

Community Information

Mission Hills





Mission Hills

Mission Hills is a neighborhood of San Diego, California. It is located on hills just south of the San Diego River valley and north of downtown San Diego, overlooking Old Town and San Diego Bay. It was subdivided on January 20, 1908 as a smaller portion of what is now referred to as Mission Hills. The City of San Diego describes Mission Hills as being the area north of Horton Avenue, South of Mission Valley, West of Dove and Curlew Streets and Reynard Way, and East of the Old Town community area. Mission Hills is part of the 92103 zip code area.

The area is primarily residential, with some small shops and restaurants. The area was developed in the early 20th century and most of the houses are still from that era, often carefully preserved and restored. Homes there were also often designed by San Diego's premier architects including William Hebbard, William Templeton Johnson, Emmor Brooke Weaver, Nathan Rigdon, Richard Requa, and Joel E. Brown. Master Builders such as the Pacific Building Company, Morris B. Irvin, and Martin V. Melhorn contributed by building in the vernacular architecture.

Modern homes were built along canyon rims as infill during the 1950s and 1960s by modern masters such as Lloyd Ruocco, Homer Delawie, John Lloyd Wright and Sim Bruce Richards, among others. Ironically, San Diego's most famous architect, Irving Gill never built in Mission Hills as by the time this area was being developed he was mainly working in Los Angeles county.

Houses range in price from moderate to estates and are not clustered strictly by price. Many homes have views of the entire harbor and city. Every Friday during the summer concerts are held in Pioneer Park. Other community activities include a street fair for local artisans, church and civic events.

Presidio Park is a delight to visit with its old trees and expanse of lawns. The Presidio itself is on the site of one of the original Missions.

Mission Hills is in close proximity to Downtown and bounded by freeways 8, 5 and 163. Balboa Park with its zoo and museums is on the borders of Hillcrest and Bankers Hill. Visit the charming West Lewis Village and the bustle of Washington and Goldfinch Streets. Summer offers Concerts in the Park and a music & arts festival.

The famous horticulturalist Kate Sessions helped to influence development in Mission Hills. She founded the Mission Hills Nursery, which is still an active business (since 1910).

Several public, private, and religious schools are located in Mission Hills. The best known is the "lower school" campus of the private Francis Parker School, founded in 1912. This school was run on Progressive ideals by William Templeton Johnson and his wife Clara. Mr. Johnson designed the original school building and his wife ran the school.





What makes it so special

Just a stroll through the neighborhoods north of West Washington Street and you'll want to live in Mission Hills. Old stately homes, quaint craftsman bungalows, and large mansions - all immaculately manicured on quiet streets give Mission Hills its appeal.

What defines Mission Hills

First and foremost, the homes. Mission Hills is what your ideal neighborhood would be, and should be, before modern developers turned suburbia into faceless, cookie-cutter, subdivisions.

Things to do

Like any good neighborhood should have, Mission Hills has its own business district that you can stroll to. Most of the local businesses are located along West Washington Street from Hillcrest to the east. The business hub of Mission Hills is along Goldfinch Street between Fort Stockton and W. Washington. Restaurants, shops, pubs and services give residents everything they need.



Best bets for eats

Well, it used to be Phil's BBQ on Goldfinch, serving up the best barbecue in town (even though adjoining businesses complained of the smoke). But the Mission Hills location is temporarily closed as Phil's establishes its Sports Arena location. The Gathering recently re-opened after a fire closed it down. And don't forget Bronx Pizza and Jimmy Carter's Mexican Cafe.

Best bets for drinks and entertainment: Most of the action is in neighboring Hillcrest, but for drinks and karaoke, the Lamplighter is the place to be.

Shopping

Again, a quick stroll to Hillcrest is where you'll find most shopping. If you long for supermarkets before they became, well, super, then hit the local Vons and Albertsons - this is what the grocery store looked like before they became mini-malls. And then there's the Mission Hills Nursery on Fort Stockton Drive, one of the city's oldest and finest nurseries.



How to get to Mission Hills

Mission Hills is just north of downtown San Diego, easily accessed from State Route 163, which cuts through the area. From I-8, take SR 163 south and take the West Washington Street exit. Drive through Hillcrest and within a few blocks you will be in Mission Hills.

The primary east-west thoroughfares are Washington Street and University Avenue. Fort Stockton Drive, off of Goldfinch Street takes you through the main residential area of the neighborhood.



If you take Fort Stockton all the way west, then take a left on Arista, you pass some of the mansion-like homes as the road descends into Presidio Park.

