Chollas Creek Enhancement Program as a key element in revitalizing this culturally-rich portion of the City. The goal is to create an open space system that lends identity to this area and provides a safe recreational and natural resource for the region.

Construction on two Pilot Projects for the Chollas Creek Enhancement Program has begun. Segment 2A is at the intersection of Market Street and Euclid Avenue and Segment 8 is adjacent to the intersection of South 38th and Alpha Streets. The scope of this project includes the removal of concrete channels along the creek, restoration of native vegetation and the creation of a linear park type setting with the inclusion of a trail system and an educational / interpretive element. This project will transform these two sections of the creek and the surrounding areas into positive open space features that the community can be proud of.

Neighborhoods

Chollas View covers approximately 424 acres in the northwest portion of the Encanto Neighborhoods area. Its name comes from the abundance of the cholla cactus that once covered the land. This area is a mixture of neighborhood commercial uses, single and multi-family residential development, cemetery uses, and educational uses.

Lincoln Park is situated on approximately 477 acres in the southwest portion of Encanto Neighborhoods. Lincoln High School, named after Abraham Lincoln, continues to serve as a focal point for this neighborhood. As is true in many neighborhoods, the residents of the area associate themselves with the school, historically referring to the area as "Lincoln", and now as Lincoln Park. A significant feature of the neighborhood is its abundance of land dedicated to public schools. The area contains a wide range of topographic features, such as rolling hills, mesa tops and floodplains; and therefore, many properties enjoy the views in this neighborhood.

Valencia Park's highest point provides a 360-degree view of San Diego. The northern portion of Valencia Park is a mixture of industrial uses and medium-high density residential development. The remainder of this neighborhood is comprised of low and medium density residential developments. This neighborhood has one elementary school, Valencia Park Elementary School, which contains a joint use neighborhood park utilized by school children and members of the general public during school off-hours.

Emerald Hills is characterized by hillsides and great view opportunities. This neighborhood got its name from the Emerald Hills Country Club and Golf Course, which was established in 1959. The San Diego Trolley station is located near the southwest corner of this neighborhood, providing great opportunities for expansion of commercial uses and neighborhood services around this area.

Encanto occupies 994 acres in the northeastern portion of Encanto Neighborhoods area. In 1889, Alice Klauber named this subdivision Encanto, the Spanish word for "enchantment." The area also contains natural canyons and rolling hills and it is mostly characterized by a mixture of single-family residences on large lots, commercial uses and public facilities.

South Encanto, much like some of the other neighborhoods, contains a wide range of topographic features from steep slopes and canyons to rolling hills. It is mostly made up of residential development with some commercial uses and open space areas, including a 35-acre community park. Significant features of this neighborhood include high levels of public improvements and good condition of its housing. It is mostly a residential neighborhood with some vacant land remaining.
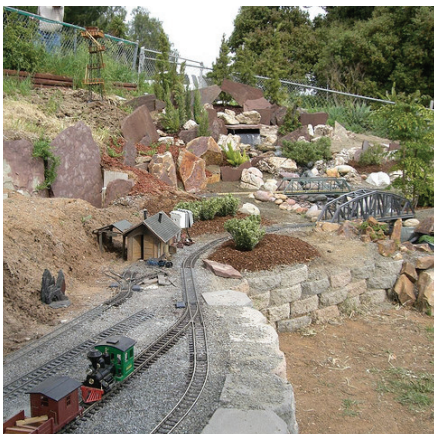
Broadway Heights occupies approximately 61 acres in the northeastern portion of Encanto Neighborhoods. It is mostly comprised of well-kept single-family residential development, with some heavy commercial uses along its westerly boundary. The neighborhood is atop the highest peaks in the area with an average elevation of over 400 feet above sea level.
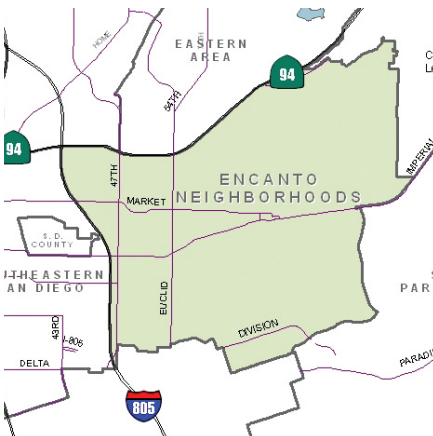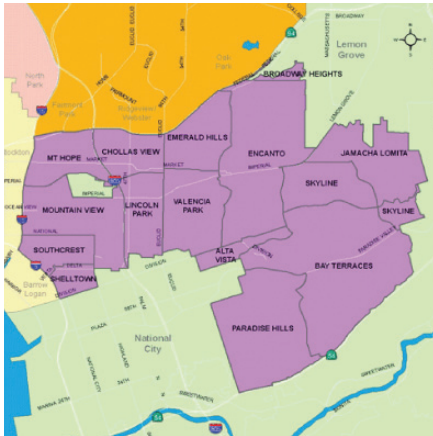
Education

San Diego Unified School District
4100 Normal Street / San Diego, CA 92103
(619) 725-8000 / www.sandi.net

