



VENICE
PARK

PACIFIC BEACH

SAN DIEGO
CALIFORNIA

Venice Park Tract

It has been our constant study during the past two years to secure a property that would be in the path of development as the city progresses, and we believe we have secured in VENICE PARK a high class suburban residence property that will appeal to the investor. Its supremacy cannot be considered as visionary.

It is the great desire of the people in the East and middle West to secure a home by the sea, where snow and freezing winds of winter or the burning suns of summer are unknown. Where do these conditions exist but in San Diego, where the average change in temperature is only two degrees from day to day?

Venice Park has everything conducive to the general health of its residents. It is delightfully cool during the summer season and "Just Right" in winter.

WATER FRONT PROPERTY

Glance at the relief map of San Diego and note the advantageous location of VENICE PARK. Situated as it is, on



BATHING IN MISSION BAY

beautiful Mission Bay, we again say it will appeal to those desirous of securing a home under our sunny skies, for it is WATER FRONT PROPERTY. As San Diego progresses the locations along the bays and ocean will be taken up first. VENICE PARK is directly in the path of all electric coast lines, and a line from Los Angeles to San Diego would mean the building up of all property through which it passes.

The Los Angeles and San Diego Beach Railway has been straightening out its curves, laying heavy steel rails and stringing the overhead wire, and we understand the survey is now being made between La Jolla and Newport. This line runs within four blocks of VENICE PARK and over the entire length of Pacific Beach.



CORONADO TENT CITY, JUST ACROSS THE BAY FROM SAN DIEGO.

MISSION BAY

The pleasures derived are bathing, rowing, sailing, fishing and hunting; and with respect to the latter, Mission Bay may be termed as the "Hunter's Paradise." Countless numbers of teal, widgeons, ruddies, sprigs and butterballs make it one of the best bodies of water for shooting in all California.

Fish can be had in great abundance, both in the waters of Mission Bay and the ocean. The surf fishing is very exciting. These and other outdoor sports may be enjoyed every day in the year.

The bay, being absolutely land-locked and at all times peaceful and calm, gives to those most timid a feeling of security.

SOIL

The soil is of a rich loam and very productive. The choicest of flowers and the most nutritious fruits and vegetables can be had twelve months in the year.



PERGOLA AT HOME OF F. T. SCRIPPS, PACIFIC BEACH



SAN DIEGO

It is needless to make mention of the future of San Diego to those who live where the sun casts its warmth and glitter on sea and land every day in the year. We can see the many improvements taking place and the opportunity for investment, but to those who are not familiar with the condi-

tions, allow us to state that the PANAMA CANAL, and the TEHUANTEPEC RAILROAD means that San Diego will be the jobbing and distributing center for the entire Southwest, and also for that of the Orient. San Diego has the first American port north of the Panama Canal and the Tehuantepec Railroad, and is nearer Atlantic coast points by 500 miles than any other Pacific port. (Study the above map.)



ROCKWOOD FLATS, PACIFIC BEACH

VENICE PARK

IMPROVEMENTS

It is an important feature in suburban property to see that the streets are graded and oiled.

Water mains are an absolute necessity.

Remember, every lot in Venice Park is piped to city water.

All streets are graded and oiled.

Every lot is level and ready for immediate building.



SAN DIEGO'S MIGHTY LAND-LOCKED HARBOR

It is a common sight to see a number of the great war vessels of the American navy floating gracefully on the unruffled surface of San Diego Bay, and at all times may be seen large ocean liners, lumber vessels and other craft.

One of earth's greatest harbors is outspread before the western portals of San Diego, graceful in the contour of its curved confines and charming in hue as the blue waters of the Mediterranean Sea. Deep and expansive and absolutely land-locked, it is admirably designed by nature to afford anchorage at one and the same time, prac-



HOTEL DEL CORONADO

tically, for the combined navies of the world. What more may be desired? What more is possible? It is a matter only of the enterprise of man to utilize these gifts to make of this city one of the greatest upon the continent.

The entrance to this harbor has just been deepened by the government to thirty feet at low tide—the same as that of New York

SAN DIEGO BEACH PROPERTY offers the same opportunity as did New England a century ago. Beach property has always proved a good investment, and is bringing from 2000 to 4000 per cent more than the price of four or five years ago.

VENICE PARK lots can be purchased on a \$10 cash basis, and easy terms on the balance. No interest or taxes.

harbor. One hundred and fifty thousand dollars has been invested in coaling docks, besides larger amounts in Government Jetty, Marine Repair Docks, Quarantine Station, etc. The United States Government has spent \$200,000 in equipping Fort Rosecrans with the heaviest modern, disappearing siege guns.

