



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	22,207	119,570	186,784
2020 Total Population	26,176	128,139	202,354
2020 Group Quarters	60	6,197	6,782
2022 Total Population	26,802	127,935	203,145
2022 Group Quarters	60	6,197	6,782
2027 Total Population	26,936	128,104	203,168
2022-2027 Annual Rate	0.10%	0.03%	0.00%
2022 Total Daytime Population	26,015	122,487	223,266
Workers	13,836	64,989	129,783
Residents	12,179	57,498	93,483
Household Summary			
2010 Households	7,671	39,470	61,722
2010 Average Household Size	2.88	2.94	2.97
2020 Total Households	9,254	42,233	66,763
2020 Average Household Size	2.82	2.89	2.93
2022 Total Households	9,463	42,249	67,134
2022 Average Household Size	2.83	2.88	2.92
2027 Total Households	9,527	42,324	67,174
2027 Average Household Size	2.82	2.88	2.92
2022-2027 Annual Rate	0.13%	0.04%	0.01%
2010 Families	5,244	29,742	47,658
2010 Average Family Size	3.35	3.31	3.32
2022 Total Families	6,548	31,692	51,660
2022 Average Family Size	3.28	3.25	3.28
2027 Total Families	6,599	31,765	51,696
2027 Average Family Size	3.27	3.25	3.28
2022-2027 Annual Rate	0.16%	0.05%	0.01%
Housing Unit Summary			
2000 Housing Units	7,392	38,103	56,758
Owner Occupied Housing Units	57.3%	67.9%	69.3%
Renter Occupied Housing Units	40.7%	30.4%	29.0%
Vacant Housing Units	2.0%	1.7%	1.7%
2010 Housing Units	8,017	40,740	63,660
Owner Occupied Housing Units	51.3%	62.9%	65.1%
Renter Occupied Housing Units	44.5%	33.9%	31.9%
Vacant Housing Units	4.3%	3.1%	3.0%
2020 Housing Units	9,507	43,286	68,395
Vacant Housing Units	2.7%	2.4%	2.4%
2022 Housing Units	9,744	43,402	69,041
Owner Occupied Housing Units	45.1%	60.2%	62.5%
Renter Occupied Housing Units	52.1%	37.1%	34.7%
Vacant Housing Units	2.9%	2.7%	2.8%
2027 Housing Units	9,865	43,934	69,657
Owner Occupied Housing Units	44.9%	59.2%	61.8%
Renter Occupied Housing Units	51.7%	37.1%	34.6%
Vacant Housing Units	3.4%	3.7%	3.6%
Median Household Income			
2022	\$103,310	\$119,224	\$127,308
2027	\$113,484	\$136,489	\$150,061
Median Home Value			
2022	\$594,595	\$686,647	\$731,252
2027	\$670,057	\$745,375	\$798,367
Per Capita Income			
2022	\$45,192	\$52,617	\$56,829
2027	\$53,264	\$60,754	\$65,699
Median Age			
2010	34.6	35.1	35.9
2022	37.1	36.4	37.1
2027	38.1	37.5	38.0

