

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 32.987072, -117.077092

12-Apr-2021

111570-Carmel Mountain Plaza

San Diego, CA

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2020 Estimated Population	18,210	99,398	219,483	492,890	
	2020 Daytime Population	19,586	112,966	215,854	602,819	
	2025 Population Forecast	18,832	102,285	227,657	513,614	
	2010 Census Population	16,858	94,231	201,640	448,795	
	2000 Census Population	16,695	86,160	173,290	387,476	
	1990 Census Population	12,397	72,320	132,488	301,763	
	Historical Annual Growth, 1990 to 2000	3.02%	1.77%	2.72%	2.53%	
	Historical Annual Growth, 2000 to 2010	0.10%	0.90%	1.53%	1.48%	
	Estimated Annual Growth, 2010 to 2020	0.72%	0.50%	0.79%	0.88%	
	Projected Annual Growth, 2020 to 2025	0.67%	0.57%	0.73%	0.83%	
	HOUSEHOLDS	2020 Estimated Households	6,852	36,777	77,742	169,906
		2025 Households Forecast	7,073	37,773	80,521	177,101
2010 Census Households		6,390	35,010	71,777	154,642	
2000 Census Households		6,357	32,010	61,858	133,060	
1990 Census Households		4,748	26,749	46,981	104,392	
Historical Annual Growth, 1990 to 2000		2.96%	1.81%	2.79%	2.46%	
Historical Annual Growth, 2000 to 2010		0.05%	0.90%	1.50%	1.51%	
Estimated Annual Growth, 2010 to 2020		0.65%	0.46%	0.75%	0.88%	
Projected Annual Growth, 2020 to 2025		0.64%	0.54%	0.70%	0.83%	
2020 % Households With Children		35%	34%	38%	36%	
2020 Persons per Household		2.63	2.68	2.81	2.87	
INCOME 2020		HH Income \$500,000 or more	2.84%	2.57%	3.53%	3.47%
	HH Income \$250,000 to \$499,999	3.42%	3.08%	4.23%	4.16%	
	HH Income \$200,000 to \$249,999	7.97%	7.21%	9.87%	9.70%	
	HH Income \$175,000 to \$199,999	7.32%	10.75%	10.77%	9.70%	
	HH Income \$150,000 to \$174,999	9.09%	8.34%	8.98%	8.68%	
	HH Income \$100,000 to \$149,999	27.80%	22.31%	21.96%	20.64%	
	HH Income \$75,000 to \$99,999	15.27%	13.36%	11.66%	11.24%	
	HH Income \$50,000 to \$74,999	12.92%	13.16%	11.37%	12.54%	
	HH Income \$35,000 to \$49,999	5.11%	6.51%	6.00%	6.77%	
	HH Income \$25,000 to \$34,999	2.64%	3.78%	3.50%	4.30%	
	HH Income \$15,000 to \$24,999	2.90%	4.45%	3.89%	4.05%	
	HH Income \$0 to \$14,999	2.72%	4.46%	4.24%	4.75%	
	Average Household Income	\$133,697	\$134,878	\$148,111	\$146,817	
	Median Household Income	\$113,359	\$108,533	\$119,541	\$114,200	
Per Capita Income	\$50,827	\$50,357	\$52,740	\$50,966		
2000 Average Household Income	\$81,585	\$80,381	\$87,706	\$89,288		
2000 Median Household Income	\$70,481	\$66,690	\$73,546	\$69,186		
WRKPLACE 2020	Workplace Establishments	567	3,165	5,169	15,981	
	Workplace Employees (Full Time Employees)	7,981	50,473	83,819	292,575	

