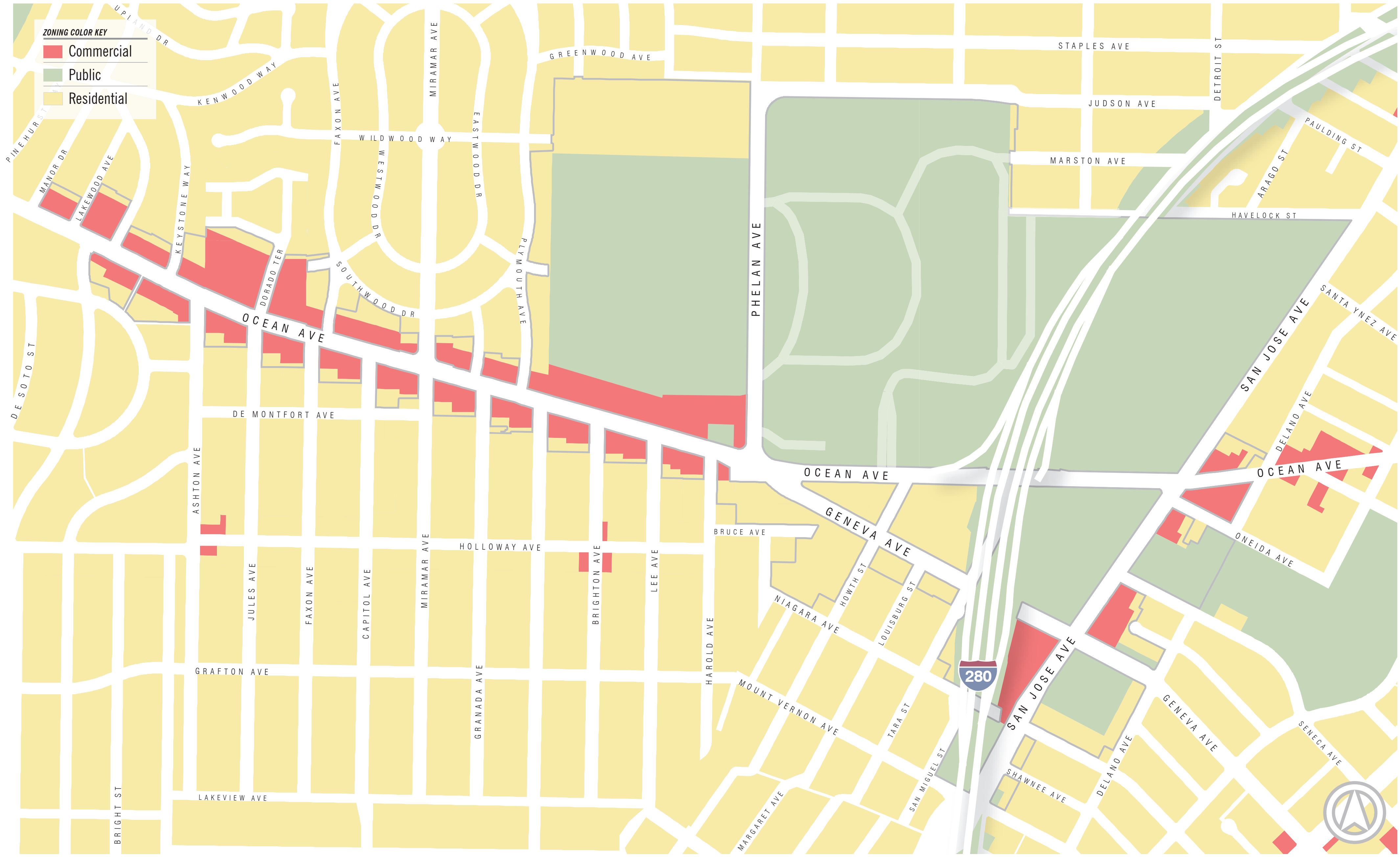


# OCEAN AVENUE EXISTING CONDITIONS

## LAND USE

Neighborhood Zoning  
**NC-T** OCEAN AVENUE NEIGHBORHOOD COMMERCIAL  
TRANSIT DISTRICT