Elementary Schools
Chollas/Mead (K-6)
401 N. 45th St. (92102 / (619) 262-7526 / sandi.net/chollas-mead

Encanto (K-5)
822 65th St. (92114) / (619) 264-3191 / sandi.net/EncantoA

Horton (K-6)
5050 Guymon St. (92102) / (619) 264-0171

Johnson (K-5)
1355 Kelton Rd. (92114) / (619) 264-0103 / www.sandi.net/johnson

Nye (K-5)
981 Valencia Pkwy. (92114) / (619) 527-4901 / nye.sandi.net

Porter - North Campus (K-6)
445 S. 47th St. (92113) / (619) 266-7700 / new.sandi.net/schools/porter

Porter - South Campus (K-3)
4800 T St. (92113) / (619) 266-4500 / new.sandi.net/schools/porter

Valencia Park (K-5)
5880 Skyline Dr. (92114) / (619) 264-0125 / new.sandi.net/schools/valenciapark

Middle Schools
Bell (6-8)
620 Briarwood Rd. (92139) / (619) 479-7111 / sandi.net/bell

Knox (K-8)
1098 S. 49th St. (92113) / (619) 262-2473 / new.sandi.net/schools/knox

Mann (6-8)
4345 54th St. (92115) / (619) 582-8990 / www.sandi.net/mann/expression

High Schools
Lincoln
4777 Imperial Ave. (92113) / (619) 266-6500 / www.sandi.net/lincoln

Population and Housing Estimates
Southeastern:Encanto Neighborhoods Community Planning Area

SANDAG

	Jan 1, 2021
Total Population	**42,265**
Household Population	41,978
Group Quarters Population	287
Persons Per Household	**3.25**

Housing and Occupancy

Structure Type	Total Units	Households	Vacancy Rate
Structure Type	**13,372**	**12,933**	**3.3%**
Single Family - Detached	9,195	8,907	3.1%
Single Family - Attached	929	888	4.4%
Multi-Family	2,638	2,536	3.9%
Mobile Home and Other	610	602	1.3%

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	12%	16%	15%	14%	10%	11%	9%	3%	4%	4%

Median Household Income	2021
Adjusted for Inflation (2010 $)	$51,309
Not adjusted for inflation (current 2020 $)	$63,530

Source: SANDAG, Population and Housing Estimates, v2021
SANDAG
www.sandag.org

March 2, 2023
Southeastern:Encanto Neighborhoods
Page 1 of 4
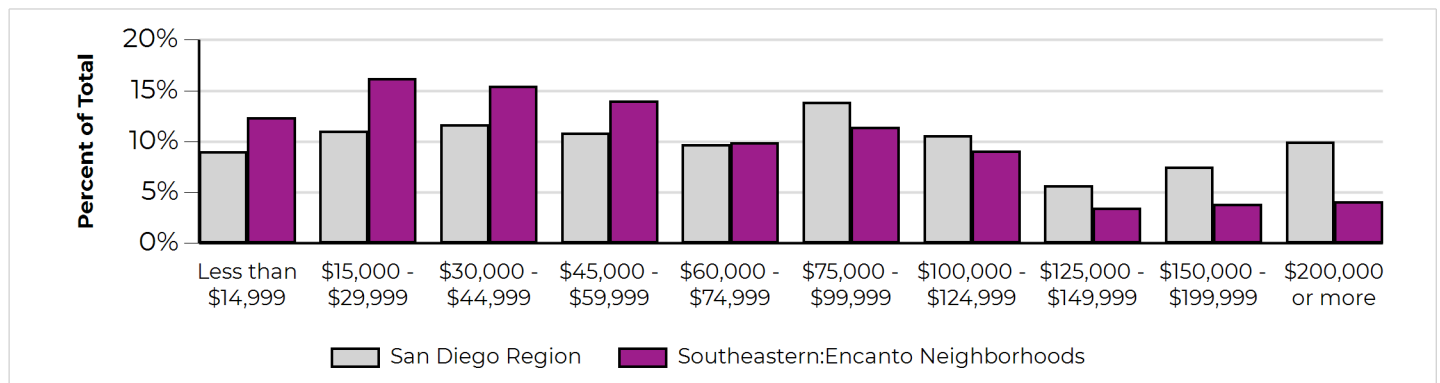
DATA SOURCES AND IMPORTANT ADVISORY:

