Subregional Area 51 - San Marcos

POPULATION AND HOUSING

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Population	91,465	101,241	113,429	115,689	24,224	26%
Household Population	91,044	100,656	112,684	114,830	23,786	26%
Group Quarters Population	421	585	745	859	438	104%
Civilian	421	585	745	859	438	104%
Military	0	0	0	0	0	0%
Total Housing Units	31,768	34,577	38,657	39,735	7,967	25%
Single Family	19,344	20,473	20,993	21,393	2,049	11%
Multiple Family	9,025	10,705	14,265	15,036	6,011	67%
Mobile Homes	3,399	3,399	3,399	3,306	-93	-3%
Occupied Housing Units	30,659	33,348	37,540	38,389	7,730	25%
Single Family	18,671	19,701	20,392	20,682	2,011	11%
Multiple Family	8,790	10,440	13,964	14,686	5,896	67%
Mobile Homes	3,198	3,207	3,184	3,021	-177	-6%
Vacancy Rate	3.5%	3.6%	2.9%	3.4%	-0.1	-3%
Single Family	3.5%	3.8%	2.9%	3.3%	-0.2	-6%
Multiple Family	2.6%	2.5%	2.1%	2.3%	-0.3	-12%
Mobile Homes	5.9%	5.6%	6.3%	8.6%	2.7	46%
Persons per Household	2.97	3.02	3.00	2.99	0.0	1%

HOUSEHOLD INCOME (real 2010 dollars, adjusted for inflation)

Income Forecast Under Review

This forecast was accepted by the SANDAG Board of Directors in October 2013 for distribution and use in planning and other studies. This forecast represents one possibility for future growth in the San Diego region. It is intended to represent a likely prediction of future growth, but it is not intended to be a prescription for growth. The Series 13 Regional Growth Forecast represents a combination of economic and demographic projections, existing land use plans and policies, as well as potential land use plan changes that may occur in the region between 2030 and 2050. In general, growth between 2012 and 2030 is based on adopted land use plans and policies, and growth between 2030 and 2050 includes alternatives that may, in some cases, reach beyond existing adopted plans.
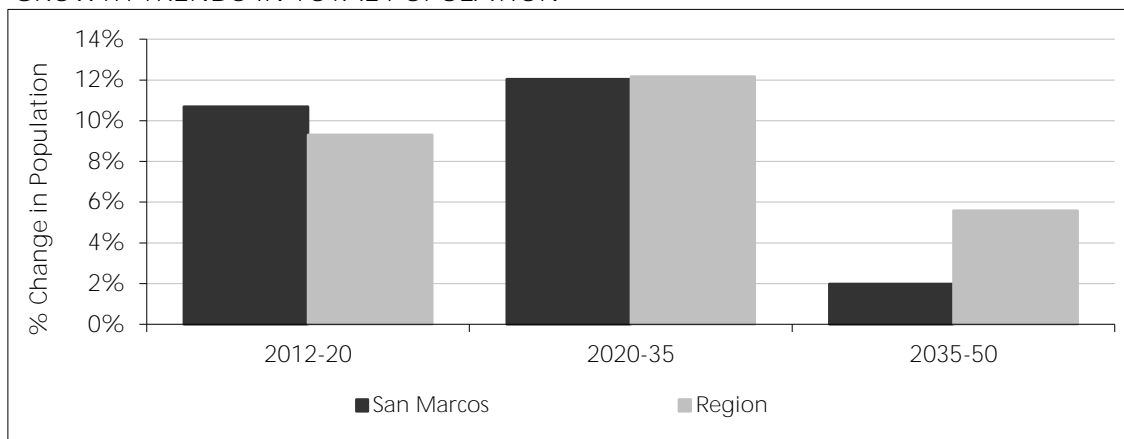
Source: Series 13 Regional Growth Forecast
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October 2013
San Marcos
Page 1 of 3

POPULATION BY AGE

	2012	2020	2035	2050	Numeric	Percent
Total Population	91,465	101,241	113,429	115,689	24,224	26%
Under 5	6,336	7,989	7,951	8,154	1,818	29%
5 to 9	7,119	8,119	8,628	8,906	1,787	25%
10 to 14	6,706	6,773	7,601	7,718	1,012	15%
15 to 17	4,071	3,732	4,254	4,259	188	5%
18 to 19	2,700	2,150	2,409	2,367	-333	-12%
20 to 24	6,429	6,636	6,730	6,753	324	5%
25 to 29	5,751	6,710	6,417	6,709	958	17%
30 to 34	5,956	6,593	6,961	7,259	1,303	22%
35 to 39	6,188	7,355	8,054	7,792	1,604	26%
40 to 44	6,933	6,839	8,745	7,776	843	12%
45 to 49	6,271	6,029	7,146	7,124	853	14%
50 to 54	5,672	5,410	6,062	6,342	670	12%
55 to 59	4,966	5,532	5,161	6,392	1,426	29%
60 to 61	1,679	2,132	1,845	2,131	452	27%
62 to 64	2,505	3,169	2,932	3,288	783	31%
65 to 69	3,376	4,812	4,912	5,286	1,910	57%
70 to 74	2,546	4,199	5,315	4,599	2,053	81%
75 to 79	2,042	2,716	4,738	3,952	1,910	94%
80 to 84	1,864	1,875	3,667	3,375	1,511	81%
85 and over	2,355	2,471	3,901	5,507	3,152	134%
Median Age	35.5	36.3	38.6	38.7	3.2	9%