## OCEAN AVE

### CORRIDOR DESIGN

PHELAN TO SAN JOSE

<http://oceanavenue.sfplanning.org>

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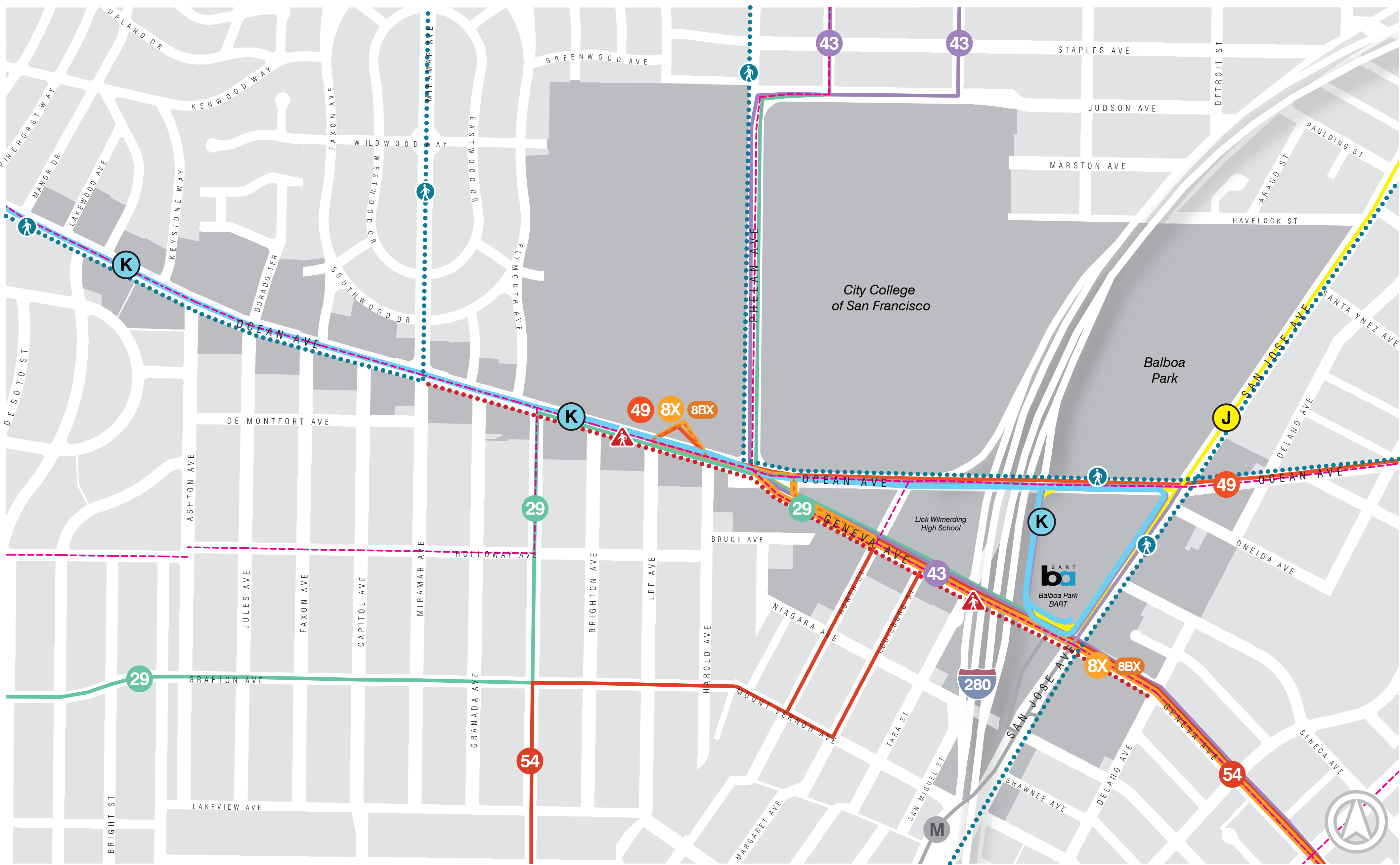
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# OCEAN AVENUE EXISTING CONDITIONS