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
2022 Households by Income			
Household Income Base	9,463	42,249	67,134
<\$15,000	3.0%	2.6%	3.0%
\$15,000 - \$24,999	2.8%	2.4%	2.5%
\$25,000 - \$34,999	3.9%	2.6%	2.3%
\$35,000 - \$49,999	7.6%	5.4%	5.2%
\$50,000 - \$74,999	14.2%	11.2%	10.1%
\$75,000 - \$99,999	15.4%	13.0%	11.8%
\$100,000 - \$149,999	27.3%	25.5%	23.3%
\$150,000 - \$199,999	14.4%	16.2%	15.6%
\$200,000+	11.2%	21.0%	26.2%
Average Household Income	\$125,929	\$156,850	\$169,750
2027 Households by Income			
Household Income Base	9,527	42,324	67,174
<\$15,000	2.0%	1.7%	2.0%
\$15,000 - \$24,999	1.7%	1.4%	1.5%
\$25,000 - \$34,999	2.1%	1.6%	1.5%
\$35,000 - \$49,999	4.9%	3.4%	3.4%
\$50,000 - \$74,999	12.8%	8.5%	7.6%
\$75,000 - \$99,999	15.6%	11.6%	10.3%
\$100,000 - \$149,999	28.6%	26.9%	23.7%
\$150,000 - \$199,999	17.2%	19.5%	18.9%
\$200,000+	15.1%	25.3%	31.2%
Average Household Income	\$148,524	\$181,449	\$196,390
2022 Owner Occupied Housing Units by Value			
Total	4,390	26,128	43,175
<\$50,000	0.6%	0.2%	0.3%
\$50,000 - \$99,999	0.8%	0.2%	0.2%
\$100,000 - \$149,999	0.5%	0.2%	0.1%
\$150,000 - \$199,999	1.0%	0.2%	0.3%
\$200,000 - \$249,999	2.7%	0.8%	0.6%
\$250,000 - \$299,999	3.1%	0.9%	0.7%
\$300,000 - \$399,999	9.7%	3.9%	2.8%
\$400,000 - \$499,999	12.2%	7.8%	5.6%
\$500,000 - \$749,999	51.4%	48.0%	42.4%
\$750,000 - \$999,999	10.8%	27.5%	32.4%
\$1,000,000 - \$1,499,999	4.9%	7.8%	10.8%
\$1,500,000 - \$1,999,999	1.0%	1.1%	1.7%
\$2,000,000 +	1.3%	1.5%	2.0%
Average Home Value	\$631,253	\$744,219	\$796,146
2027 Owner Occupied Housing Units by Value			
Total	4,425	25,998	43,056
<\$50,000	0.3%	0.1%	0.0%
\$50,000 - \$99,999	0.3%	0.1%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.9%	0.1%	0.1%
\$250,000 - \$299,999	0.1%	0.0%	0.0%
\$300,000 - \$399,999	2.3%	0.8%	0.6%
\$400,000 - \$499,999	6.9%	4.0%	2.9%
\$500,000 - \$749,999	57.5%	45.7%	38.7%
\$750,000 - \$999,999	18.2%	34.7%	39.8%
\$1,000,000 - \$1,499,999	8.9%	10.5%	13.3%
\$1,500,000 - \$1,999,999	2.1%	1.5%	2.1%
\$2,000,000 +	2.4%	2.4%	2.6%
Average Home Value	\$762,842	\$823,061	\$865,070

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
2010 Population by Age			
Total	22,207	119,571	186,785
0 - 4	6.5%	6.6%	6.7%
5 - 9	5.3%	6.2%	6.8%
10 - 14	5.4%	6.3%	7.0%
15 - 24	14.3%	15.1%	14.1%
25 - 34	19.1%	15.8%	14.1%
35 - 44	15.3%	15.1%	15.7%
45 - 54	13.6%	15.2%	16.2%
55 - 64	10.8%	11.4%	11.3%
65 - 74	5.5%	5.2%	5.0%
75 - 84	2.9%	2.3%	2.3%
85 +	1.1%	0.8%	0.8%
18 +	79.1%	76.9%	75.1%
2022 Population by Age			
Total	26,801	127,935	203,145
0 - 4	5.8%	5.7%	5.8%
5 - 9	6.0%	6.1%	6.4%
10 - 14	5.7%	6.3%	6.9%
15 - 24	10.6%	13.9%	13.2%
25 - 34	18.2%	15.7%	14.5%
35 - 44	16.4%	15.1%	14.8%
45 - 54	12.5%	12.7%	13.5%
55 - 64	11.3%	11.7%	12.4%
65 - 74	8.4%	8.2%	8.1%
75 - 84	3.9%	3.6%	3.4%
85 +	1.3%	1.0%	1.0%
18 +	79.7%	78.5%	77.2%
2027 Population by Age			
Total	26,935	128,103	203,168
0 - 4	5.8%	5.7%	5.9%
5 - 9	5.6%	5.8%	6.1%
10 - 14	5.5%	6.0%	6.4%
15 - 24	10.6%	13.7%	12.8%
25 - 34	17.0%	14.7%	14.1%
35 - 44	16.9%	15.8%	15.5%
45 - 54	12.8%	12.9%	13.3%
55 - 64	10.9%	10.9%	11.6%
65 - 74	8.5%	8.6%	8.7%
75 - 84	5.0%	4.7%	4.5%
85 +	1.5%	1.3%	1.2%
18 +	80.1%	79.1%	78.0%
2010 Population by Sex			
Males	11,261	61,420	94,580
Females	10,945	58,150	92,204
2022 Population by Sex			
Males	13,543	66,612	103,813
Females	13,259	61,323	99,332
2027 Population by Sex			
Males	13,588	66,648	103,789
Females	13,348	61,456	99,379

