

# Community Information

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## Pacific Beach





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Pacific Beach's location on the ocean ensures it of a temperate climate and plenty of visitors looking for sand, surf and nightlife. Like other San Diego beach towns, PB began during the land boom of 1887. And like other beach towns the land bust in the 1890s caused it to decline but not disappear. The remaining residents turned to lemon growing to survive.

In the early 1900s lots sold for \$25 and residents often lived in tents without electricity. The semi-rural beach environment was the norm until World War II. Kate Sessions, famous as the "Mother of Balboa park" opened her nursery in PB in 1914. From this base she transformed many neighborhoods of San Diego with her plantings. Many homes in the Los Altos area have gardens planted by Sessions. Her home remains on Los Altos road and the nursery is marked by a Tipuana tree and a historical marker at Garnet and Soledad Mountain Road.

World War II brought thousands of workers to San Diego to build the planes and equipment needed for the war effort. Three navy housing areas were built during the war years. Many remembered San Diego fondly and returned after the war to make it their home. Numerous small cottages were constructed in Pacific Beach to house the newcomers. In 1950, PB had 30,000 residents and houses were selling for around \$12,000.

With the development of Mission Bay in the '60s as a prime recreational area, PB was in danger of being overbuilt with high rise apartment buildings and other commercial development. The residents sponsored a 30-ft height limit proposition which was voted into effect in 1972. The area was also down-zoned for density at about the same time protecting its small town, casual feel.

Many improvements to the area were built in the 1980s including the Promenade shopping center and Sea Coast Square as well as a number of public projects. Currently there are 40,000 residents and 1,200 businesses most locally owned. These include 20 hotels and 151 restaurants many of which offer entertainment.

Pacific Beach exudes the essence of a true California beach town with its brilliant, year-round sunshine and blue ocean swells that greet its sand and boardwalks. This small, colorful community blends an eccentric mix of surfers, local beach bums, college students, professionals, and families. A few blocks west of Pacific Beach San Diego, you'll find a fun jumble of surf shops, taco stands, craft galleries, hotels and smoke shops flavored with a hint of tie-dye.

The architecture here is varied, with 30s-style beachfront cottages next to large, upscale, earth-toned hotels and condos. Expect ultra casual and zero attitude in Pacific Beach. For a less crowded alternative, try the more protected waters of Mission Bay, located just four blocks east of the south end of Pacific Beach.





## Attractions, Activities & Things to Do

Between the ocean, the bay, and nearly 3 miles of bike paths — not to mention year-round sunshine — Pacific Beach offers a myriad of recreational activities for families, weekend warriors, and outdoor enthusiasts. Surf, swim, kayak, or body board in the blue waters of the ocean. Bicyclists, skaters, walkers, and joggers have miles of paved paths winding between the ocean and Mission Bay.

The paths afford spectacular views of the beach and bay; they also offer up a slice of local life at Pacific Beach, including neighborhood basketball games, family picnics, Frisbee, and kite activities, and lots of outdoor barbecues. Sunbathing opportunities abound on the ocean, the bay, or a quiet grassy knoll.

## Children's Activities and Things to Do

With the endless supply of ocean and sand at Pacific Beach, parents will never hear the words “I’m bored” from their kids. Pacific Beach is a saltwater playground offering all the activities kids love — building sand castles, splashing in the ocean, or (for bigger kids) romping through the waves on a body board.



## Shopping, Dining, Clubs, Nightlife

The beach isn’t the only happening scene in Pacific Beach. Shoppers will find dozens of funky, eclectic surf shops, clothing stores, smoke shops, and craft galleries along Mission Boulevard and on Grand and Garnet Avenues.

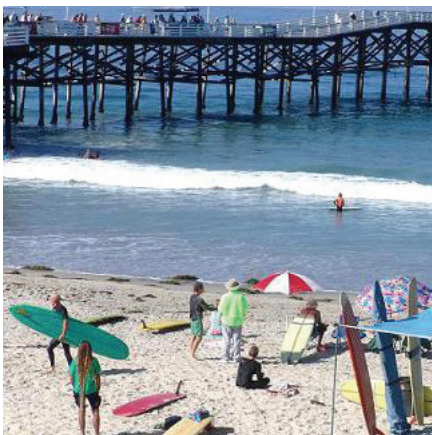
## Parking, Surf & Play Rentals

You can rent surfboards, body boards, rollerblades, and bicycles at shops located near Crystal Pier. Lifeguards are stationed at Pacific Beach year-round. Pets are permitted from 6 a.m. to 9 p.m. and must be on a leash. Parking at Pacific Beach is easy most weekdays during the winter. However, it will be challenging on weekends and on any day during the summer. We advise arriving early for the best selection. Unmetered street parking is available but fills up quickly. Better yet, stay at one of Pacific Beach’s awesome hotels for the ultimate vacation convenience.

Please be aware--alcohol consumption and smoking are now banned at all City of San Diego beaches along with most beaches in San Diego County. The ban extends to beachfront and nearby parks such as Mission Bay.