## TRANSPORTATION



Major Transit Line	Cross Lines	Walking
K Ingleside	8, 8BX, 49 on Ocean and Phelan Avenue	Key Walking Streets (see map)
J Church	43 on Phelan Avenue	High Priority Segments (see map)
	29 on Plymouth Street	

## BUSINESS MIX

SUMMARY OF BUSINESS BY CATEGORIES, 2011  
Source: 2007-2011 American Community Survey 5-Year Estimates



NAICS BUSINESS CATEGORY	EMPLOYEES
Agriculture, Forestry, Fishing, Hunting & Mining	188
Construction	1,085
Manufacturing	1,148
Wholesale Trade	296
Retail Trade	2,088
Transportation, Warehousing & Utilities	775
Information	747
Finance, Insurance, Real Estate, Rental, & Leasing	1,298
Professional, Scientific, Administrative & Waste Management Services	2,731
Educational Services, Health Care & Social Assistance	3,577
Arts, Entertainment, Recreation, Accommodation & Food Services	2,042
Public Administration	882
Other Services (except Public Administration)	1,115

## OCEAN AVE CORRIDOR DESIGN

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# OCEAN AVENUE 2012 DEMOGRAPHICS

## POPULATION

26,532

vs. 805,235 Citywide

## POPULATION DENSITY

13  per acre

vs. 27 Citywide

## MEDIAN AGE

44

vs. 38.5 Citywide

## NO. OF HOUSEHOLDS

9,733 

vs. 345,810 Citywide

## MEDIAN HOUSEHOLD INCOME

\$85,768

vs. \$72,022 Citywide

## EDUCATION

Over half of the adult population has some college or graduated from college.

