

Community Information

Mission Valley





Mission Valley

The broad open sweep of the San Diego River Valley, located at the geographic heart of the City of San Diego, has always attracted settlers and development. From the early days when the Indians built their villages along the river banks to its present reincarnation as an urban center for shopping, hotels, restaurants and office buildings, the valley has been a center of activity for the San Diego area. In 1769, Fr. Junipero Serra relocated Mission San Diego de Alcalá to the valley from the Presidio areas.

The mission gave the area its name and also established agriculture as its primary business. Dairy farms thrived and cows dotted the landscape for many years. In the early part of the 1900s sand and gravel quarries were important industries. Several are still operating today.

In the 1950s, the completion of U.S. 80 (now I-8) provided an impetus for commercial development and the agricultural environment began to give way to shopping centers and hotels. The river was tamed and although it can still flood parking lots and require road detours during a wet year, it is now hard to see it all. There are three major malls in the area--Hazard Center, Mission Valley Mall and Fashion Valley Mall. All of the malls include anchor stores, movie theaters and restaurants. There are numerous smaller shopping centers as well as numerous auto dealers. Hotel Circle is home to a number of well-known hotels that offer visitors accommodations central to all of San Diego's major attractions.

Qualcomm Stadium (then known as Murphy Stadium) was built in 1967 and is home to the Chargers. The stadium's vast parking lot is home to tailgate parties and other events during the year. It held over 10,000 evacuees during the wild fires that swept through San Diego in October, 2003. Fenton Marketplace includes an IKEA, Costco and Lowe's. The San Diego Trolley ties the area together.

A number of condominiums and apartments have been built in the area making it a strong residential area as well.

Attractions

Westfield Mission Valley, one of several large regional shopping centers in Mission Valley. Toward the eastern end of Mission Valley lies Mission San Diego de Alcalá, for which the valley is named. At the southwestern end overlooking the valley is Presidio Park. At the foot of Presidio Hill lies Old Town San Diego State Historic Park, the original site of the town of San Diego. All three attractions are listed on the National Register of Historic Places.

Three major shopping malls located in Mission Valley are Fashion Valley Mall, Hazard Center Mall and Westfield Mission Valley. The frontage roads parallel to Interstate 8 from Presidio Park to Highway 163 are named Hotel Circle North and Hotel Circle South, for the many hotels and motels located on them. Other commercial developments can be found in the valley as well, including smaller shopping plazas, auto malls and vocational schools.





Qualcomm Stadium, home of the San Diego Chargers and the San Diego State University (SDSU) Aztecs football teams, is located in Mission Valley East near the I-8/I-15 interchange. At the outlet of Mission Valley lie SeaWorld, Mission Bay, and other San Diego attractions.

Transportation

Mission Valley serves as a path for Interstate 8 and is crossed at its mouth by Interstate 5. Both I-8 and I-5 serve as the major east-west and north-south routes respectively, for San Diego. At the Jack Schrader Interchange, Interstate 805 crosses Mission Valley and connects with Interstate 8. Interstate 15 and State Route 163 also cross Mission Valley and connect with Interstate 8.

The Green Line of the San Diego Trolley system also runs through Mission Valley. The main hub for buses is located at the Fashion Valley

