Community Profile

Clairemont Town Square
4725 Clairemont Dr, San Diego, California, 92117
Rings: 1, 2, 3 mile radii

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Population Summary	1 mile	2 miles	3 miles
2010 Total Population	19,769	64,487	144,416
2020 Total Population	19,887	66,146	149,169
2020 Group Quarters	69	582	1,589
2026 Total Population	19,442	64,836	146,843
2026 Group Quarters	68	578	1,573
2031 Total Population	19,203	63,993	146,845
2026-2031 Annual Rate	-0.25%	-0.26%	0.00%
2026 Total Daytime Population	14,920	56,995	136,285
Workers	5,078	25,085	69,262
Residents	9,842	31,910	67,023

Household Summary			
2010 Total Households	7,429	25,774	62,042
2010 Average Household Size	2.65	2.48	2.31
2020 Total Households	7,569	26,039	62,875
2020 Average Household Size	2.62	2.52	2.35
2026 Total Households	7,617	26,217	63,640
2026 Average Household Size	2.54	2.45	2.28
2031 Total Households	7,621	26,180	64,380
2031 Average Household Size	2.51	2.42	2.26
2026-2031 Annual Rate	0.01%	-0.03%	0.23%
2026 Families	4,838	15,955	33,412
2026 Average Family Size	2.89	2.93	2.84
2031 Families	4,835	15,913	33,727
2031 Average Family Size	2.86	2.89	2.81
2026-2031 Growth Rate	-0.01%	-0.05%	0.19%

Median Household Income			
2026	$128,581	$129,739	$123,445
2031	$150,700	$152,356	$140,130

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	2 miles	3 miles
2026	$60,407	$67,082	$69,947
2031	$68,719	$75,731	$78,225

2026 Households by Income			
Household Income Base	7,619	26,218	63,641
<$10,000	2.7%	2.9%	5.0%
$10,000-14,999	1.3%	1.5%	1.7%
$15,000-19,999	1.4%	1.5%	1.6%
$20,000-24,999	1.3%	1.5%	1.6%
$25,000-29,999	1.4%	1.9%	1.7%
$30,000-34,999	1.4%	1.5%	1.5%
$35,000-39,999	2.1%	1.7%	1.5%
$40,000-44,999	1.6%	2.3%	2.1%
$45,000-49,999	2.0%	2.1%	2.2%
$50,000-59,999	5.0%	4.1%	3.9%
$60,000-74,999	7.0%	7.0%	7.2%
$75000-99999	9.7%	10.0%	10.5%
$100,000-124,999	11.8%	10.4%	10.2%
$125,000-149,999	8.4%	7.8%	8.3%
$150000-199999	16.3%	13.4%	13.9%
$200,000-249,999	11.2%	12.3%	10.2%
$250,000-299,999	6.7%	7.4%	6.4%
$300,000-399,999	5.8%	6.4%	5.5%
$400,000-499,999	1.8%	2.5%	2.7%
$500,000+	1.1%	2.0%	2.5%
Average Household Income	$154,225	$165,317	$161,585

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	57	55	51
Percent of Income for Mortgage	43.1%	45.1%	48.2%
Wealth Index	125	143	128

Median Home Value			
2026	$943,123	$995,424	$1,011,958
2031	$1,061,716	$1,177,845	$1,206,578

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	2 miles	3 miles
Total Owner Occupied Housing Units	4,665	15,834	30,097
<$50,000	0.2%	0.6%	0.7%
$50,000 - $99,999	0.6%	0.3%	0.4%
$100,000 - $149,999	0.0%	0.2%	0.2%
$150,000 - $199,999	0.1%	0.1%	0.4%
$200,000 - $249,999	0.1%	0.7%	0.4%
$250,000 - $299,999	0.0%	0.3%	0.3%
$300,000 - $399,999	0.3%	0.9%	0.8%
$400,000 - $499,999	0.5%	0.6%	1.6%
$500,000 - $749,999	12.8%	9.5%	10.6%
$750,000 - $999,999	45.7%	37.6%	33.9%
$1,000,000 - $1,499,999	33.1%	33.7%	29.5%
$1,500,000 - $1,999,999	4.7%	8.5%	10.1%
$2,000,000 +	1.8%	7.1%	11.1%
Average Home Value	$1,020,528	$1,127,361	$1,171,522