Mission Hills Heritage

One of San Diego's oldest and best preserved neighborhoods, Mission Hills features historic homes in a variety of styles including Craftsman Bungalows, Prairie Homes, and Spanish and Mission Revival. For over 100 years it has been a thriving residential and commercial community with lush canyons and mature tree-lined streets. Its first home, Villa Orizaba, was built in 1887 and subsequent subdivisions such as the original Mission Hills, Inspiration Heights, Florence Heights and others were developed in the early 20th century. Some of San Diego's finest architects and master builders designed and built homes in the area. The architectural diversity of the neighborhood is one of its finest features today. Mission Hills Heritage works to preserve and protect the character, charm and historic resources of Mission Hills, assuring that development projects harmonize with the established community.



Education

San Diego Unified School District

4100 Normal Street / San Diego, CA 92103

(619) 725-8000 / www.sandi.net

Elementary Schools

Birney: 4345 Campus Ave. (92103)

(619) 497-3500 / new.sandi.net/schools/birney

Chollas/Mead: 401 N. 45th St. (92102)

(619) 262-7526 / sandi.net/chollas-mead

Florence: 3914 First Ave. (92103)

(619) 293-4440

Grant: 1425 Washington Pl. (92103)

(619) 293-4420 / sandi.net/grant

Middle Schools

Roosevelt: 3366 Park Blvd. (92103)

(619) 293-4450 / rooseveltmiddle.org

High Schools

Point Loma: 2335 Chatsworth Blvd. (92106)

(619) 223-3121 / www.sandi.net/ptloma

San Diego High Educational Complex: 1405 Park Blvd. (92101)

(619) 525-7455 / www.sdhs.sandi.net



Population and Housing Estimates

ZIP Code 92103



Jan 1, 2021

Total Population	41,832
Household Population	41,069
Group Quarters Population	763
Persons Per Household	2.13

Housing and Occupancy

	Total Units	Households	Vacancy Rate
Structure Type	20,130	19,246	4.4%
Single Family - Detached	4,967	4,793	3.5%
Single Family - Attached	1,457	1,396	4.2%
Multi-Family	13,706	13,057	4.7%
Mobile Home and Other	0	0	--

Household Income

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

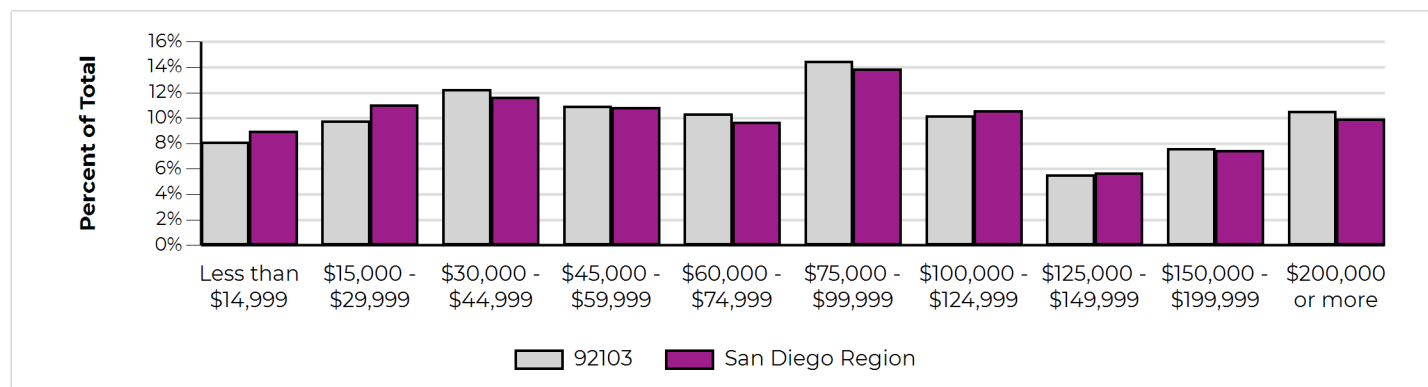
	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	8%	10%	12%	11%	10%	14%	10%	6%	8%	11%

Median Household Income

2021

Adjusted for Inflation (2010 \$) \$72,844

Not adjusted for inflation (current 2020 \$) \$90,195



DATA SOURCES AND IMPORTANT ADVISORY:

