

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	11,822	69,565	146,502
	Population Est 23Q1	11,849	69,598	146,535
	Population Est 22Q4	11,856	69,559	146,396
	Population Est 22Q3	11,852	69,716	146,784
	Population Est 22Q2	11,857	69,688	146,698
	Population Est 22Q1	11,847	69,617	146,622
	Population Est 21Q4	11,838	69,645	146,306
	Population Est 21Q3	11,839	69,729	146,558
	Population Est 21Q2	11,843	69,751	146,635
	Population Fcst	11,791	69,628	147,316
	2010 Census Population	11,707	69,138	144,290
	2000 Census Population	11,712	66,163	132,531
	1990 Census Population	10,803	54,189	107,224
	Current Year Daytime Population	9,190	73,562	142,547
	Average Seasonal Population	1,535	6,238	14,430
	Historical Annual Growth, 1990 – 2000	0.81%	2.02%	2.14%
	Historical Annual Growth, 2000 – 2010	0.00%	0.44%	0.85%
	Estimated Annual Growth, 2010 – CY	0.07%	0.04%	0.11%
	Projected Annual Growth, CY to Y5	-0.05%	0.02%	0.11%
	Group Qtrs Est	264	697	945
Transient Est Average Last 4 Qtrs	417	5,502	11,387	
Households	Current Year Estimated Households	4,744	26,881	56,662
	Households Est 23Q1	4,753	26,880	56,654
	Households Est 22Q4	4,754	26,862	56,597
	Households Est 22Q3	4,752	26,931	56,777
	Households Est 22Q2	4,755	26,919	56,757
	Households Est 22Q1	4,750	26,892	56,744
	Households Est 21Q4	4,747	26,898	56,608
	Households Est 21Q3	4,750	26,937	56,715
	Households Est 21Q2	4,749	26,939	56,735
	Households Fcst	4,728	26,903	56,963
	2010 Census Households	4,721	26,319	54,984
	2000 Census Households	4,440	24,800	50,116
	1990 Census Households	4,158	20,774	41,855
	Historical Annual Growth, 1990 – 2000	0.66%	1.79%	1.82%
	Historical Annual Growth, 2000 – 2010	0.61%	0.60%	0.93%
	Estimated Annual Growth, 2010 – CY	0.04%	0.15%	0.21%
	Projected Annual Growth, CY to Y5	-0.07%	0.02%	0.11%
Population per Household	2.44	2.56	2.57	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	5.4%	5.8%	6.1%
	HH Income \$250,000 to \$499,999	6.5%	7.0%	7.3%
	HH Income \$200,000 to \$249,999	15.1%	16.2%	17.0%
	HH Income \$175,000 to \$199,999	6.9%	6.3%	7.3%
	HH Income \$150,000 to \$174,999	9.8%	8.4%	8.8%
	HH Income \$100,000 to 149,999	20.2%	18.9%	19.5%
	HH Income \$75,000 to 99,999	8.9%	9.7%	9.3%
	HH Income \$50,000 to 74,999	7.0%	9.9%	9.1%
	HH Income \$35,000 to 49,999	6.0%	5.2%	4.9%
	HH Income \$25,000 to 34,999	4.6%	4.5%	3.8%
	HH Income \$15,000 to 24,999	6.6%	4.2%	3.1%
	HH Income \$0 to 14,999	3.0%	3.9%	4.0%
	Average Household Income	\$169,208	\$175,400	\$192,172
	Median Household Income	\$129,386	\$130,776	\$140,030
	Per Capita Income	\$69,143	\$68,345	\$74,664
	Average Disposable Income	\$117,900	\$119,877	\$124,249
	Median Disposable Income	\$109,038	\$109,358	\$115,823
	Discretionary HH Income Over \$150,000	8.4%	13.2%	15.5%
	Discretionary HH Income \$125,000 to \$149,999	15.9%	13.6%	14.1%
	Discretionary HH Income \$100,000 to \$124,999	13.3%	12.5%	12.6%
	Discretionary HH Income \$75,000 to \$99,999	15.7%	14.4%	15.3%
	Discretionary HH Income \$50,000 to \$74,999	18.2%	17.1%	16.5%
	Discretionary HH Income \$25,000 to \$49,999	12.6%	14.9%	13.9%
	Discretionary HH Income Under \$25,000	15.8%	14.3%	12.1%
