

### ADVANTAGES

With the best car service of any town in the suburban district, with its complete electric light convenience, its prospect of early gas lighting, and its improved streets and boulevards, Tropicico is modern and progressive. It has a new school house which will care for the education of the younger element of the district for years to come, without enlargement. The Union High School for the six school districts surrounding Tropicico is located only about a quarter of a mile from our northern boundry. The Methodist, Presbyterian and German Baptist Brethern denominations each have suitable places of worship here where members of all churches are welcomed and where all may find a congenial church home. There is a public library, assemblage hall, and a business district in which all the wants of the family may be supplied.

On the western outskirts of the town are the Art Tile Works, an industry which employs a large number of men and which furnishes tileing and bric-a-brac to the great district tributary to Los Angeles.

### STREETS

Tropicico's streets are of the best. San Fernando road is the outlet from Los Angeles and passes through Tropicico towards the northwest. It will be one of the finest highways to be improved by the Good Roads movement. Along the tracks of the Inter-Urban Railway Company, penetrating Tropicico, is a wide boulevard which extends from the foothills to the north of the town and will eventually connect by way of the Sunset Boulevard with the Angel City.

### IMPROVEMENT ASSOCIATION

Public-spirited citizens have formed a Tropicico Improvement Association in whose care the betterment of the town has been placed. The officers of the Association are Dr. J. O. Garmon, President; A. Englehardt, Vice-President; J. P. Scott, Secretary; Mrs. William Harvey, Asst. Secretary and F. G. Richardson, Treasurer.

### REAL ESTATE

Real estate in Tropicico is considered by experts to be one of the best investments for the engagement of capital, large or small. Compared with the rapid rise of the price of lots in other suburbs the advancement of values in Tropicico has been slight, although the merits of the place would warrant a much greater increase.

But Tropicico is on the boom at present and many sojourners who have been looking for an attractive spot in which to locate their homes, finally selected Tropicico as the proper territory.

### SCENIC ATTRACTIONS

Many beauty spots will be found near Tropicico. Griffith Park is within easy access and is one of the largest pleasure grounds in the United States. Echo Park is on the line of the Inter-Urban Railroad, and picturesque Verdugo Park lies to the north in which is located a convenient picnic ground.

No grander scenery will be found in Southern California than in the vicinity of Tropicico. Surrounded on three sides by the verdant hills, the view in all directions is picturesque in the extreme. Along the hill sides nature still remains untrammelled, and the growth of vegetation embraces a varied assortment of trees, plants, and shrubs indigenous to the section.

While all Southern California just at present is engaging the attention of the entire country and people are flocking to the state from every section, it remains for Tropicico to be pointed out as the one spot where all the benefits of the semi-tropical climate and surroundings may be enjoyed with less ostentation and with more comfort than in any of the many places which are being boomed for popularity.

ISSUED BY

**THE TROPICO IMPROVEMENT  
ASSOCIATION  
TROPICO, CALIFORNIA**

4/30/07

Glendale SPECIAL COLLECTIONS ROOM

# TROPICO

LOS ANGELES COUNTY

# CALIFORNIA



April 30, 1907

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**THE TROPICO IMPROVEMENT  
ASSOCIATION**

APRIL 30, 1907

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## TROPICO

**S**ITUATED to the north of Los Angeles, in one of most beautiful and fertile valleys of the west is the thriving little town of Tropic. No more ideal place can be found in all Southern California and the many residents who have adopted Tropic as their home, were won over by the numerous attractive features of the place which will be apparent at a glance to the visitor who comes within its portals.

grow in abundance. The raising of Blackberries, Loganberries and Raspberries for market is a very profitable occupation. Peaches, Apricots, Plums, Oranges and Lemons find the climate and soil of Tropic especially suited to their needs.