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	22,207	119,570	186,785
White Alone	38.8%	48.2%	52.7%
Black Alone	5.0%	3.7%	3.2%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	42.9%	37.0%	33.4%
Pacific Islander Alone	0.7%	0.5%	0.4%
Some Other Race Alone	6.2%	4.3%	4.1%
Two or More Races	6.2%	5.9%	5.8%
Hispanic Origin	14.5%	12.0%	11.8%
Diversity Index	74.1	70.4	68.6
2020 Population by Race/Ethnicity			
Total	26,176	128,139	202,354
White Alone	27.2%	37.9%	41.5%
Black Alone	4.6%	3.5%	3.0%
American Indian Alone	0.7%	0.5%	0.4%
Asian Alone	48.0%	41.9%	38.5%
Pacific Islander Alone	0.4%	0.5%	0.4%
Some Other Race Alone	7.8%	4.9%	4.7%
Two or More Races	11.2%	10.9%	11.5%
Hispanic Origin	16.4%	13.6%	13.4%
Diversity Index	76.4	74.4	74.1
2022 Population by Race/Ethnicity			
Total	26,802	127,935	203,145
White Alone	26.4%	36.8%	40.4%
Black Alone	4.6%	3.4%	2.9%
American Indian Alone	0.7%	0.5%	0.4%
Asian Alone	48.7%	42.8%	39.5%
Pacific Islander Alone	0.4%	0.5%	0.4%
Some Other Race Alone	7.8%	4.9%	4.7%
Two or More Races	11.4%	11.0%	11.7%
Hispanic Origin	16.3%	13.6%	13.4%
Diversity Index	76.1	74.4	74.2
2027 Population by Race/Ethnicity			
Total	26,935	128,104	203,168
White Alone	24.5%	34.4%	37.7%
Black Alone	4.3%	3.3%	2.8%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	50.6%	44.9%	41.6%
Pacific Islander Alone	0.4%	0.5%	0.4%
Some Other Race Alone	7.8%	5.0%	4.8%
Two or More Races	11.7%	11.5%	12.2%
Hispanic Origin	15.9%	13.2%	13.1%
Diversity Index	75.3	74.1	74.3
2010 Population by Relationship and Household Type			
Total	22,207	119,571	186,784
In Households	99.6%	97.1%	98.0%
In Family Households	82.5%	84.8%	87.0%
Householder	24.2%	24.8%	25.6%
Spouse	18.2%	20.0%	20.8%
Child	28.6%	30.7%	32.4%
Other relative	8.2%	6.8%	5.9%
Nonrelative	3.3%	2.6%	2.3%
In Nonfamily Households	17.2%	12.3%	11.1%
In Group Quarters	0.4%	2.9%	2.0%
Institutionalized Population	0.0%	0.2%	0.2%
Noninstitutionalized Population	0.3%	2.7%	1.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
2022 Population 25+ by Educational Attainment			
Total	19,287	86,966	137,538
Less than 9th Grade	4.5%	3.4%	2.8%
9th - 12th Grade, No Diploma	3.5%	3.0%	2.5%
High School Graduate	11.4%	10.1%	9.5%
GED/Alternative Credential	1.1%	1.2%	1.1%
Some College, No Degree	18.6%	16.5%	15.0%
Associate Degree	9.1%	8.7%	8.3%
Bachelor's Degree	34.9%	35.8%	36.3%
Graduate/Professional Degree	16.8%	21.3%	24.3%
2022 Population 15+ by Marital Status			
Total	22,120	104,701	164,332
Never Married	34.9%	33.8%	31.6%
Married	53.8%	55.8%	57.7%
Widowed	3.7%	3.3%	3.5%
Divorced	7.6%	7.1%	7.2%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	15,187	67,529	108,071
Population 16+ Employed	96.8%	96.1%	96.4%
Population 16+ Unemployment rate	3.2%	3.9%	3.6%
Population 16-24 Employed	10.3%	10.2%	10.1%
Population 16-24 Unemployment rate	6.6%	7.6%	7.0%
Population 25-54 Employed	69.6%	67.5%	66.9%