## NO. OF HOUSING UNITS

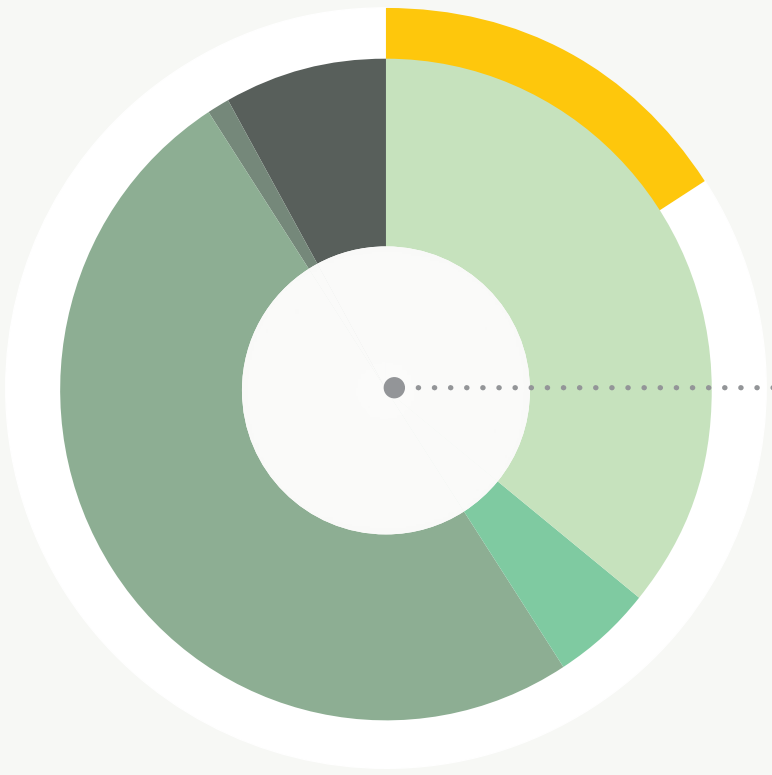
8,460

vs. 376,940 Citywide

## RESIDENTIAL DENSITY

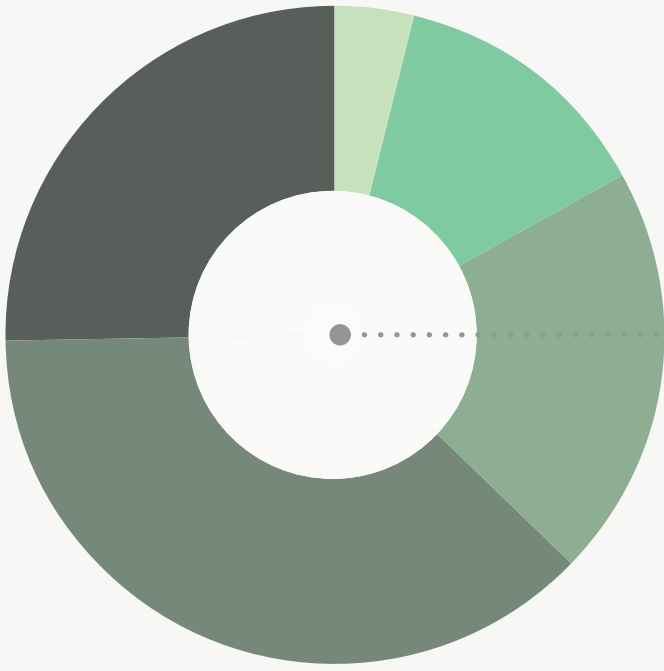
8  units per acre

vs. 12 Citywide



## RACE / BACKGROUND

	CITYWIDE	OCEAN AVENUE
White	48%	36%
Black	6%	5%
Asian	33%	50%
Native American / Hawaiian or Pacific Islander	1%	1%
Other / Two or More	11%	8%
% Latino	15%	16%
Male / Female Ratio	51/49%	49/51%
Foreign Born	36%	45%
Linguistic Isolated Households	14%	19%



## AGE

Under 5	4%	4%
5 to 17	9%	13%
18 to 34	30%	20%
35 to 59	37%	37%
60 and over	19%	25%

## % OF HOUSEHOLDS WITHOUT A CAR

26% 

vs. 30% Citywide

## HOUSEHOLDS

Family Households	44%	59%
Single-Person Households	39%	17%
Non-Family Households	17%	24%
Average Household Size	2.3	3.2
Average Family Household Size	3.1	3.9

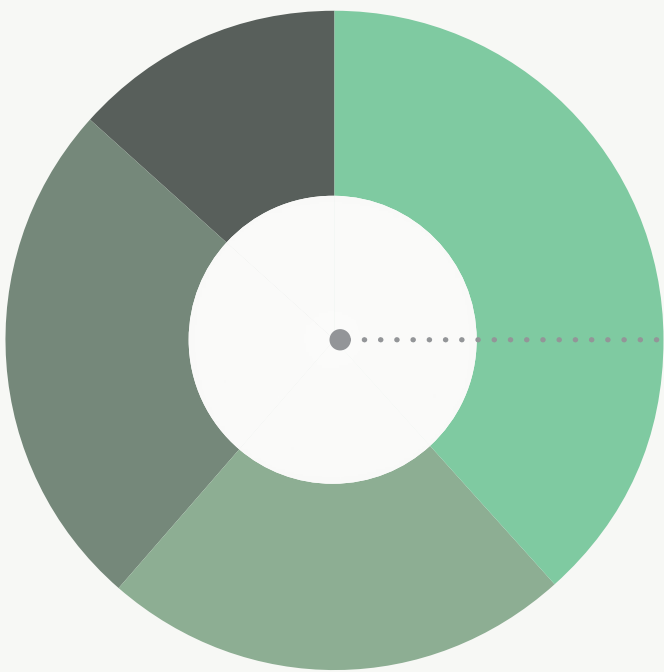
## UNEMPLOYMENT

9% 

vs. 7% Citywide

## INCOME

Median Family Household Income	\$86,670	\$97,340
Per Capita Income	\$45,478	\$36,692
% Poverty	12%	8%
Unemployment	7%	9%

