

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	46,403	132,892	425,251
	Population Est 23Q1	46,451	132,925	425,310
	Population Est 22Q4	46,449	132,788	425,034
	Population Est 22Q3	46,467	133,202	425,375
	Population Est 22Q2	46,444	133,100	425,719
	Population Est 22Q1	46,435	132,939	426,295
	Population Est 21Q4	46,402	132,936	427,761
	Population Est 21Q3	46,466	133,132	428,801
	Population Est 21Q2	46,457	133,307	429,677
	Population Fcst	46,396	133,405	428,354
	2010 Census Population	45,491	131,723	413,621
	2000 Census Population	44,861	125,640	371,293
	1990 Census Population	38,277	104,537	286,479
	Current Year Daytime Population	49,888	137,766	452,227
	Average Seasonal Population	4,702	14,411	25,426
	Historical Annual Growth, 1990 – 2000	1.60%	1.86%	2.63%
	Historical Annual Growth, 2000 – 2010	0.14%	0.47%	1.09%
	Estimated Annual Growth, 2010 – CY	0.14%	0.06%	0.19%
	Projected Annual Growth, CY to Y5	0.00%	0.08%	0.15%
	Group Qtrs Est	531	1,469	7,191
	Transient Est Average Last 4 Qtrs	5,145	14,514	23,253
Households	Current Year Estimated Households	18,405	50,912	160,388
	Households Est 23Q1	18,409	50,903	160,354
	Households Est 22Q4	18,406	50,848	160,244
	Households Est 22Q3	18,410	51,039	160,409
	Households Est 22Q2	18,399	51,011	160,552
	Households Est 22Q1	18,393	50,970	160,804
	Households Est 21Q4	18,380	50,962	161,439
	Households Est 21Q3	18,411	51,045	161,852
	Households Est 21Q2	18,404	51,104	162,184
	Households Fcst	18,406	51,082	161,399
	2010 Census Households	17,762	49,741	154,307
	2000 Census Households	17,061	47,015	140,423
	1990 Census Households	14,800	40,193	110,783
	Historical Annual Growth, 1990 – 2000	1.43%	1.58%	2.40%
	Historical Annual Growth, 2000 – 2010	0.40%	0.57%	0.95%
	Estimated Annual Growth, 2010 – CY	0.25%	0.16%	0.27%
	Projected Annual Growth, CY to Y5	0.00%	0.07%	0.13%
	Population per Household	2.49	2.58	2.61

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: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	5.7%	5.9%	5.7%
	HH Income \$250,000 to \$499,999	6.9%	7.1%	6.9%
	HH Income \$200,000 to \$249,999	16.0%	16.6%	16.0%
	HH Income \$175,000 to \$199,999	6.6%	6.9%	6.9%
	HH Income \$150,000 to \$174,999	8.8%	8.6%	8.7%
	HH Income \$100,000 to 149,999	19.8%	19.7%	19.3%
	HH Income \$75,000 to 99,999	8.9%	9.6%	9.8%
	HH Income \$50,000 to 74,999	8.6%	9.5%	9.8%
	HH Income \$35,000 to 49,999	5.5%	4.7%	5.4%
	HH Income \$25,000 to 34,999	4.8%	4.0%	4.0%
	HH Income \$15,000 to 24,999	4.5%	3.3%	3.2%
	HH Income \$0 to 14,999	3.9%	4.0%	4.3%
	Average Household Income	\$174,917	\$188,125	\$180,116
	Median Household Income	\$132,479	\$136,427	\$133,771
	Per Capita Income	\$70,122	\$72,525	\$68,559
	Average Disposable Income	\$119,843	\$122,580	\$120,639
	Median Disposable Income	\$110,710	\$113,279	\$111,014
	Discretionary HH Income Over \$150,000	12.7%	14.9%	12.9%
	Discretionary HH Income \$125,000 to \$149,999	13.8%	13.5%	14.3%
	Discretionary HH Income \$100,000 to \$124,999	13.3%	12.4%	12.1%
	Discretionary HH Income \$75,000 to \$99,999	14.8%	15.2%	15.1%
	Discretionary HH Income \$50,000 to \$74,999	17.1%	16.9%	16.9%
	Discretionary HH Income \$25,000 to \$49,999	13.6%	14.2%	15.4%
	Discretionary HH Income Under \$25,000	14.7%	12.9%	13.3%