Population 25-54 Unemployment rate	2.8%	3.3%	3.2%
Population 55-64 Employed	14.6%	16.5%	17.4%
Population 55-64 Unemployment rate	3.1%	3.0%	2.8%
Population 65+ Employed	5.5%	5.8%	5.6%
Population 65+ Unemployment rate	2.3%	5.5%	4.9%
2022 Employed Population 16+ by Industry			
Total	14,701	64,928	104,134
Agriculture/Mining	0.2%	0.2%	0.2%
Construction	3.6%	2.7%	3.0%
Manufacturing	12.3%	13.7%	13.5%
Wholesale Trade	1.9%	2.1%	2.0%
Retail Trade	8.7%	7.7%	7.8%
Transportation/Utilities	5.7%	4.1%	4.2%
Information	3.0%	3.2%	3.6%
Finance/Insurance/Real Estate	5.8%	7.1%	6.7%
Services	53.6%	53.9%	53.7%
Public Administration	5.4%	5.3%	5.3%
2022 Employed Population 16+ by Occupation			
Total	14,701	64,930	104,134
White Collar	71.7%	76.5%	78.5%
Management/Business/Financial	17.8%	21.4%	23.0%
Professional	34.6%	38.5%	39.1%
Sales	8.9%	7.1%	7.3%
Administrative Support	10.4%	9.6%	9.0%
Services	15.2%	12.5%	11.7%
Blue Collar	13.1%	10.9%	9.9%
Farming/Forestry/Fishing	0.1%	0.1%	0.0%
Construction/Extraction	2.0%	1.7%	1.7%
Installation/Maintenance/Repair	1.9%	1.7%	1.5%
Production	5.3%	4.3%	3.4%
Transportation/Material Moving	3.7%	3.2%	3.2%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
2010 Households by Type			
Total	7,672	39,471	61,720
Households with 1 Person	21.7%	16.8%	15.9%
Households with 2+ People	78.3%	83.2%	84.1%
Family Households	68.4%	75.4%	77.2%
Husband-wife Families	51.7%	60.5%	62.7%
With Related Children	24.9%	31.8%	34.1%
Other Family (No Spouse Present)	16.7%	14.8%	14.5%
Other Family with Male Householder	5.4%	4.7%	4.4%
With Related Children	2.5%	2.3%	2.2%
Other Family with Female Householder	11.3%	10.1%	10.1%
With Related Children	6.5%	5.8%	5.9%
Nonfamily Households	9.9%	7.9%	6.9%
All Households with Children	34.4%	40.3%	42.6%
Multigenerational Households	6.3%	6.2%	5.6%
Unmarried Partner Households	5.4%	4.9%	4.7%
Male-female	4.7%	4.3%	4.0%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	7,669	39,470	61,722
1 Person Household	21.7%	16.8%	15.9%
2 Person Household	30.6%	29.8%	29.3%
3 Person Household	18.2%	20.6%	20.8%
4 Person Household	15.6%	18.9%	20.3%
5 Person Household	7.7%	8.1%	8.3%
6 Person Household	3.3%	3.2%	3.2%
7 + Person Household	2.9%	2.6%	2.2%
2010 Households by Tenure and Mortgage Status			
Total	7,682	39,469	61,728
Owner Occupied	53.6%	65.0%	67.1%
Owned with a Mortgage/Loan	44.4%	56.4%	59.0%
Owned Free and Clear	9.0%	8.5%	8.1%
Renter Occupied	46.4%	35.0%	32.9%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	80	81	81
Percent of Income for Mortgage	30.3%	30.4%	30.3%
Wealth Index	101	160	178
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,017	40,740	63,660
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%
2010 Population By Urban/ Rural Status			
Total Population	22,207	119,570	186,784
Population Inside Urbanized Area	100.0%	100.0%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Rings: 1, 3, 5 mile radii