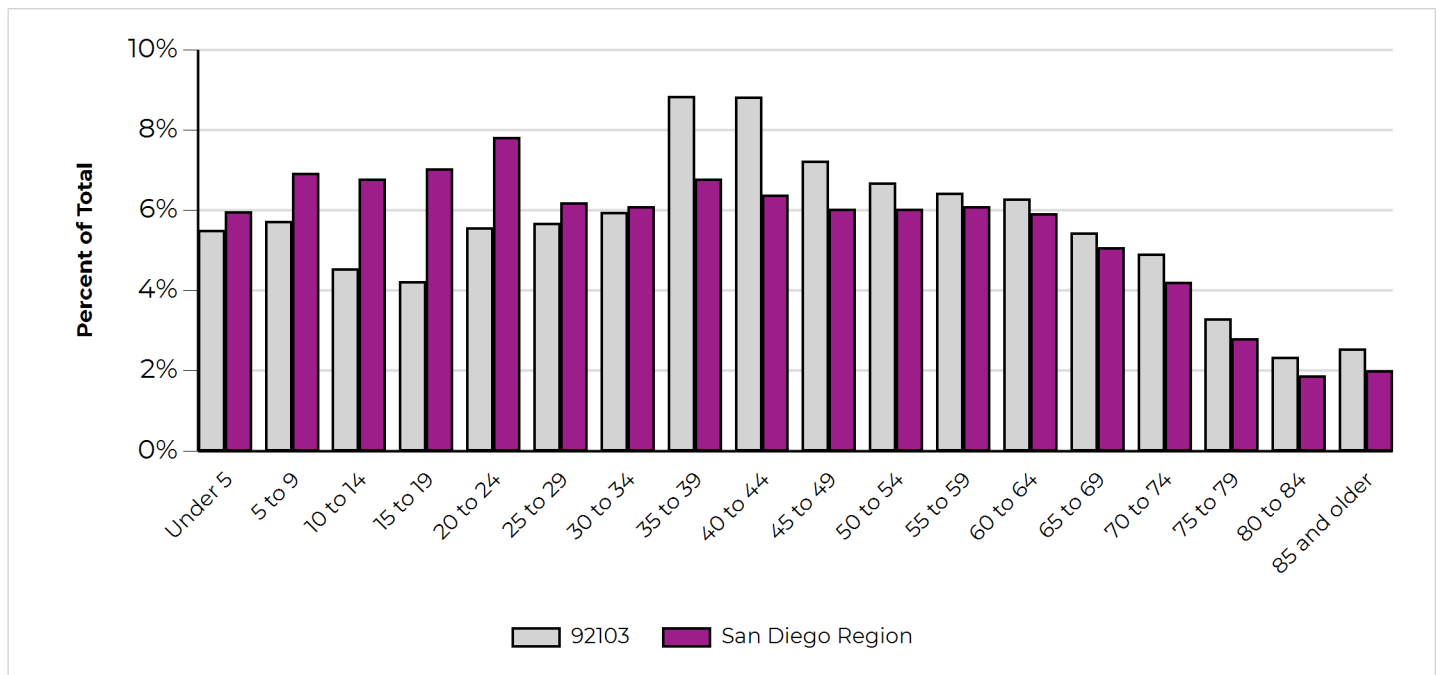
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community 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	41,832	21,319	20,513	49%
Under 5	2,300	1,127	1,173	51%
5 to 9	2,398	1,220	1,178	49%
10 to 14	1,898	971	927	49%
15 to 17	1,080	573	507	47%
18 and 19	686	346	340	50%
20 to 24	2,327	1,268	1,059	46%
25 to 29	2,373	1,260	1,113	47%
30 to 34	2,492	1,256	1,236	50%
35 to 39	3,700	1,775	1,925	52%
40 to 44	3,694	1,871	1,823	49%
45 to 49	3,022	1,618	1,404	46%
50 to 54	2,797	1,531	1,266	45%
55 to 59	2,691	1,552	1,139	42%
60 and 61	1,137	599	538	47%
62 to 64	1,493	775	718	48%
65 to 69	2,274	1,154	1,120	49%
70 to 74	2,052	973	1,079	53%
75 to 79	1,379	626	753	55%
80 to 84	976	444	532	55%
85 and older	1,063	380	683	64%
Under 18	7,676	3,891	3,785	49%
65 and older	7,744	3,577	4,167	54%
Median Age	42.2	42.3	42.2	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	9,713	26,400	978	141	3,173	1,427
Under 5	756	1,231	34	6	153	120
5 to 9	812	1,302	39	5	146	94
10 to 14	675	936	52	5	135	95
15 to 17	434	488	37	6	57	58
18 and 19	252	324	24	1	45	40
20 to 24	785	1,178	57	4	152	151
25 to 29	788	1,236	60	9	166	114
30 to 34	738	1,384	56	13	187	114
35 to 39	858	2,312	83	18	277	152
40 to 44	715	2,431	73	10	338	127
45 to 49	622	1,932	82	6	297	83
50 to 54	595	1,825	82	7	234	54
55 to 59	477	1,858	91	6	198	61
60 and 61	175	806	30	4	92	30
62 to 64	226	1,085	41	8	97	36
65 to 69	276	1,728	51	9	168	42
70 to 74	202	1,617	37	11	157	28
75 to 79	140	1,104	22	6	94	13
80 to 84	98	748	15	4	103	8
85 and older	89	875	12	3	77	7
Under 18	2,677	3,957	162	22	491	367
65 and older	805	6,072	137	33	599	98
Median Age	32.4	46.0	43.2	41.8	44.0	31.8