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	1,241	5,981	12,809	29,650
	Count of Pop 5 to 14 years	2,311	11,198	24,895	56,099
	Count of Pop 14 to 22 years	1,773	10,022	23,876	53,173
	Count of Pop 22 to 30 years	1,610	10,091	22,907	53,216
	Count of Pop 30 to 45 years	3,463	16,210	33,482	81,357
	Count of Pop 45 to 60 years	4,026	20,927	48,162	104,089
	Count of Pop 60 to 75 years	2,926	17,625	39,117	85,746
	Count of Pop 75+ years	861	7,344	14,235	29,561
	Population 0 to 4 Years	6.81%	6.02%	5.84%	6.02%
	Population 5 to 13 Years	12.69%	11.27%	11.34%	11.38%
	Population 14 to 21 Years	9.73%	10.08%	10.88%	10.79%
	Population 22 to 29 Years	8.84%	10.15%	10.44%	10.80%
	Population 30 to 44 Years	19.02%	16.31%	15.26%	16.51%
	Population 45 to 59 Years	22.11%	21.05%	21.94%	21.12%
	Population 60 to 74 Years	16.07%	17.73%	17.82%	17.40%
Population 74 Years Plus	4.73%	7.39%	6.49%	6.00%	
Median Age	40.0	41.8	41.7	40.3	
GENDER 2020	Male Population	8,961	48,242	107,092	244,118
	Female Population	9,249	51,156	112,391	248,771
RACE 2020	2020 Estimated Population	18,210	99,398	219,483	492,890
	White	61.06%	64.74%	62.79%	62.39%
	Black or African American	2.35%	2.30%	2.28%	2.34%
	Asian or Pacific Islander	27.90%	22.50%	25.27%	23.67%
	Other Races	8.68%	10.47%	9.66%	11.59%
HISPANIC	2020 Hispanic Population	1,968	12,669	25,101	83,693
	2020 Hispanic Population %	10.81%	12.75%	11.44%	16.98%
	2025 Hispanic Population Forecast	2,070	13,007	25,985	86,995
	2025 Hispanic Population % Projected	10.99%	12.72%	11.41%	16.94%
	2000 Hispanic Population %	7.56%	8.88%	8.20%	13.48%
1990 Hispanic Population %	6.38%	6.41%	6.76%	10.56%	
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	12,261	68,236	148,935	332,666
	Elementary	1.16%	2.46%	2.23%	3.88%
	Some High School	1.88%	2.42%	2.39%	3.11%
	High School Graduate	9.06%	11.62%	10.17%	11.77%
	Some College	17.50%	17.68%	16.24%	17.94%
	Associates Degree	7.24%	8.00%	7.96%	7.46%
	Bachelors Degree	38.18%	34.28%	34.59%	31.27%
	Graduate Degree	24.99%	23.54%	26.42%	24.56%
% College (4+)	63.17%	57.82%	61.02%	55.83%	
HOUSING 2020	Total Housing Units	7,097	38,215	80,552	176,873
	Owner Occupied Percent	56.93%	62.29%	67.60%	64.16%
	Renter Occupied Percent	39.61%	33.95%	28.91%	31.90%
	Vacant Housing Percent	3.46%	3.76%	3.49%	3.94%

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HOMES BUILT BY YEAR 2020				
Homes Built 2010 or later	0.02%	0.16%	0.31%	0.33%
Homes Built 2000 to 2009	2.46%	12.19%	16.20%	15.77%
Homes Built 1990 to 1999	26.92%	16.87%	21.74%	20.25%
Homes Built 1980 to 1989	47.30%	31.00%	29.28%	27.61%
Homes Built 1970 to 1979	19.49%	26.63%	22.96%	24.82%
Homes Built 1960 to 1979	2.28%	10.07%	7.04%	6.74%
Homes Built 1950 to 1959	1.22%	2.61%	1.88%	2.76%
Homes Built 1940 to 1949	0.01%	0.22%	0.30%	0.74%
Homes Built 1939 or earlier	0.29%	0.25%	0.30%	0.98%
HOME VALUE (OWNER OCCUPIED) 2020				
Property Value \$1,000,000 or more	21.84%	29.92%	36.90%	34.56%
Property Value \$750,000 to \$999,999	40.51%	28.86%	26.58%	23.90%
Property Value \$500,000 to \$749,999	27.83%	22.45%	18.64%	19.22%
Property Value \$400,000 to \$499,999	3.61%	5.76%	4.32%	4.94%
Property Value \$300,000 to \$399,999	1.14%	2.98%	1.94%	2.43%
Property Value \$200,000 to \$299,999	0.65%	1.15%	0.94%	1.28%
Property Value \$150,000 to \$199,999	0.28%	0.34%	0.29%	0.50%
Property Value \$100,000 to \$149,999	0.13%	0.47%	0.52%	0.53%
Property Value \$60,000 to \$99,999	0.12%	0.65%	0.49%	0.53%
Property Value \$40,000 to \$59,999	0.09%	0.22%	0.21%	0.19%
Property Value \$0 to \$39,999	0.21%	0.35%	0.35%	0.59%
Median Home Value	\$837,246	\$855,715	\$918,266	\$897,772
Median Rent per Month (Census 2000)	\$1,322	\$1,066	\$1,219	\$977
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020				
Employed Civilian Population 16+ by Occupation	9,728	48,681	107,343	244,066
Managerial/Executive	25.68%	25.03%	24.99%	22.61%
Professional Specialty	36.89%	34.84%	37.60%	33.80%
Healthcare Support	2.42%	2.60%	2.33%	2.35%
Sales	7.98%	9.23%	8.94%	9.60%
Office & Administrative Support	8.42%	8.92%	8.58%	9.06%
Protective Service	1.33%	1.51%	1.48%	1.30%
Food Preparation	3.40%	3.88%	3.42%	4.43%
Building Maintenance & Cleaning	1.30%	1.54%	1.29%	2.55%
Personal Care	2.36%	2.82%	2.96%	3.02%
Farming, Fishing, & Forestry	0.00%	0.00%	0.00%	0.22%
Construction	2.51%	3.27%	2.98%	4.42%
Production & Transportation	7.72%	6.37%	5.43%	6.65%
Percent White Collar	81.39%	80.62%	82.43%	77.43%
Percent Blue Collar	18.61%	19.38%	17.57%	22.57%
Median Employee Salary	49,721	50,090	49,539	50,998
Average Employee Salary	58,473	60,286	59,418	61,676
UNEMPLOYMENT				
2000 Census Unemployed (Age 16 and Up)	301	1,574	3,146	7,799
2020 Estimated Unemployed (Age 16 and Up)	592	3,985	9,083	18,438
2020 Estimated Unemployed Rate (Age 16 and Up)	5.60%	7.31%	7.77%	7.31%