## Parks

Palisades Park North & South  
Kate Sessions  
Tourmaline  
Pacific Beach Park





Information for all parks may be obtained by calling (619) 685-1300 or by visiting the Park and Recreation website: [www.sandiego.gov/park-and-recreation/](http://www.sandiego.gov/park-and-recreation/)

## Community Services

### Pacific Beach Taylor Branch Library

4275 Cass Street / San Diego, CA 92109

(858) 581-9934 / [www.sandiego.gov/public-library](http://www.sandiego.gov/public-library)

### Pacific Beach Recreation Center

1405 Diamond Street / San Diego, CA 92109

(619) 581-9927

[www.sandiego.gov/park-and-recreation/centers/pacificb.shtml](http://www.sandiego.gov/park-and-recreation/centers/pacificb.shtml)

## 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

Crown Point

4033 Ingraham St. (92109)

(858) 273-9830

Pacific Beach

1234 Tourmaline St. (92109)

(858) 488-8316 / [www.sandi.net/pbe](http://www.sandi.net/pbe)

Sessions

2150 Beryl St. (92109)

(858) 273-3111 / [new.sandi.net/schools/sessions](http://new.sandi.net/schools/sessions)

### Middle Schools

Pacific Beach

4676 Ingraham St. (92109)

(858) 273-9070 / [pbmiddle.sandi.net](http://pbmiddle.sandi.net)

### High Schools

Mission Bay

2475 Grand Ave. (92109)

(858) 273-1313 / [www.missionbayhigh.com](http://www.missionbayhigh.com)



# Population and Housing Estimates

## Pacific Beach Community Planning Area



Jan 1, 2021

<b>Total Population</b>	<b>48,954</b>
Household Population	48,462
Group Quarters Population	492
<b>Persons Per Household</b>	<b>2.28</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>22,374</b>	<b>21,297</b>	<b>4.8%</b>
Single Family - Detached	6,419	6,112	4.8%
Single Family - Attached	2,152	2,042	5.1%
Multi-Family	13,803	13,143	4.8%
Mobile Home and Other	0	0	--

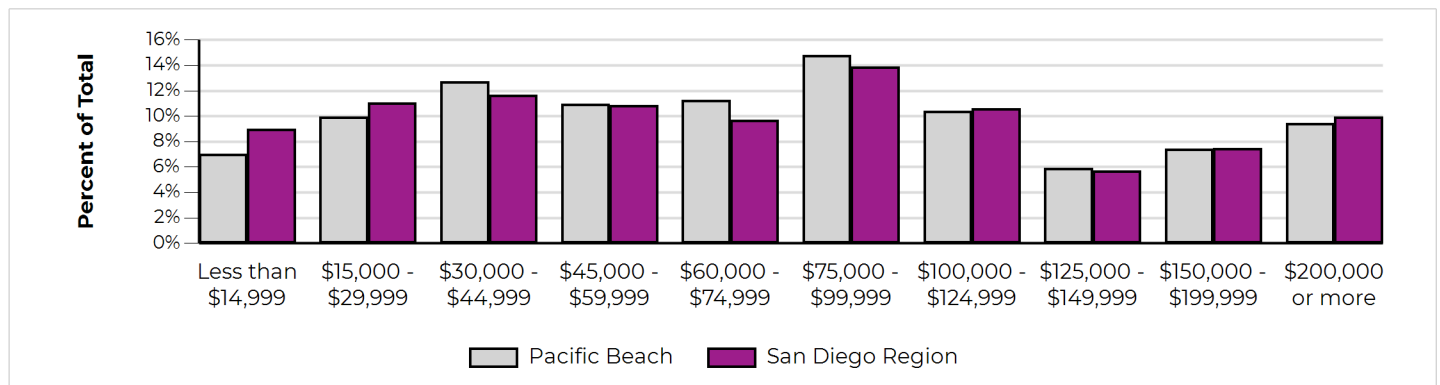
### Household Income

#### 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	7%	10%	13%	11%	11%	15%	10%	6%	7%	9%

#### Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$72,418
Not adjusted for inflation (current 2020 \$)	\$89,668