POPULATION BY RACE AND ETHNICITY

	2012	2020	2035	2050	Numeric	Percent
Total Population	91,465	101,241	113,429	115,689	24,224	26%
Hispanic	34,379	42,633	54,846	62,972	28,593	83%
Non-Hispanic	57,086	58,608	58,583	52,717	-4,369	-8%
White	44,892	44,606	39,651	31,266	-13,626	-30%
Black	1,668	1,971	2,459	2,741	1,073	64%
American Indian	299	295	299	265	-34	-11%
Asian	7,279	8,336	11,608	13,152	5,873	81%
Hawaiian / Pacific Islander	318	402	599	742	424	133%
Other	213	210	222	229	16	8%
Two or More Races	2,417	2,788	3,745	4,322	1,905	79%

GROWTH TRENDS IN TOTAL POPULATION

Source: Series 13 Regional Growth Forecast
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October 2013
San Marcos
Page 2 of 3

EMPLOYMENT

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Jobs	45,893	51,709	59,395	66,045	20,152	44%
Civilian Jobs	45,893	51,709	59,395	66,045	20,152	44%
Military Jobs	0	0	0	0	0	0%

LAND USE[1]

	2012	2020	2035	2050	2012 to 2050 Change* Numeric	Percent
Total Acres	18,970	18,970	18,970	18,970	0	0%
Developed Acres	12,779	13,831	14,581	14,955	2,177	17%
Low Density Single Family	952	1,444	1,659	1,764	812	85%
Single Family	3,922	4,224	4,369	4,495	573	15%
Multiple Family	461	480	565	562	102	22%
Mobile Homes	461	457	436	420	-40	-9%
Other Residential	23	32	31	31	8	37%
Mixed Use	0	103	205	237	237	--
Industrial	1,401	1,397	1,463	1,569	167	12%
Commercial/Services	954	975	1,015	1,035	81	8%
Office	70	97	110	105	35	49%
Schools	387	401	409	423	36	9%
Roads and Freeways	2,175	2,234	2,234	2,234	59	3%
Agricultural and Extractive[2]	1,240	1,218	1,187	1,183	-57	-5%
Parks and Military Use	734	770	898	898	165	22%
Vacant Developable Acres	3,072	2,022	1,272	898	-2,174	-71%
Low Density Single Family	1,325	833	619	514	-812	-61%
Single Family	801	496	328	212	-589	-73%
Multiple Family	70	46	4	1	-69	-99%
Mixed Use	136	71	19	1	-135	-99%
Industrial	248	168	91	28	-220	-89%
Commercial/Services	123	99	56	25	-99	-80%
Office	29	20	16	6	-24	-81%
Schools	128	113	93	66	-62	-49%
Parks and Other	196	159	31	31	-165	-84%
Future Roads and Freeways	16	16	16	16	0	0%
Constrained Acres	3,117	3,117	3,117	3,117	0	0%
Employment Density[3]	16.3	17.7	19.2	20.3	4.0	25%
Residential Density[4]	5.5	5.2	5.4	5.4	-0.1	-2%

GROWTH TRENDS IN JOBS

Legend: ■ San Marcos ■ Region
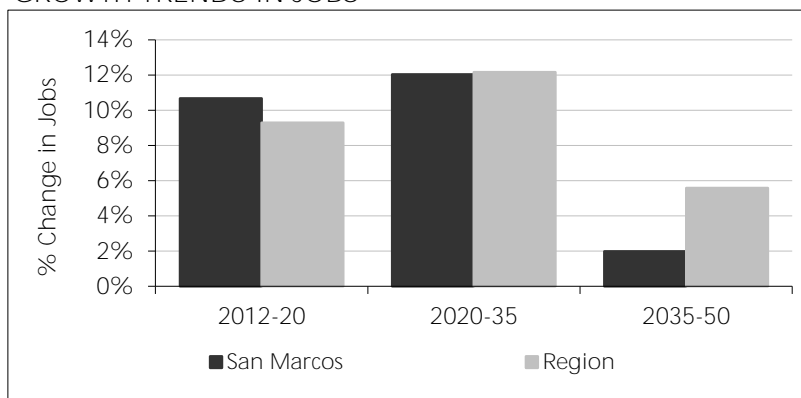
Notes:

1 - Figures may not add to total due to independent rounding.
2 - This is not a forecast of agricultural land, because the 2050 Regional Growth Forecast does not account for land that may become agricultural in the future. Also, some types of development that occur on agricultural land, such as low density single family residential, may allow for the continuation of existing agricultural use.
3 - Civilian jobs per developed employment acre (industrial, retail, office, schools, and half of mixed use acres).
4 - Total housing units per developed

Source: Series 13 Regional Growth Forecast
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October 2013
San Marcos
Page 3 of 3