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TRANSPORTATION TO WORK 2020	Drive to Work Alone	85.69%	81.39%	81.58%	79.82%
	Drive to Work Carpool	8.51%	8.94%	8.99%	9.50%
	Travel to Work by Public Transportation	0.79%	1.36%	1.14%	1.44%
	Drive to Work on Motorcycle	0.45%	0.40%	0.41%	0.40%
	Drive to Work on Bicycle	0.14%	0.54%	0.38%	0.47%
	Walk to Work	0.25%	0.95%	0.82%	1.21%
	Other Means	0.91%	0.79%	0.83%	0.63%
	Work at Home	3.09%	5.58%	5.80%	6.49%
TRAVEL TIME TO WORK 2020	Travel Time in Less than 5 minutes	1.63%	1.47%	1.37%	1.60%
	Travel to Work in 5 to 9 minutes	8.09%	9.51%	7.92%	7.83%
	Travel to Work in 10 to 14 minutes	14.52%	14.20%	13.49%	14.24%
	Travel to Work in 15 to 19 minutes	17.31%	15.61%	15.34%	17.12%
	Travel to Work in 20 to 29 minutes	28.04%	25.22%	27.97%	26.30%
	Travel to Work in 30 to 44 minutes	24.59%	26.54%	26.00%	24.46%
	Travel to Work in 45 to 59 minutes	3.06%	4.61%	4.83%	4.99%
	Travel to Work in 60 minutes or more	2.76%	2.84%	3.08%	3.45%
Average Travel Time to Work	24.4	24.9	25.3	24.0	
SPENDING PATTERNS 2020	Grocery Store Market Basket Weekly Per Capita Spending	\$63.75	\$64.02	\$64.34	\$64.15
	Apparel and Related Services	\$16.47	\$16.25	\$16.66	\$16.43
	Transportation	\$103.99	\$102.69	\$104.83	\$103.46
	Healthcare	\$66.81	\$66.90	\$67.61	\$66.81
	Entertainment	\$26.12	\$25.96	\$26.62	\$26.22
LIFESTYLE SEGMENTATION 2020	Category A - Crème de la Crème	5,115	30,579	43,692	86,288
	Category B - Urban Cliff Climbers	0	5,360	7,412	12,711
	Category C - Urban Cliff Dwellers	0	0	998	6,409
	Category D - Seasoned Urban Dwellers	0	0	0	0
	Category E - Thriving Alone	830	5,198	6,627	23,728
	Category F - Going it Alone	48	1,760	3,122	11,553
	Category G - Struggling Alone	0	0	0	80
	Category H - Single in the Suburbs	0	3,368	3,708	18,391
	Category I - Married in the Suburbs	11,458	38,956	110,428	181,194
	Category J - Retired in the Suburbs	535	9,185	27,669	62,892
	Category K - Living with Nature	0	0	913	1,272
	Category L - Working with Nature	0	0	583	4,715
	Category M - Harlem Gateway	0	0	0	0
	Category N - Espaniola	0	0	0	29,657
	Category O - Specialties	0	4,021	13,063	48,017

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