SUBURBAN REAL ESTATE AND BEACH PROPERTY

Has made fortunes for the investor in New England, and today the conditions are developed and monopolized in that section.



HOTEL BALBOA, PACIFIC BEACH

WE WANT YOU TO INVESTIGATE. Call at our office and we will furnish free transportation to inspect the property.

For further information address

Kirby Realty Co.

846 FIFTH STREET

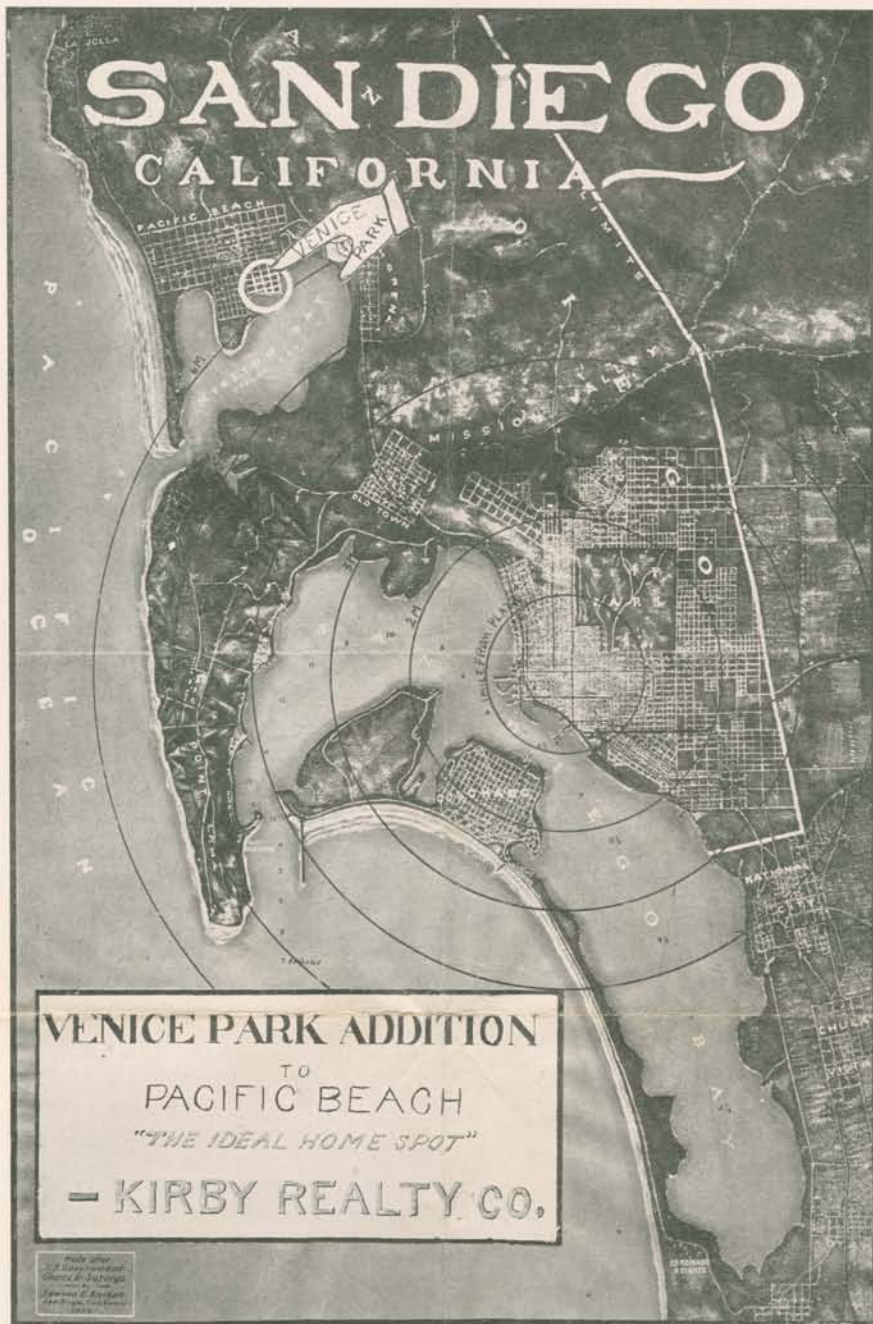
SAN DIEGO, CALIFORNIA



*Home of F.T. Scripps
Pacific Beach.*

FOLLOW THE BEACHES

NOTE THE LOCATION OF VENICE PARK



IT IS WATER FRONT PROPERTY

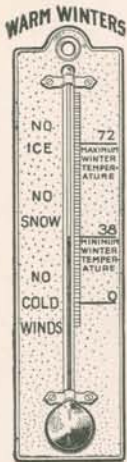
VENICE PARK ADDITION
 TO
 PACIFIC BEACH
"THE IDEAL HOME SPOT"
 — KIRBY REALTY CO.