### DATA SOURCES AND IMPORTANT ADVISORY:

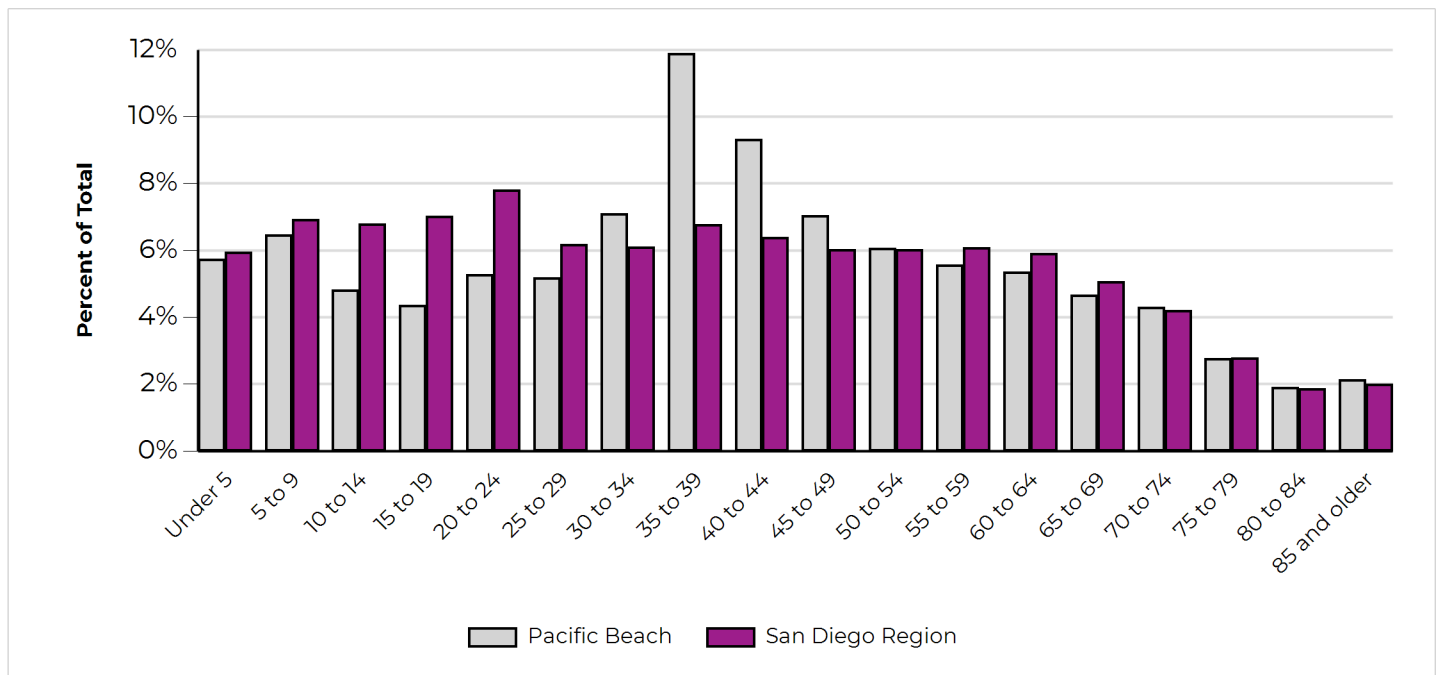
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community 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>48,954</b>	<b>25,162</b>	<b>23,792</b>	<b>49%</b>
Under 5	2,810	1,472	1,338	48%
5 to 9	3,166	1,629	1,537	49%
10 to 14	2,364	1,245	1,119	47%
15 to 17	1,360	696	664	49%
18 and 19	772	402	370	48%
20 to 24	2,584	1,330	1,254	49%
25 to 29	2,537	1,279	1,258	50%
30 to 34	3,480	1,776	1,704	49%
35 to 39	5,821	3,100	2,721	47%
40 to 44	4,570	2,489	2,081	46%
45 to 49	3,453	1,913	1,540	45%
50 to 54	2,966	1,597	1,369	46%
55 to 59	2,731	1,440	1,291	47%
60 and 61	1,098	538	560	51%
62 to 64	1,523	760	763	50%
65 to 69	2,289	1,110	1,179	52%
70 to 74	2,105	969	1,136	54%
75 to 79	1,352	645	707	52%
80 to 84	930	410	520	56%
85 and older	1,043	362	681	65%
Under 18	9,700	5,042	4,658	48%
65 and older	7,719	3,496	4,223	55%
Median Age	39.6	39.4	39.9	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>10,133</b>	<b>33,521</b>	<b>659</b>	<b>178</b>	<b>2,535</b>	<b>1,928</b>
Under 5	737	1,768	24	4	143	134
5 to 9	928	1,968	43	4	110	113
10 to 14	782	1,295	46	9	97	135
15 to 17	449	745	26	2	63	75
18 and 19	244	432	17	3	27	49
20 to 24	827	1,361	34	9	128	225
25 to 29	801	1,392	52	6	122	164
30 to 34	706	2,394	43	13	143	181
35 to 39	927	4,393	63	17	224	197
40 to 44	772	3,344	47	14	253	140
45 to 49	666	2,353	57	12	225	140
50 to 54	599	1,978	57	16	217	99
55 to 59	546	1,913	39	8	150	75
60 and 61	177	808	13	10	59	31
62 to 64	232	1,138	22	8	89	34
65 to 69	242	1,805	24	15	150	53
70 to 74	186	1,697	24	13	143	42
75 to 79	129	1,123	8	5	70	17
80 to 84	78	745	8	5	78	16
85 and older	105	869	12	5	44	8
Under 18	2,896	5,776	139	19	413	457
65 and older	740	6,239	76	43	485	136
Median Age	32.1	41.5	38.5	48.3	44.2	31.9