	Average Discretionary HH Income	\$85,144	\$87,386	\$85,348
	Median Discretionary HH Income	\$83,230	\$85,098	\$82,372
	Householder White – Count	13,535	36,386	107,025
	Median HH Income	\$131,045	\$139,140	\$138,410
	Average HH Income	\$124,327	\$128,736	\$127,777
	Householder Black or African-American – Count	62	349	1,932
	Median HH Income	\$8,956	\$138,666	\$139,496
	Average HH Income	\$64,462	\$123,255	\$127,501
	Householder Hispanic – Count	2,737	7,992	21,940
	Median HH Income	\$133,270	\$118,117	\$116,109
	Average HH Income	\$125,482	\$118,778	\$117,603
	Householder Asian or Pacific Islander – Count	571	1,843	14,658
	Median HH Income	\$157,142	\$161,963	\$137,834
	Average HH Income	\$139,576	\$142,723	\$126,223
	Householder Other or Pacific Islander – Count	1,500	4,342	14,832
	Median HH Income	\$133,772	\$137,805	\$128,108
	Average HH Income	\$127,208	\$128,641	\$124,247

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	22,725	65,394	207,143
	Female Population	23,678	67,498	218,109
Total Population by Age	Count of Pop 0 to 4 years	1,961	5,677	18,709
	Count of Pop 0 to 7 years	2,722	7,910	26,937
	Count of Pop 5 - 13	3,705	11,201	38,090
	Count of Pop 14 - 18	1,971	6,237	20,629
	Count of Pop 19 - 22	2,100	6,702	22,090
	Count of Pop 22 - 25	1,623	5,178	17,152
	Count of Pop 25 - 29	2,455	7,465	24,156
	Count of Pop 30 - 34	2,477	7,005	22,172
	Count of Pop 35 - 39	2,421	6,781	22,608
	Count of Pop 40 - 44	2,573	7,214	24,747
	Count of Pop 45 - 59	8,782	25,531	84,530
	Count of Pop 60 - 74	10,703	28,865	84,300
	Count of Pop 75 - 84	3,923	10,849	32,718
	Count of Pop 85+	1,709	4,187	13,349
	% of Pop 0 to 4 years	4.2%	4.3%	4.4%
	% of Pop 0 to 7 years	5.9%	6.0%	6.3%
	% of Pop 5 - 13	8.0%	8.4%	9.0%
	% of Pop 14 - 18	4.2%	4.7%	4.9%
	% of Pop 19 - 22	4.5%	5.0%	5.2%
	% of Pop 22 - 25	3.5%	3.9%	4.0%
	% of Pop 25 - 29	5.3%	5.6%	5.7%
	% of Pop 30 - 34	5.3%	5.3%	5.2%
	% of Pop 35 - 39	5.2%	5.1%	5.3%
	% of Pop 40 - 44	5.5%	5.4%	5.8%
	% of Pop 45 - 59	18.9%	19.2%	19.9%
	% of Pop 60 - 74	23.1%	21.7%	19.8%
	% of Pop 75 - 84	8.5%	8.2%	7.7%
	% of Pop 85+	3.7%	3.2%	3.1%
	Median Age	48.8	47.0	45.4
	Average Age	46.2	45.1	44.1
Male Population by Age	% of Pop 0 to 4 years	4.4%	4.4%	4.6%
	% of Pop 5 - 13	8.4%	8.8%	9.4%
	% of Pop 14 - 18	4.5%	5.0%	5.2%
	% of Pop 19 - 22	4.8%	5.4%	5.7%
	% of Pop 22 - 25	3.8%	4.3%	4.5%
	% of Pop 25 - 29	5.6%	6.0%	6.1%
	% of Pop 30 - 34	5.7%	5.6%	5.5%
	% of Pop 35 - 39	5.3%	5.2%	5.3%
	% of Pop 40 - 44	5.4%	5.3%	5.8%
	% of Pop 45 - 59	18.5%	18.7%	19.3%
	% of Pop 75 - 84	8.0%	7.7%	7.0%
	% of Pop 60 - 74	22.8%	21.1%	19.1%
	% of Pop 85+	2.8%	2.5%	2.4%
	Median Age	46.9	45.0	43.1
	Average Age	45.1	43.9	42.6

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	4.0%	4.1%	4.2%
	% of Pop 5 - 13	7.6%	8.0%	8.5%
	% of Pop 14 - 18	4.0%	4.4%	4.5%
	% of Pop 19 - 22	4.2%	4.7%	4.7%
	% of Pop 22 - 25	3.2%	3.5%	3.6%
	% of Pop 25 - 29	5.0%	5.2%	5.3%
	% of Pop 30 - 34	5.0%	5.0%	4.9%
	% of Pop 35 - 39	5.1%	5.0%	5.3%
	% of Pop 40 - 44	5.7%	5.5%	5.9%
	% of Pop 45 - 59	19.3%	19.7%	20.4%
	% of Pop 60 - 74	23.4%	22.3%	20.5%
	% of Pop 75 - 84	8.8%	8.6%	8.4%
	% of Pop 85+	4.6%	3.8%	3.8%
	Median Age	50.4	48.9	47.6
	Average Age	47.3	46.2	45.5
Race	Count of White	34,599	96,705	289,313