SECURE A HOME BY THE SEA

Maximum and Minimum Temperatures at San Diego, California
 THE SUNSHINE CITY
 From January 1st, 1896, to January 1st, 1906.

YEAR	JAN.		FEB.		MAR.		APR.		MAY		JUNE		JULY		AUG.		SEP.		OCT.		NOV.		DEC.	
	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.
1896	77	39	83	39	85	41	74	42	98	48	89	54	80	56	88	59	80	54	79	52	76	43	78	46
1897	73	40	76	38	70	40	88	46	67	50	70	54	79	59	89	60	83	58	76	51	83	45	80	36
1898	78	36	75	42	77	38	86	45	69	51	88	54	77	60	83	63	91	56	81	51	76	43	79	43
1899	74	43	76	34	86	44	93	46	66	48	70	55	78	57	76	58	92	56	93	48	81	50	80	46
1900	79	46	76	45	80	46	67	45	75	49	87	58	84	60	80	59	87	55	72	50	89	51	79	44
1901	75	40	83	44	82	47	66	46	67	51	86	53	74	57	79	58	72	53	96	51	80	49	76	35
1902	81	36	71	39	76	43	69	47	78	50	76	52	76	55	79	60	73	56	71	52	74	42	74	40
1903	78	43	75	35	72	42	73	47	68	50	74	54	78	59	85	60	83	56	84	51	84	45	75	44
1904	83	36	68	41	74	44	78	44	69	48	74	56	76	59	82	63	86	56	94	53	93	48	78	44
1905	73	46	79	40	76	38	68	41	77	48	70	54	74	59	88	58	81	55	85	50	80	44	74	38

CHANGE IN TEMPERATURE—average from day to day, 2 degrees.
 HUMIDITY—average relative, 72 degrees.
 PRECIPITATION—yearly average in inches, 10.51.
 WIND—prevailing direction, northwest; average hourly velocity, miles per hour, 5.
 SUNSHINE—average number of days each year without sunshine, 3.
 Four times in the history of San Diego has the temperature touched 32 degrees, but has never fallen lower.
 The temperature of San Diego has exceeded 90 degrees but nineteen times in 32 years.



SAN DIEGO DATA

Maximum summer temperature, 80°.

Minimum summer temperature, 57°.

Maximum winter temperature 72°.

Minimum winter temperature, 38°.

Most even and healthful climate in the world.

Building permits to the extent of \$1,442,025 during the first five months of 1906.

San Diego has the best sewerage system in the country.

San Diego property is assessed at \$17,052,000.

City tax rate \$1.28 per \$100.

New High School at \$135,000.

Sixty thousand dollar Library building.

Fourteen public school buildings and ninety-seven teachers.

One hundred and fifty thousand dollar Normal School.

Seventeen clubs.

Seven newspapers (three dailies).

Eight banks, with deposits of upwards of \$4,500,000.

Thirty-nine churches and religious organizations.

Besides numerous hotels, restaurants, theatres, city parks, sanitariums, wholesale houses and numerous manufacturing plants.

Gas and electric light plants.

Water works owned by city.



PLEASURE CRAFT ON SAN DIEGO BAY



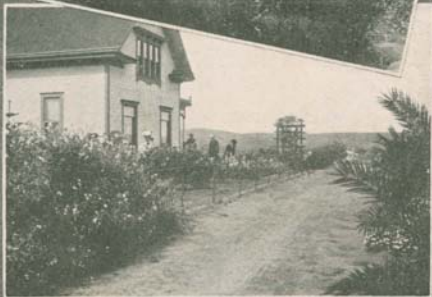
VIEW OF SAN DIEGO CITY AND HARBOR

WHAT THEY SAY

"There is a geniality about the climate for which the thermometer does not account—a charm which is difficult to explain."—*Charles Dudley Warner.*

"This is one of the famed spots of the earth, and people will come to you from all quarters to live in your genial and healthful atmosphere."—*Prof. Agassiz.*

"San Diego has the most equable climate in the world."—*Brig. Gen. A. W. Greely, Chief U. S. Signal Service.*



A group of pretty gardens