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 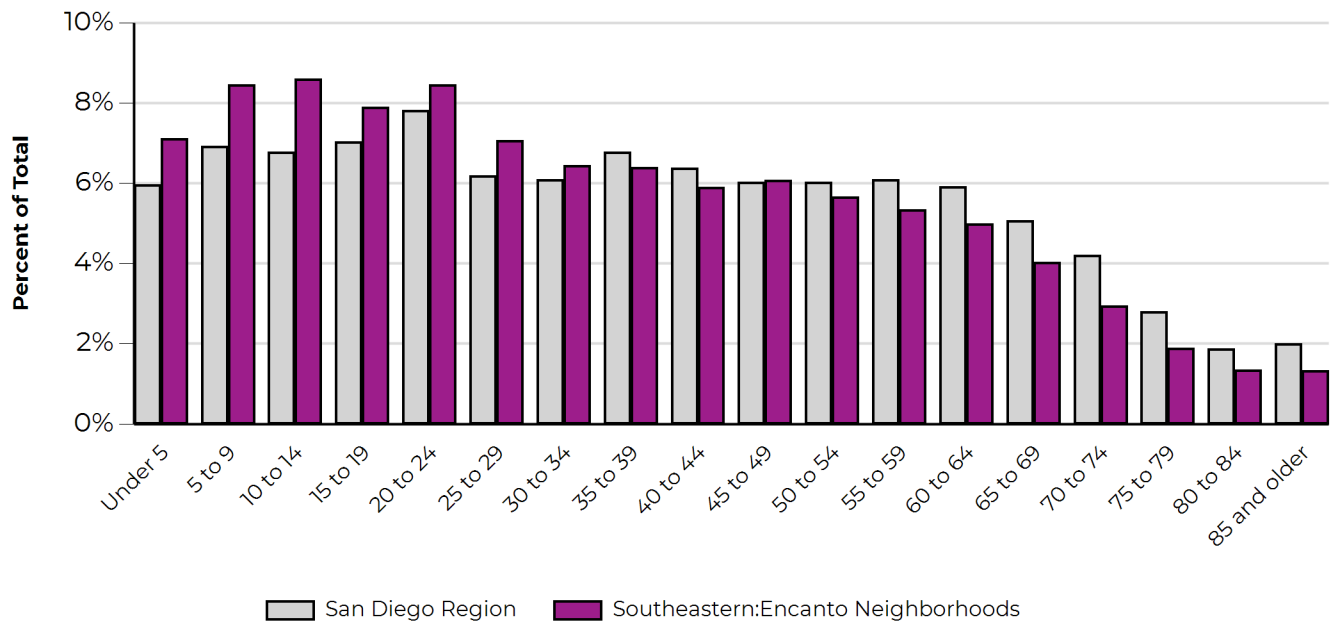Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

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 necessearily 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	**42,265**	**21,165**	**21,100**	**50%**
Under 5	3,007	1,543	1,464	49%
5 to 9	3,575	1,815	1,760	49%
10 to 14	3,634	1,845	1,789	49%
15 to 17	2,094	1,102	992	47%
18 and 19	1,247	622	625	50%
20 to 24	3,578	1,863	1,715	48%
25 to 29	2,991	1,574	1,417	47%
30 to 34	2,724	1,410	1,314	48%
35 to 39	2,705	1,392	1,313	49%
40 to 44	2,492	1,288	1,204	48%
45 to 49	2,572	1,246	1,326	52%
50 to 54	2,391	1,193	1,198	50%
55 to 59	2,261	1,109	1,152	51%
60 and 61	890	443	447	50%
62 to 64	1,217	545	672	55%
65 to 69	1,708	858	850	50%
70 to 74	1,243	545	698	56%
75 to 79	802	359	443	55%
80 to 84	571	222	349	61%
85 and older	563	191	372	66%
Under 18	12,310	6,305	6,005	49%
65 and older	4,887	2,175	2,712	55%
Median Age	31.8	30.8	33.0	N/A

Population by Age

Source: SANDAG, Population and Housing Estimates, v2021
SANDAG
www.sandag.org

March 2, 2023
Southeastern:Encanto Neighborhoods
Page 2 of 4

Population by Race, Ethnicity and Age

| | Hispanic | Non-Hispanic | | | | |
		White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	**22,641**	**4,463**	**7,908**	**144**	**5,541**	**1,568**
Under 5	1,637	463	482	14	257	154
5 to 9	2,075	389	543	17	381	170
10 to 14	2,198	264	524	18	377	253
15 to 17	1,277	160	291	11	222	133
18 and 19	769	125	185	10	105	53
20 to 24	2,200	231	522	9	419	197
25 to 29	1,807	197	527	12	317	131
30 to 34	1,485	270	538	12	339	80
35 to 39	1,442	247	537	8	399	72
40 to 44	1,345	242	492	6	353	54
45 to 49	1,466	205	436	3	390	72
50 to 54	1,239	220	515	5	364	48
55 to 59	1,056	270	543	4	341	47
60 and 61	382	112	235	2	136	23
62 to 64	490	186	319	2	199	21
65 to 69	657	285	447	5	295	19
70 to 74	425	232	314	4	250	18
75 to 79	280	155	194	1	164	8
80 to 84	198	101	161	0	100	11
85 and older	213	109	103	1	133	4
Under 18	7,187	1,276	1,840	60	1,237	710
65 and older	1,773	882	1,219	11	942	60
Median Age	28.2	37.7	38.2	21.1	39.4	20.5

Source: SANDAG, Population and Housing Estimates, v2021
SANDAG
www.sandag.org

March 2, 2023
Southeastern:Encanto Neighborhoods
Page 3 of 4

Source: SANDAG, Population and Housing Estimates, v2021
SANDAG
www.sandag.org

March 2, 2023
Southeastern:Encanto Neighborhoods
Page 4 of 4