	Count of Black or African-American	267	1,235	6,145
	Count of Asian or Pacific Islander	1,872	5,702	42,865
	Count of Other races	9,665	29,250	86,928
	White	74.6%	72.8%	68.0%
	Black or African American	0.6%	0.9%	1.4%
	Asian	4.0%	4.3%	10.1%
	Other Races	20.8%	22.0%	20.4%
Language Spoken	Speak English at Home	81.0%	78.0%	73.7%
	Speak Spanish at Home	12.8%	15.2%	12.3%
	Speak French or French Creole at Home	0.4%	0.4%	0.5%
	Speak German at Home	0.7%	0.6%	0.7%
	Speak Other Indo-European Languages at Home	2.6%	2.4%	4.7%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.6%	0.8%
	Speak Chinese at Home	0.4%	0.6%	1.8%
	Speak Korean at Home	0.3%	0.3%	0.8%
	Speak Vietnamese at Home	0.2%	0.2%	0.8%
	Speak Other Asian Languages at Home	0.5%	0.6%	1.3%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.5%	1.5%
	Speak Other Language at Home	0.5%	0.7%	0.9%
Hispanic	Hispanic Population	10,028	31,013	86,537
	Hispanic Population Percent	21.6%	23.3%	20.3%
	Mexican	77.9%	80.4%	74.1%
	Puerto Rican	2.8%	2.4%	3.0%
	Cuban	0.3%	0.9%	1.8%
	Dominican	0.0%	0.1%	0.2%
	Central American	3.7%	3.5%	5.6%
	South American	4.5%	4.3%	7.1%
	Other Hispanic	10.9%	8.4%	8.2%
	2000 Hispanic Population Percent	19%	20%	16%
	1990 Hispanic Population Percent	15%	15%	11%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	3.1%	2.9%	2.7%
	American	2.7%	2.5%	2.3%
	Native American (ie. Indian/Eskimo)	0.2%	0.3%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.2%
	Asian (percent of total population)	3.9%	4.2%	9.9%
	Chinese	0.6%	0.8%	2.1%
	Japanese	0.5%	0.5%	0.9%
	Korean	0.5%	0.4%	1.1%
	South Central Asian (ie. Indian)	0.8%	0.8%	1.6%
	South East Asian (ie. Vietnamese)	1.4%	1.4%	3.7%
	Other Asian	0.2%	0.2%	0.6%
	European (percent of total population)	39.0%	37.5%	33.1%
	British	8.4%	8.0%	6.5%
	Dutch	0.8%	0.7%	0.7%
	French	1.5%	1.4%	1.3%
	German	8.2%	7.4%	6.4%
	Italian	3.5%	3.7%	3.4%
	Polish	1.3%	1.2%	1.2%
	Scandinavian	2.9%	2.9%	2.5%
	Scotch/Irish	8.1%	7.7%	6.5%
	Other European (ie. Greek/Russian)	4.4%	4.6%	4.6%
	Middle Eastern	1.0%	1.3%	2.7%
	Other Ancestry	19.7%	18.2%	19.1%
	Unclassified Ancestry	11.7%	12.5%	12.1%
Education (Age 25+)	Adult Population (25 Years or Older)	35,042	97,897	308,581
	Elementary (0 to 8)	3.0%	4.6%	3.4%
	Some High School (9 to 11)	4.3%	3.2%	2.6%
	High School Graduate (12)	13.7%	13.8%	13.6%
	Some College (13 to 16)	21.9%	20.3%	19.7%
	Associates Degree Only	10.0%	9.1%	8.4%
	Bachelors Degree Only	27.9%	29.3%	32.0%
	Graduate Degree	19.2%	19.7%	20.2%
	% College (4+)	47.1%	49.0%	52.2%
Household Type	Total Households – count	18,405	50,912	160,388
	One Person HHs – count	4,519	11,908	38,106
	Family HHs – count	12,432	35,332	111,607
	Married Couple – count	10,393	29,490	92,173
	w/own children – count	3,479	10,559	35,759
	w/out own children – count	6,914	18,931	56,414
	Male Householder – count	742	1,679	5,702
	Female Householder – count	1,297	4,163	13,731
	Non-Family Households – count	1,454	3,672	10,675
	1 Person Household	24.6%	23.4%	23.8%
	2 Person Household	37.4%	36.9%	34.4%
	3 Person Household	15.6%	15.1%	15.9%
	4 Person Household	12.9%	13.7%	15.4%
	5 Person Household	5.5%	6.2%	6.4%
	6 Person Household	2.5%	2.8%	2.6%
	7+ Person Household	1.5%	1.9%	1.6%