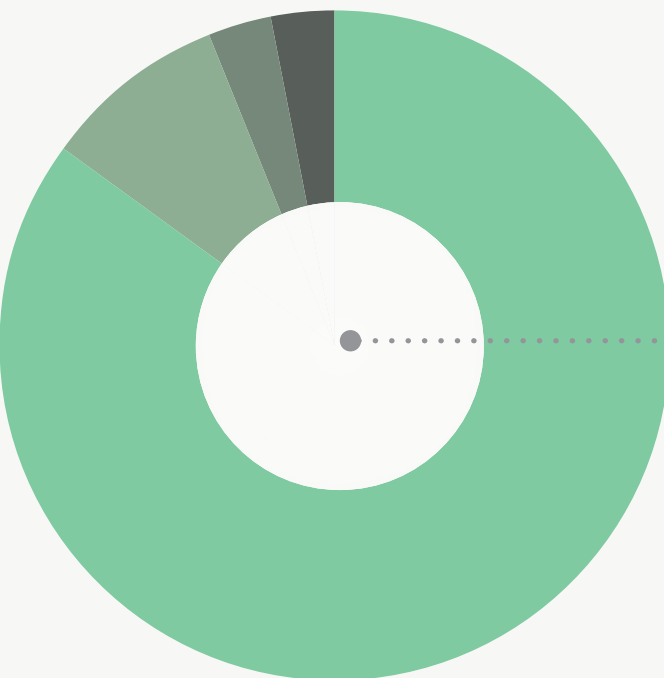


## EDUCATION

High School or Less	29%	38%
Some College / AA Degree	20%	23%
College Degree	31%	25%
Post Graduate	20%	13%

## HOUSING

Renting Households	62%	22%
Rental Vacancy Rate	3.4%	4%
Median Rent	\$1,260	\$1,315



## HOUSING TYPE

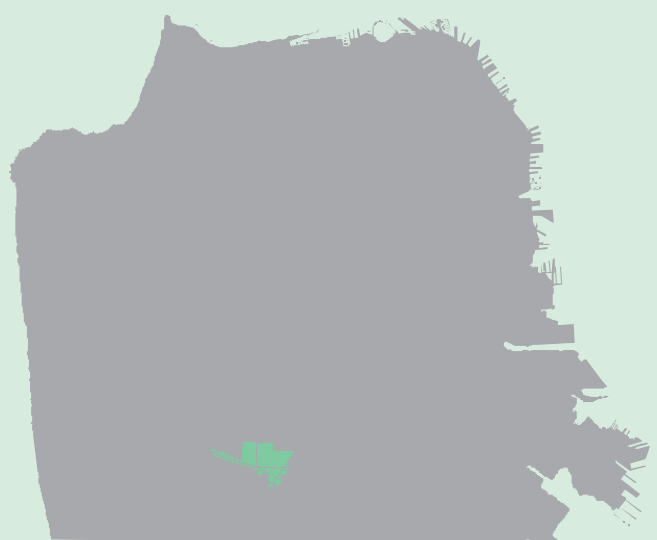
Single Family Housing	33%	85%
2 - 4 Units	21%	9%
5 - 9 Units	10%	3%
10 units or more	35%	3%

OCEAN AVE

CORRIDOR DESIGN

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Source: 2008-2012 American Community Survey (Census tracts used to approximate Ocean Avenue study area those within the **plan area** below)

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