Housing Unit Summary			
2010 Total Housing Units	7,739	26,873	65,619
Owner Occupied Housing Units	62.4%	62.7%	49.3%
Renter Occupied Housing Units	37.6%	37.3%	50.7%
Vacant Housing Units	4.0%	4.1%	5.5%
2020 Housing Units	7,803	27,203	67,222
Owner Occupied Housing Units	61.0%	60.6%	47.7%
Renter Occupied Housing Units	39.0%	39.4%	52.3%
Vacant Housing Units	2.9%	4.0%	6.4%
2026 Housing Units	7,902	27,573	68,625
Owner Occupied Housing Units	61.2%	60.4%	47.3%
Renter Occupied Housing Units	38.8%	39.6%	52.7%
Vacant Housing Units	3.6%	4.9%	7.3%
2031 Total Housing Units	7,965	27,773	69,945
Owner Occupied Housing Units	61.5%	60.5%	47.0%
Renter Occupied Housing Units	38.5%	39.5%	53.0%
Vacant Housing Units	4.3%	5.7%	8.0%

2026 Population by Sex	1 mile	2 miles	3 miles
Males	9,951	32,570	74,180
Females	9,491	32,266	72,663

Median Age			
2010	38.9	40.8	35.2
2020	40.7	41.7	36.8
2026	41.7	42.3	37.8
2031	43.3	43.7	39.3

2026 Population by Age			
Total	19,444	64,835	146,843
0 - 4	4.9%	4.6%	4.5%
5 - 9	5.8%	5.3%	4.7%
10 - 14	5.0%	5.0%	4.3%
15 - 24	9.4%	9.3%	12.4%
25 - 34	14.3%	15.1%	19.7%
35 - 44	16.1%	14.7%	14.9%
45 - 54	13.6%	12.8%	11.6%
55 - 64	12.1%	11.8%	10.0%
65 - 74	11.2%	11.4%	9.2%
75 - 84	5.6%	7.3%	6.3%
85 +	2.6%	3.3%	2.9%
18 +	81.3%	82.3%	84.0%

2026 Population 15+ by Marital Status			
Total	16,397	55,161	126,966
Never Married	37.1%	35.0%	42.3%
Married	46.2%	48.7%	44.4%
Widowed	5.6%	5.8%	4.8%
Divorced	11.1%	10.5%	8.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	2 miles	3 miles
Total	14,565	49,148	108,789
Less than 9th Grade	3.8%	3.1%	2.5%
9th - 12th Grade, No Diploma	4.0%	3.1%	2.4%
High School Graduate	12.0%	11.0%	9.5%
GED/Alternative Credential	1.4%	1.4%	1.2%
Some College, No Degree	14.8%	14.5%	12.2%
Associate Degree	9.0%	7.2%	6.5%
Bachelor's Degree	36.8%	35.0%	36.4%
Graduate/Professional Degree	18.3%	24.7%	29.3%

2020 Population by Race/Ethnicity			
Total	19,887	66,146	149,169
White Alone	61.3%	63.6%	60.1%
Black Alone	1.4%	2.3%	2.1%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	8.8%	10.5%	17.1%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	12.3%	8.3%	6.7%
Two or More Races	12.3%	8.3%	6.7%
Hispanic Origin	26.8%	20.7%	17.5%
Diversity Index	74.4	70.3	70.7

2026 Population by Race/Ethnicity			
Total	19,442	64,837	146,841
White Alone	58.8%	61.2%	57.7%
Black Alone	1.4%	2.4%	2.1%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	9.5%	11.2%	18.2%
Pacific Islander Alone	0.4%	0.3%	0.3%
Some Other Race Alone	13.2%	9.0%	7.2%
Two or More Races	15.7%	15.1%	13.9%
Hispanic Origin	28.4%	22.1%	18.6%
Diversity Index	76.4	72.5	72.8

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	2 miles	3 miles
Total	9,972	34,568	83,886
White Collar	72.3%	73.2%	76.9%
Management/Business/Financial	24.0%	22.6%	22.7%
Professional	31.4%	35.0%	38.9%
Sales	8.1%	7.9%	8.3%
Administrative Support	8.7%	7.8%	6.9%
Services	16.3%	16.3%	15.4%