Malls

Westfield Mission Valley Shopping Center

1640 Camino Del Rio North / San Diego CA 92108

(619) 296-6375 / westfield.com/missionvalley

Fashion Valley

7007 Friars Rd. / San Diego, CA 92108

(619) 688-9113 / www.simon.com/mall/?id=765



Mission Valley Branch Library

2123 Fenton Parkway / San Diego, CA 92108

(858) 573-5007 / www.sandiego.gov/public-library

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

Carson

6905 Kramer St. (92111) / (858) 496-8060

Florence

3914 First Ave. (92103) / (619) 293-4440

Foster

6550 51st St. (92120) / (619) 582-2728

www.sandi.net/foster





Grant
1425 Washington Place (92103) / (619) 293-4420
sandi.net/grant

Jones
2751 Greyling Dr. (92123) / (858) 496-8140
new.sandi.net/schools/jones

Juarez
2633 Melbourne Dr. (92123) / (858) 496-8145

Middle Schools

Correia
4302 Valeta St. (92107) / (619) 222-0476
www.correiamiddle.com

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

Montgomery
2470 Ulric St. (92111) / (858) 496-8330
montgomery.sandi.net

Roosevelt
3366 Park Blvd. (92103) / (619) 293-4450
rooseveltmiddle.org

Taft
9191 Gramercy Dr. (92123) / (858) 496-8245
sandi.net/taft



High Schools

Kearny High Educational Complex
7651 Wellington St. (92111) / (858) 496-8370

San Diego High Educational Complex
1405 Park Blvd. (92101) / (619) 525-7455
www.sdhs.sandi.net

Henry
6702 Wandermere Drive / San Diego, CA 92120
(619) 286-7700 / (619) 229-0370 - Fax
<http://henry.sandi.net>



Population and Housing Estimates

City of Chula Vista



Jan 1, 2021

| | |
|------------------------------|----------------|
| Total Population | 274,449 |
| Household Population | 272,889 |
| Group Quarters Population | 1,560 |
| Persons Per Household | 3.23 |

Housing and Occupancy

| | Total Units | Households | Vacancy Rate |
|--------------------------|----------------|---------------|-----------------|
| Structure Type | 87,350 | 84,489 | 3.3% |
| Single Family - Detached | 42,066 | 40,815 | 3.0% |
| Single Family - Attached | 10,682 | 10,293 | 3.6% |
| Multi-Family | 30,664 | 29,545 | 3.6% |
| Mobile Home and Other | 3,938 | 3,836 | 2.6% |

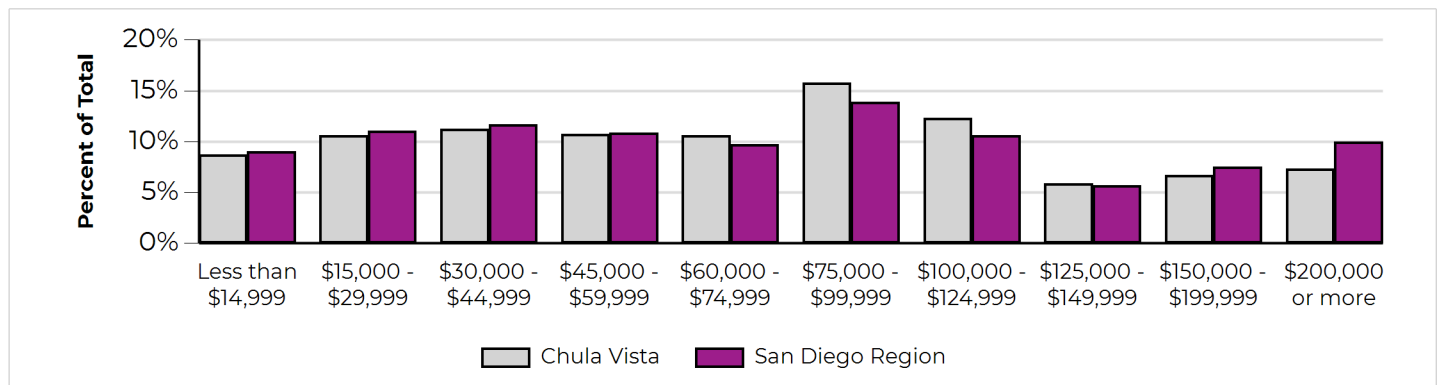
Household Income

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 | 9% | 11% | 11% | 11% | 11% | 16% | 12% | 6% | 7% | 7% |