	Average Discretionary HH Income	\$82,877	\$84,759	\$88,889
	Median Discretionary HH Income	\$81,343	\$82,206	\$87,527
	Householder White – Count	3,534	19,349	40,548
	Median HH Income	\$127,124	\$131,195	\$142,265
	Average HH Income	\$122,723	\$124,867	\$129,858
	Householder Black or African-American – Count	24	90	403
	Median HH Income	\$5,050	\$37,577	\$146,768
	Average HH Income	\$6,955	\$80,138	\$130,553
	Householder Hispanic – Count	669	4,488	8,431
	Median HH Income	\$148,282	\$122,004	\$119,214
Average HH Income	\$132,047	\$120,877	\$119,653	
Householder Asian or Pacific Islander – Count	130	864	2,406	
Median HH Income	\$141,167	\$161,317	\$165,096	
Average HH Income	\$127,145	\$142,173	\$146,834	
Householder Other or Pacific Islander – Count	387	2,091	4,874	
Median HH Income	\$118,283	\$131,511	\$144,105	
Average HH Income	\$123,415	\$126,946	\$131,506	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	5,709	34,033	71,619
	Female Population	6,113	35,532	74,883
Total Population by Age	Count of Pop 0 to 4 years	458	2,954	6,170
	Count of Pop 0 to 7 years	681	4,198	8,701
	Count of Pop 5 - 13	928	5,886	12,484
	Count of Pop 14 - 18	447	3,161	7,017
	Count of Pop 19 - 22	461	3,333	7,354
	Count of Pop 22 - 25	353	2,553	5,549
	Count of Pop 25 - 29	528	3,750	7,958
	Count of Pop 30 - 34	534	3,627	7,456
	Count of Pop 35 - 39	567	3,552	7,288
	Count of Pop 40 - 44	652	3,879	7,948
	Count of Pop 45 - 59	2,118	13,387	28,661
	Count of Pop 60 - 74	2,953	15,430	32,108
	Count of Pop 75 - 84	1,248	5,652	11,971
	Count of Pop 85+	575	2,402	4,537
	% of Pop 0 to 4 years	3.9%	4.2%	4.2%
	% of Pop 0 to 7 years	5.8%	6.0%	5.9%
	% of Pop 5 - 13	7.8%	8.5%	8.5%
	% of Pop 14 - 18	3.8%	4.5%	4.8%
	% of Pop 19 - 22	3.9%	4.8%	5.0%
	% of Pop 22 - 25	3.0%	3.7%	3.8%
	% of Pop 25 - 29	4.5%	5.4%	5.4%
	% of Pop 30 - 34	4.5%	5.2%	5.1%
	% of Pop 35 - 39	4.8%	5.1%	5.0%
	% of Pop 40 - 44	5.5%	5.6%	5.4%
	% of Pop 45 - 59	17.9%	19.2%	19.6%
	% of Pop 60 - 74	25.0%	22.2%	21.9%
	% of Pop 75 - 84	10.6%	8.1%	8.2%
	% of Pop 85+	4.9%	3.5%	3.1%
Median Age	52.7	47.7	47.4	
Average Age	48.7	45.5	45.2	
Male Population by Age	% of Pop 0 to 4 years	4.1%	4.4%	4.4%
	% of Pop 5 - 13	8.8%	8.8%	9.0%
	% of Pop 14 - 18	4.0%	4.8%	5.1%
	% of Pop 19 - 22	4.1%	5.1%	5.3%
	% of Pop 22 - 25	3.2%	4.0%	4.0%
	% of Pop 25 - 29	4.7%	5.7%	5.8%
	% of Pop 30 - 34	4.9%	5.6%	5.4%
	% of Pop 35 - 39	4.9%	5.2%	5.0%
	% of Pop 40 - 44	5.4%	5.5%	5.3%
	% of Pop 45 - 59	17.4%	18.8%	19.1%
	% of Pop 75 - 84	10.2%	7.7%	7.8%
	% of Pop 60 - 74	24.7%	21.7%	21.4%
	% of Pop 85+	3.5%	2.6%	2.5%
	Median Age	50.6	45.8	45.6
Average Age	47.2	44.3	44.0	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	3.6%	4.1%	4.0%
	% of Pop 5 - 13	7.0%	8.1%	8.1%
	% of Pop 14 - 18	3.5%	4.3%	4.5%
	% of Pop 19 - 22	3.7%	4.5%	4.7%
	% of Pop 22 - 25	2.8%	3.4%	3.6%
	% of Pop 25 - 29	4.3%	5.1%	5.1%
	% of Pop 30 - 34	4.2%	4.8%	4.7%
	% of Pop 35 - 39	4.7%	5.0%	4.9%
	% of Pop 40 - 44	5.6%	5.7%	5.6%
	% of Pop 45 - 59	18.4%	19.6%	20.0%
	% of Pop 60 - 74	25.2%	22.6%	22.4%
	% of Pop 75 - 84	10.9%	8.5%	8.6%
	% of Pop 85+	6.2%	4.3%	3.7%
	Median Age	54.5	49.5	49.1
Average Age	50.2	46.6	46.2	
Race	Count of White	9,098	50,786	107,361
