**District 1 – Unincorporated Avocado Heights-Bassett North Whittier**

**Level III – Intensive Investment**

CENSUS TRACT(s)/BLOCK GROUP(s): 4082.02/all: 1-2, 4083.01/all: 1-2

**Physical Description**

Avocado Heights is known as the Avocado Heights Equestrian District. The northwest portion of this area contains single-family homes and a local park. To the southeast, development becomes a mix of single-family dwellings, and industrial plants and centers. The residences are in increasingly poorer condition. The large lots contain stored vehicles and equipment. Single-family dwellings predominate along the southwesterly side of the area, with many equestrian properties. 5th Avenue and 8th Avenue have industrial and commercial business mixed in with residential housing. Valley Boulevard is lined with strip centers, auto-related commercial centers, light industrial uses, a mobile home park, and a dozen or so dwelling units. There is a mix of old structures in generally poor condition and newer industrial and commercial centers in good condition. Along Proctor Avenue, newer commercial buildings, auto-related shops, and pallet factories are mixed in with large deep horse properties.
Single Family Housing

Community Development Needs
Major investment is needed for revitalization of most retail businesses along Valley Boulevard. Many of the residential properties, particularly toward the southeast, need major rehabilitation and clean-up.

Mobile Home Park
Public/Private Investment Opportunities

- Housing rehabilitation/minor home repairs
- Neighborhood clean-up
- Commercial revitalization

Commercial Businesses
Strategy Area: Unincorporated Avocado Heights/Bassett/North Whittier

Census Tracts/Block Groups: 4082.02/all: 1-2, 4083.01/all: 1-2

District: 1

Designation: Level III

Demographic Characteristics

Total Population (2010): 3,513

Race/Ethnicity (% of Pop):
- Hispanic: 83.0%
- White: 7.5%
- Some Other Race: 0.3%
- Two or More Races: 0.3%
- Black: 0.2%
- Asian: 8.7%

Low- and Moderate-Income Persons: 57.1%

Median Income: $64,535
  Compare to County Median 115.5%

Education Level (% of Pop):
- Less than 9th grade: 20.6%
- Some High School: 17.3%
- High school diploma: 30.3%
- Some college: 22.6%
- College degree: 6.0%
- Advance Degree: 2.7%

Unemployed: 14.3%

Households Receiving Public Assistance: 4.2%
Persons in Poverty: 17.8%
Persons Disabled: 11.1%

Housing Characteristics

Total Units (2010): 804

Occupancy:
- Owner Occupied: 67.7%
- Renter Occupied: 32.3%

Vacancy:
- Vacant Units: 4.2%

Type of Units:
- Single Family: 93.8%
- Multi-Family: 1.4%
- Mobile Homes Boats RV: 4.8%

Age of Units:
- Built 1990 or later: 35%
- Built 1980 to 1989: 13%
- Built 1970 to 1979: 13%
- Built 1960 to 1969: 10%
- Built 1950 to 1959: 13%
- Built 1940 to 1949: 13%
- Built Before 1940: 8%

Persons Per Occupied Unit: 4.6

Overcrowded Total:
- Overcrowded Owners: 15.3%
- Overcrowded Renters: 38.1%

Bedrooms by Gross Rent:

<table>
<thead>
<tr>
<th>Gross Rent</th>
<th>None</th>
<th>1</th>
<th>2</th>
<th>3+</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-199</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$200-299</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
</tr>
<tr>
<td>$300-499</td>
<td>0.0%</td>
<td>0.0%</td>
<td>0.0%</td>
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<td>$500-749</td>
<td>0.0%</td>
<td>4.0%</td>
<td>0.8%</td>
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<tr>
<td>$750-999</td>
<td>0.0%</td>
<td>0.0%</td>
<td>6.5%</td>
<td>2.0%</td>
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<tr>
<td>$1000 or More</td>
<td>0.0%</td>
<td>0.0%</td>
<td>10.1%</td>
<td>54.7%</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>4.9%</td>
<td>0.0%</td>
<td>7.3%</td>
<td>5.7%</td>
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