2026 Employed Pop 16+ by Occupation			
Total	9,972	34,568	83,886
Blue Collar	11.5%	10.4%	7.8%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	2.9%	2.3%	1.8%
Installation/Maintenance/Repair	0.8%	1.2%	1.1%
Production	2.5%	2.0%	1.4%
Transportation/Material Moving	5.4%	4.8%	3.2%
White Collar	72.3%	73.2%	76.9%
Management/Business/Financial	24.0%	22.6%	22.7%
Professional	31.4%	35.0%	38.9%
Sales	8.1%	7.9%	8.3%
Administrative Support	8.7%	7.8%	6.9%
Services	16.3%	16.3%	15.4%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,972	34,568	83,886
Population 16+ Employed	95.5%	95.4%	95.3%
Population 16+ Unemployment rate	4.5%	4.6%	4.7%
Population 16-24 Employed	8.7%	8.6%	11.3%
Population 16-24 Unemployment rate	8.3%	10.0%	9.5%
Population 25-54 Employed	65.1%	63.2%	64.8%
Population 25-54 Unemployment rate	4.0%	4.2%	4.1%
Population 55-64 Employed	15%	15%	12%
Population 55-64 Unemployment rate	5.4%	4.7%	4.4%
Population 65+ Employed	7%	9%	7%
Population 65+ Unemployment rate	1.2%	1.4%	2.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	2 miles	3 miles
Total	9,527	32,977	79,957
Agriculture/Mining	0.0%	0.4%	0.4%
Construction	5.0%	4.3%	3.3%
Manufacturing	10.1%	8.4%	8.2%
Wholesale Trade	1.6%	1.5%	1.2%
Retail Trade	9.2%	7.0%	7.5%
Transportation/Utilities	5.2%	4.4%	3.3%
Information	1%	2%	2%
Finance/Insurance/Real Estate	5.0%	6.3%	6.5%
Services	59.0%	62.1%	63.9%
Public Administration	3.7%	3.9%	3.9%

2026 Consumer Spending			
Apparel & Services: Total $	$23,108,391	$86,740,309	$214,997,406
Average Spent	$3,033.79	$3,308.55	$3,378.34
Spending Potential Index	119	130	132
Education: Total $	$20,243,212	$75,592,651	$180,276,693
Average Spent	$2,657.64	$2,883.34	$2,832.76
Spending Potential Index	133	144	141
Entertainment/Recreation: Total $	$39,204,964	$146,036,756	$346,119,026
Average Spent	$5,147.03	$5,570.31	$5,438.70
Spending Potential Index	120	129	126
Food at Home: Total $	$69,358,245	$260,651,595	$634,852,812
Average Spent	$9,105.72	$9,942.08	$9,975.69
Spending Potential Index	116	126	127
Food Away from Home: Total $	$42,450,170	$156,446,278	$381,706,577
Average Spent	$5,573.08	$5,967.36	$5,997.90
Spending Potential Index	125	134	134
Health Care: Total $	$65,802,110	$250,096,222	$590,208,048
Average Spent	$8,638.85	$9,539.47	$9,274.17
Spending Potential Index	108	119	116
HH Furnishings & Equipment: Total $	$26,069,474	$96,819,909	$229,524,336
Average Spent	$3,422.54	$3,693.02	$3,606.60
Spending Potential Index	120	130	127
Personal Care Products & Services: Total $	$10,646,774	$39,700,490	$95,948,040
Average Spent	$1,397.76	$1,514.30	$1,507.67
Spending Potential Index	123	133	132

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	2 miles	3 miles
Shelter: Total $	$283,123,203	$1,029,442,403	$2,442,834,644
Average Spent	$37,169.91	$39,266.22	$38,385.21
Spending Potential Index	135	142	139
Support Payments/Gifts in Kind: Total $	$24,182,639	$94,547,499	$221,190,882
Average Spent	$3,174.82	$3,606.34	$3,475.66
Spending Potential Index	104	118	114
Travel: Total $	$36,982,046	$135,286,894	$308,828,755
Average Spent	$4,855.20	$5,160.27	$4,852.75
Spending Potential Index	133	141	133
Vehicle Maintenance & Repairs: Total $	$10,953,884	$40,850,440	$98,177,658
Average Spent	$1,438.08	$1,558.17	$1,542.70
Spending Potential Index	116	126	125

Top Tapestry Segment

1 mile

Uptown Lights (F5):

This segment is characterized by major metropolis urban and suburban professionals.

Learn more about this segment...

2 miles

Urban Chic (H4):

This segment is characterized by affluent, educated families in the suburbs of coastal metropolises.

Learn more about this segment...

3 miles

Metro Renters (D4):

This segment is characterized by young, educated professionals in urban rentals.

Learn more about this segment...

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.

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.

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.

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: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.