	% Households With Children	23.4%	25.8%	27.3%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	20,325	56,369	173,129
	Owner Occupied Percent	59.9%	59.6%	61.7%
	Renter Occupied Percent	30.6%	30.7%	31.0%
	Vacant Housing Percent	9.4%	9.7%	7.4%
	Total Housing Units (Census 2000)	18,035	49,996	147,322
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	50.8%	49.6%	48.9%
	Property Value \$750,000 to \$999,999	12.0%	10.6%	12.3%
	Property Value \$500,000 to \$749,999	6.6%	6.5%	8.4%
	Property Value \$400,000 to \$499,999	0.9%	1.1%	2.4%
	Property Value \$300,000, to \$399,999	1.2%	0.7%	2.0%
	Property Value \$200,000 to \$299,999	0.8%	0.7%	1.6%
	Property Value \$150,000 to \$199,999	0.8%	0.4%	0.7%
	Property Value \$100,000 to \$149,999	0.8%	0.5%	0.7%
	Property Value \$60,000 to \$99,999	0.3%	0.3%	0.4%
	Property Value \$40,000 to \$59,999	0.1%	0.1%	0.1%
	Property Value \$0 to \$39,999	0.9%	1.0%	1.0%
	Median Home Value	\$1,251,401	\$1,285,290	\$1,208,722
Wealth per Household	\$0 and under - percent	15.9%	15.8%	15.8%
	\$1 to \$4999 - percent	7.3%	7.3%	7.2%
	\$5k to \$9999 - percent	4.0%	4.0%	4.0%
	\$10k to \$24999 - percent	5.9%	5.8%	5.9%
	\$25k to \$49999 - percent	6.5%	6.5%	6.6%
	\$50k to \$99999 - percent	10.0%	10.0%	10.0%
	\$100k to \$249999 - percent	18.6%	18.6%	18.6%
	\$250k to \$499999 - percent	14.4%	14.4%	14.4%
	\$500k+ - percent	17.4%	17.6%	17.6%
	Median HH Wealth	\$103,432	\$105,028	\$105,085
	Avg HH Wealth	\$272,388	\$274,023	\$274,069
Economic Viability	Economic Viability Local	290	288	291
	Economic Viability Indexed	107	107	108
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	23,908	68,865	224,338
	Managerial/Executive	22.5%	23.7%	25.4%
	Professional Specialty	26.7%	24.4%	26.8%
	Healthcare Support	2.9%	2.5%	2.6%
	Sales	14.0%	14.6%	13.0%
	Office & Administrative Support	9.0%	9.5%	10.0%
	Protective Service	2.2%	1.9%	1.8%
	Food Preparation	4.0%	5.3%	4.7%
	Building Maintenance & Cleaning	3.5%	3.5%	2.6%
	Personal Care	3.2%	2.8%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	5.9%	5.0%	4.1%
	Production & Transportation	6.2%	6.7%	6.1%
	Percent White Collar Workers	75.1%	74.7%	77.8%
	Percent Blue Collar Workers	24.9%	25.3%	22.2%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.458209 Longitude: -117.652075

Ocean View Plaza San Clemente, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	8.0%	7.2%	5.8%
	Manufacturing	10.0%	10.1%	9.9%
	Transportation	3.0%	2.9%	3.2%
	Information	2.0%	2.2%	2.4%
	Wholesale/Retail	12.6%	13.8%	13.1%
	Finance, Insurance, Real Estate	8.6%	9.6%	10.5%
	Professional Services	13.7%	11.9%	13.3%
	Management Services	0.1%	0.2%	0.2%
	Administrative/Waste Services	3.6%	4.5%	4.1%
	Educational Services	19.8%	19.6%	20.0%
	Entertainment Services	7.9%	9.5%	9.5%
	Other Professional Services	5.4%	4.6%	4.7%
	Public Administration	5.2%	4.0%	3.4%
Vehicles per HH	No Vehicles	3.5%	3.0%	3.9%
	1 Vehicle	26.1%	25.6%	27.1%
	2 Vehicles	42.4%	44.2%	43.7%
	3 or more vehicles	27.9%	27.2%	25.3%
	Average Number of Vehicles	2.06	2.08	2.01
Change	Births (last 12 months)	373	1,112	3,632
	Deaths (last 12 months)	503	1,349	4,121
	Migration (last 12 months)	135	98	193
Work place	Workplace Establishments	2,797	6,593	20,485
	Workplace Employees (FTE)	17,887	45,450	154,519