### CLIMATE

Its climate is as near perfect as would be possible to find. The heat of the summer is tempered by the cool breezes which sweep through the valley from the Pacific,

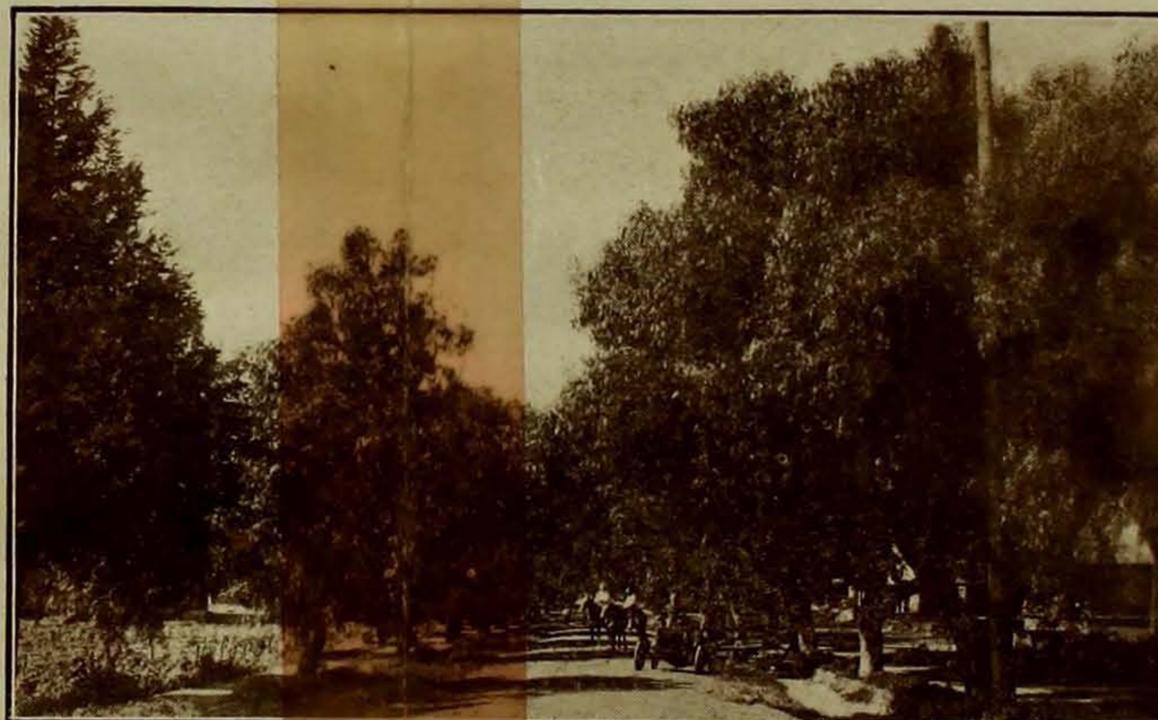
a trip, thereby giving the people of Tropic easy access to the busy city at reasonable rates, and at the same time enabling them to enjoy all the comforts of the country in their home life.

### WATER SUPPLY

Abundance of water for both domestic and irrigating purposes is another of the advantages of Tropic.



BIRD'S EYE VIEW OF TROPICO



CENTRAL AVENUE, TROPICO

### PRODUCTS

Tropic justly is celebrated for its luscious Strawberries, which grow in abundance in the rich soil of the valley and which attain a size and degree of color found in no other fruit in the West. They are a very profitable crop, bearing fruit within a few months after planting and producing fruit nearly every month in the year. The net profit is from \$300 to \$1000 per acre.

But the strawberry, while it tends to introduce the stranger to the town, is only one of the many attractive features of the place. Fruits of all kinds

allowing the enjoyment of the most remarkable climate to be found in the golden land of sunset.

### TRANSPORTATION

Tropic's proximity to Los Angeles makes it a most desirable spot in which to locate a home. Situated on the line of the Los Angeles Inter-Urban Railway about six miles from the center of Los Angeles, the electric cars carry their passengers into the business section of the city in twenty-five minutes. Commutation tickets may be had for seven cents

It has its own local Water Company, deriving its supply partly from Verdugo Canon and partly from its own drilled wells. Dotted all over the valley may be seen private pumping plants drawing from the ground the refreshing fluid which makes the locality a veritable Eden of productiveness. With the irrigating facilities of this community, three and four crops of vegetable produce may be obtained from the same ground in the course of a year.