	Count of Black or African-American	77	497	1,397
	Count of Asian or Pacific Islander	457	3,022	6,694
	Count of Other races	2,189	15,260	31,050
	White	77.0%	73.0%	73.3%
	Black or African American	0.7%	0.7%	1.0%
	Asian	3.9%	4.3%	4.6%
	Other Races	18.5%	21.9%	21.2%
Language Spoken	Speak English at Home	82.3%	78.3%	78.0%
	Speak Spanish at Home	12.9%	15.0%	14.7%
	Speak French or French Creole at Home	0.2%	0.4%	0.4%
	Speak German at Home	0.8%	0.6%	0.7%
	Speak Other Indo-European Languages at Home	1.7%	2.8%	2.5%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.4%	0.6%
	Speak Chinese at Home	0.2%	0.4%	0.8%
	Speak Korean at Home	0.1%	0.2%	0.3%
	Speak Vietnamese at Home	0.2%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.7%	0.5%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.5%	0.5%
	Speak Other Language at Home	0.7%	0.6%	0.7%
Hispanic	Hispanic Population	2,424	16,178	31,909
	Hispanic Population Percent	20.5%	23.3%	21.8%
	Mexican	81.3%	79.1%	78.3%
	Puerto Rican	3.0%	2.5%	3.0%
	Cuban	0.2%	0.4%	1.0%
	Dominican	0.0%	0.0%	0.1%
	Central American	4.4%	3.5%	3.8%
	South American	4.5%	4.5%	5.1%
	Other Hispanic	6.7%	10.1%	8.7%
	2000 Hispanic Population Percent	14%	20%	19%
	1990 Hispanic Population Percent	10%	16%	15%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	3.3%	2.8%	3.0%
	American	3.0%	2.4%	2.7%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	3.8%	4.2%	4.5%
	Chinese	0.5%	0.6%	1.0%
	Japanese	0.4%	0.6%	0.6%
	Korean	0.2%	0.4%	0.4%
	South Central Asian (ie. Indian)	1.0%	1.0%	0.9%
	South East Asian (ie. Vietnamese)	1.5%	1.5%	1.3%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	41.2%	37.6%	38.4%
	British	9.5%	8.0%	8.1%
	Dutch	0.8%	0.8%	0.7%
	French	1.5%	1.5%	1.4%
	German	9.1%	7.5%	7.4%
	Italian	3.0%	3.6%	3.8%
	Polish	1.3%	1.3%	1.2%
	Scandinavian	2.8%	2.8%	2.9%
	Scotch/Irish	8.9%	7.6%	7.9%
Other European (ie. Greek/Russian)	4.3%	4.5%	4.8%	
Middle Eastern	1.1%	1.1%	1.5%	
Other Ancestry	18.5%	19.5%	18.0%	
Unclassified Ancestry	11.6%	11.6%	12.8%	
Education (Age 25+)	Adult Population (25 Years or Older)	9,175	51,679	107,928
	Elementary (0 to 8)	1.4%	4.0%	4.2%
	Some High School (9 to 11)	3.8%	3.9%	3.0%
	High School Graduate (12)	12.9%	13.4%	13.2%
	Some College (13 to 16)	21.9%	21.8%	19.8%
	Associates Degree Only	10.7%	9.9%	8.8%
	Bachelors Degree Only	27.1%	27.6%	30.7%
	Graduate Degree	22.2%	19.4%	20.3%
	% College (4+)	49.3%	47.0%	51.0%
Household Type	Total Households – count	4,744	26,881	56,662
	One Person HHs – count	1,153	6,356	13,272
	Family HHs – count	3,198	18,632	39,261
	Married Couple – count	2,768	15,382	32,604
	w/own children – count	951	5,473	11,602
	w/out own children – count	1,818	9,909	21,002
	Male Householder – count	168	1,001	1,817
	Female Householder – count	261	2,249	4,839
	Non-Family Households – count	394	1,892	4,130
	1 Person Household	24.3%	23.6%	23.4%
	2 Person Household	39.1%	36.5%	36.7%
	3 Person Household	16.3%	15.7%	15.3%
	4 Person Household	11.7%	13.5%	14.0%
	5 Person Household	4.7%	6.0%	6.2%
6 Person Household	2.3%	2.7%	2.6%	
7+ Person Household	1.6%	1.9%	1.8%	
% Households With Children	24.7%	25.4%	25.7%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	5,286	29,422	62,319