Median Household Income

| | 2021 |
|--|----------|
| Adjusted for Inflation (2010 \$) | \$72,265 |
| Not adjusted for inflation (current 2020 \$) | \$89,478 |



DATA SOURCES AND IMPORTANT ADVISORY:

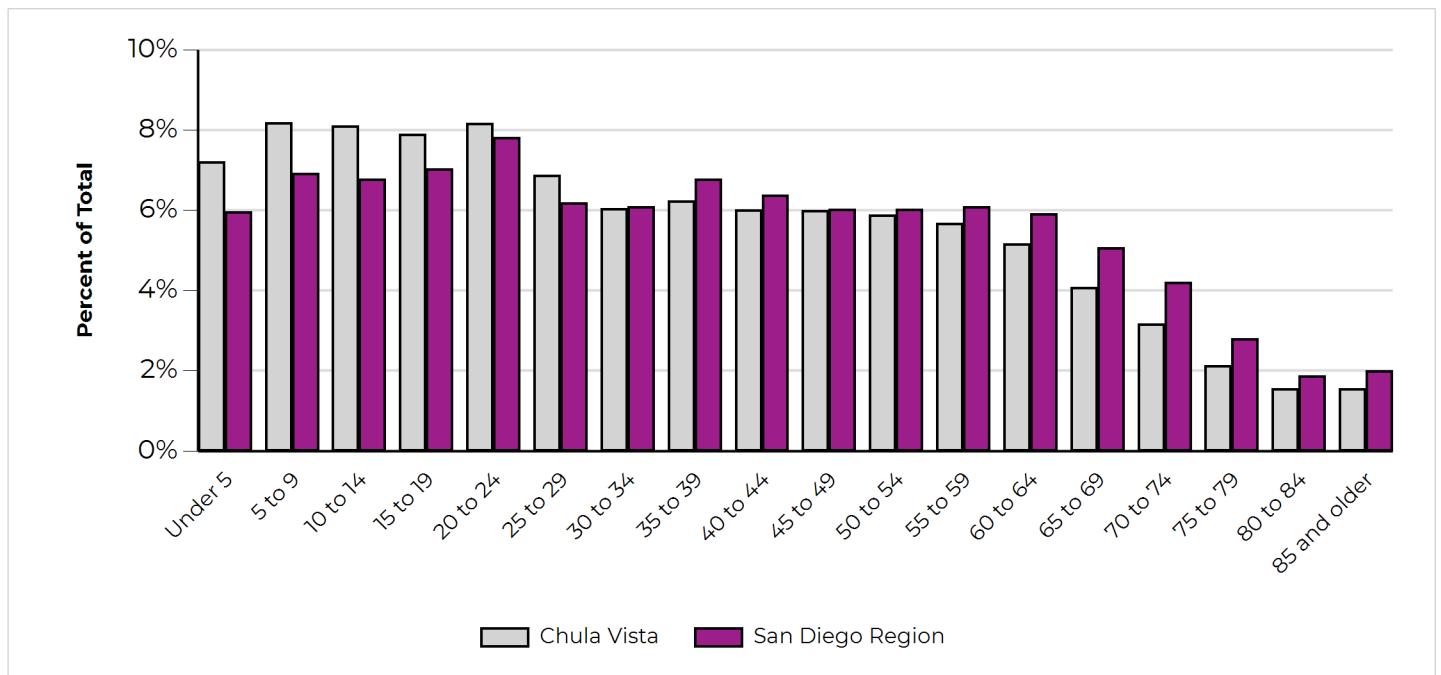
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community 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 | 274,449 | 136,958 | 137,491 | 50% |
| Under 5 | 19,801 | 10,092 | 9,709 | 49% |
| 5 to 9 | 22,490 | 11,447 | 11,043 | 49% |
| 10 to 14 | 22,242 | 11,442 | 10,800 | 49% |
| 15 to 17 | 13,490 | 6,974 | 6,516 | 48% |
| 18 and 19 | 8,179 | 4,048 | 4,131 | 51% |
| 20 to 24 | 22,419 | 11,982 | 10,437 | 47% |
| 25 to 29 | 18,862 | 9,798 | 9,064 | 48% |
| 30 to 34 | 16,583 | 8,460 | 8,123 | 49% |
| 35 to 39 | 17,125 | 8,909 | 8,216 | 48% |
| 40 to 44 | 16,520 | 8,265 | 8,255 | 50% |
| 45 to 49 | 16,485 | 7,983 | 8,502 | 52% |
| 50 to 54 | 16,171 | 7,832 | 8,339 | 52% |
| 55 to 59 | 15,567 | 7,562 | 8,005 | 51% |
| 60 and 61 | 5,868 | 2,896 | 2,972 | 51% |
| 62 to 64 | 8,319 | 4,010 | 4,309 | 52% |
| 65 to 69 | 11,224 | 5,328 | 5,896 | 53% |
| 70 to 74 | 8,717 | 3,972 | 4,745 | 54% |
| 75 to 79 | 5,849 | 2,584 | 3,265 | 56% |
| 80 to 84 | 4,264 | 1,777 | 2,487 | 58% |
| 85 and older | 4,274 | 1,597 | 2,677 | 63% |
| Under 18 | 78,023 | 39,955 | 38,068 | 49% |
| 65 and older | 34,328 | 15,258 | 19,070 | 56% |