10604 Westview Pkwy, San Diego, CA

Latitude: 32.9139

Longitude: -117.1215

	1 mile	3 mile	5 mile
Top 3 Tapestry Segments			
1.	Enterprising Professionals (2D)	Enterprising Professionals (2D)	Enterprising Professionals (2D)
2.	Young and Restless (11B)	Professional Pride (1B)	Professional Pride (1B)
3.	Home Improvement (4B)	Pacific Heights (2C)	Boomburbs (1C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$27,735,870	\$148,934,319	\$256,571,458
Average Spent	\$2,930.98	\$3,525.16	\$3,821.78
Spending Potential Index	122	146	159
Education: Total \$	\$23,187,189	\$133,409,029	\$229,512,393
Average Spent	\$2,450.30	\$3,157.68	\$3,418.72
Spending Potential Index	125	161	174
Entertainment/Recreation: Total \$	\$40,198,967	\$222,058,394	\$382,315,781
Average Spent	\$4,248.02	\$5,255.94	\$5,694.82
Spending Potential Index	116	143	155
Food at Home: Total \$	\$69,383,164	\$370,606,249	\$635,195,282
Average Spent	\$7,332.05	\$8,771.95	\$9,461.60
Spending Potential Index	118	142	153
Food Away from Home: Total \$	\$50,467,854	\$270,703,625	\$463,222,412
Average Spent	\$5,333.18	\$6,407.34	\$6,899.97
Spending Potential Index	124	149	160
Health Care: Total \$	\$73,779,715	\$401,813,699	\$694,550,282
Average Spent	\$7,796.65	\$9,510.61	\$10,345.73
Spending Potential Index	110	134	146
HH Furnishings & Equipment: Total \$	\$28,463,322	\$157,376,100	\$272,152,871
Average Spent	\$3,007.85	\$3,724.97	\$4,053.88
Spending Potential Index	117	145	158
Personal Care Products & Services: Total \$	\$11,575,774	\$62,753,591	\$107,963,767
Average Spent	\$1,223.27	\$1,485.33	\$1,608.18
Spending Potential Index	120	146	158
Shelter: Total \$	\$269,696,799	\$1,483,025,393	\$2,527,658,610
Average Spent	\$28,500.14	\$35,102.02	\$37,650.95
Spending Potential Index	124	153	164
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,811,345	\$160,892,744	\$280,727,120
Average Spent	\$3,044.63	\$3,808.20	\$4,181.59
Spending Potential Index	112	140	154
Travel: Total \$	\$32,915,498	\$188,587,668	\$323,797,993
Average Spent	\$3,478.34	\$4,463.72	\$4,823.16
Spending Potential Index	121	155	168
Vehicle Maintenance & Repairs: Total \$	\$13,761,410	\$72,891,326	\$125,561,399
Average Spent	\$1,454.23	\$1,725.28	\$1,870.31
Spending Potential Index	115	137	149

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.