	Owner Occupied Percent	61.7%	60.9%	60.3%
	Renter Occupied Percent	28.0%	30.5%	30.7%
	Vacant Housing Percent	10.3%	8.6%	9.1%
	Total Housing Units (Census 2000)	4,678	26,167	53,159
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	48.2%	53.0%	50.6%
	Property Value \$750,000 to \$999,999	13.8%	11.5%	10.5%
	Property Value \$500,000 to \$749,999	5.4%	6.9%	6.0%
	Property Value \$400,000 to \$499,999	0.0%	1.4%	0.9%
	Property Value \$300,000, to \$399,999	1.1%	1.2%	0.6%
	Property Value \$200,000 to \$299,999	0.7%	0.8%	0.6%
	Property Value \$150,000 to \$199,999	0.2%	0.6%	0.4%
	Property Value \$100,000 to \$149,999	0.6%	0.6%	0.4%
	Property Value \$60,000 to \$99,999	0.3%	0.2%	0.2%
	Property Value \$40,000 to \$59,999	0.0%	0.1%	0.1%
	Property Value \$0 to \$39,999	0.6%	0.9%	0.9%
	Median Home Value	\$1,284,130	\$1,242,575	\$1,288,919
Wealth per Household	\$0 and under - percent	15.4%	15.9%	15.7%
	\$1 to \$4999 - percent	7.1%	7.3%	7.2%
	\$5k to \$9999 - percent	3.9%	4.0%	3.9%
	\$10k to \$24999 - percent	5.7%	5.9%	5.8%
	\$25k to \$49999 - percent	6.5%	6.6%	6.5%
	\$50k to \$99999 - percent	10.0%	10.0%	10.0%
	\$100k to \$249999 - percent	18.8%	18.6%	18.6%
	\$250k to \$499999 - percent	14.7%	14.4%	14.5%
	\$500k+ - percent	17.9%	17.4%	17.7%
	Median HH Wealth	\$111,376	\$102,976	\$106,891
	Avg HH Wealth	\$278,539	\$271,895	\$275,769
Economic Viability	Economic Viability Local	294	283	288
	Economic Viability Indexed	109	105	107
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,969	35,807	75,998
	Managerial/Executive	20.7%	21.7%	24.3%
	Professional Specialty	29.2%	25.9%	25.3%
	Healthcare Support	1.4%	2.9%	2.4%
	Sales	14.6%	13.8%	14.7%
	Office & Administrative Support	7.9%	9.6%	9.2%
	Protective Service	2.5%	2.1%	1.8%
	Food Preparation	0.9%	5.0%	5.4%
	Building Maintenance & Cleaning	2.4%	3.6%	3.4%
	Personal Care	4.5%	3.2%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	8.1%	5.4%	4.4%
	Production & Transportation	7.6%	6.8%	6.2%
	Percent White Collar Workers	73.9%	74.0%	75.8%
	Percent Blue Collar Workers	26.1%	26.0%	24.2%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.4591 Longitude: -117.65343

Plaza By The Sea San Clemente, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	8.0%	7.5%	6.3%
	Manufacturing	10.3%	10.4%	10.2%
	Transportation	4.5%	2.9%	2.5%
	Information	1.9%	2.0%	2.1%
	Wholesale/Retail	11.9%	12.9%	13.3%
	Finance, Insurance, Real Estate	10.2%	9.7%	10.3%
	Professional Services	16.1%	12.0%	12.9%
	Management Services	0.0%	0.2%	0.1%
	Administrative/Waste Services	1.0%	3.9%	4.4%
	Educational Services	19.4%	20.6%	19.8%
	Entertainment Services	5.5%	8.7%	9.8%
	Other Professional Services	6.5%	4.6%	4.4%
	Public Administration	4.7%	4.6%	3.9%
Vehicles per HH	No Vehicles	3.5%	3.1%	3.0%
	1 Vehicle	27.0%	25.5%	25.5%
	2 Vehicles	36.2%	43.3%	44.8%
	3 or more vehicles	33.3%	28.2%	26.7%
	Average Number of Vehicles	2.17	2.08	2.07
Change	Births (last 12 months)	82	567	1,217
	Deaths (last 12 months)	151	722	1,488
	Migration (last 12 months)	47	82	141
Work place	Workplace Establishments	567	3,725	6,900
	Workplace Employees (FTE)	3,315	26,034	46,788