| Median Age | 32.9 | 31.6 | 34.3 | 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 | 164,387 | 52,369 | 14,361 | 924 | 33,978 | 8,430 |
| Under 5 | 11,939 | 4,039 | 1,038 | 92 | 1,821 | 872 |
| 5 to 9 | 14,642 | 3,545 | 1,104 | 80 | 2,156 | 963 |
| 10 to 14 | 14,179 | 3,110 | 1,253 | 103 | 2,156 | 1,441 |
| 15 to 17 | 8,715 | 1,797 | 637 | 82 | 1,488 | 771 |
| 18 and 19 | 4,942 | 1,449 | 583 | 39 | 777 | 389 |
| 20 to 24 | 15,337 | 2,830 | 977 | 68 | 2,305 | 902 |
| 25 to 29 | 13,047 | 2,391 | 976 | 64 | 1,841 | 543 |
| 30 to 34 | 10,274 | 2,847 | 892 | 59 | 2,087 | 424 |
| 35 to 39 | 10,705 | 2,921 | 881 | 45 | 2,189 | 384 |
| 40 to 44 | 10,191 | 2,709 | 929 | 38 | 2,286 | 367 |
| 45 to 49 | 10,075 | 2,799 | 816 | 32 | 2,476 | 287 |
| 50 to 54 | 9,643 | 3,087 | 838 | 17 | 2,349 | 237 |
| 55 to 59 | 8,710 | 3,451 | 930 | 35 | 2,218 | 223 |
| 60 and 61 | 3,101 | 1,476 | 334 | 20 | 848 | 89 |
| 62 to 64 | 4,176 | 2,274 | 464 | 21 | 1,274 | 110 |
| 65 to 69 | 5,232 | 3,370 | 592 | 37 | 1,843 | 150 |
| 70 to 74 | 3,592 | 3,051 | 452 | 31 | 1,488 | 103 |
| 75 to 79 | 2,486 | 2,071 | 272 | 26 | 916 | 78 |
| 80 to 84 | 1,730 | 1,508 | 208 | 13 | 752 | 53 |
| 85 and older | 1,671 | 1,644 | 185 | 22 | 708 | 44 |
| Under 18 | 49,475 | 12,491 | 4,032 | 357 | 7,621 | 4,047 |
| 65 and older | 14,711 | 11,644 | 1,709 | 129 | 5,707 | 428 |
| Median Age | 29.8 | 42.3 | 33.4 | 24.9 | 40.4 | 18.9 |