

Darnell & Associates

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING, INC.



To: Ann French Gonsalves, City of San Diego

From: Bill Darnell, Darnell & Associates, Inc;
Marc Mizuta, Mizuta Traffic Consulting

Date: September 29, 2022

D&A No: 210602

Re: Revised VMT Screening Assessment Memo for PTS #696758 - Cannabis 21+
Amendment CUP/CDP.

Darnell and Associates has prepared this Vehicle Miles Traveled (VMT) Screening Assessment memo to determine if the proposed Cannabis 21+ Amendment CUP/SDP project (herein referred to as "the Project") located at 10150 Sorrento Valley Road in the Torrey Pines Community Plan area in the City of San Diego would result in any significant transportation VMT impacts based on the criteria outlined in the *City of San Diego Transportation Study Manual (TSM)*, September 9, 2020.

PROJECT LOCATION

The Project site is located at 10150 Sorrento Valley Road within an existing building. Access to the site is being proposed through the three existing driveways along Sorrento Valley Road. **Figure 1** shows the location of the Project site. **Figure 2** presents the project site plan.

PROJECT DESCRIPTION

The Project proposes an expansion of the existing approved 3,475 sf Cannabis Outlet (CO) to 5,480 sf (net increase of 2,005 sf) in Suite 100 within an existing 50,284 sf building. The Project requires an amendment to CUP 1927100/CDP 2173348 (PTS 545299) and its anticipated Opening Year is 2022.

VMT SCREENING CRITERIA

According to the *City's TSM*, a project meeting at least one of the screening criteria below would be presumed to have a less than significant VMT impact due to project characteristics and/or location:

1. Residential or Commercial Project Located in a VMT Efficient Area
2. Industrial or Agricultural Project Located in a VMT Efficient Area
3. Small Project
4. Locally Serving Retail/Recreational Project
5. Locally Serving Public Facility
6. Affordable Housing
7. Mixed Use Project Screening Considerations

Review of the screening criteria identifies the Project would satisfy the Locally Serving Retail/Recreational Project criteria.

A Locally Serving Retail/Recreational Project is defined as the following:

The project is a locally serving retail/recreational project defined as having 100,000 square feet gross floor area or less and demonstrates through a market area study that the market capture area for the project is approximately three miles (or less) and serves a population of roughly 25,000 people or less. Locally serving retail is consistent with the definitions of Neighborhood Shopping Center in the San Diego Municipal Code Land Development Code Trip Generation Manual.¹ Locally serving recreation land uses are listed in Appendix B of the *TSM*, if they meet the square footage and market capture area above. Adding retail/recreation square footage (even if it is 100,000 square feet gross floor area or less) to an existing regional retail shopping area is not screened out.

There are three main elements for a project satisfying the Locally Serving Retail/Recreational Project criteria; 1) Gross Floor Area less than 100,000 sf, 2) market capture area approximately three miles or less, and 3) serves a population of 25,000 or less.³

- Element 1: A Cannabis Outlet (CO) is defined as a retail establishment where cannabis, cannabis products, and cannabis accessories are sold to the public under the proper retail licenses.¹ This Project, by proposing to operate a CO, would thus qualify as a retail project. Specifically, this Project is proposing to operate a 5,480 square foot retail cannabis operation (3,475 sf existing plus 2,005 sf expansion). This is less than the 100,000 square foot threshold.
- Element 2: The Project's market capture area is 3.0 miles or less. A retail project's trade area is greatly impacted by the proximity of competing projects. An increased presence of competing projects results in a smaller market trade area because nearby customers have several options to choose from rather than one or two locations.

Currently, there are 5 approved and operating COs located within the Project's 3-mile radius. This includes the existing approved and operating 10150 Sorrento Valley Road CO. There is also 1 approved, but not yet operational, CO located within this Project's 3-mile radius. Additionally, there are 2 approved and operating COs located outside the Project's 3-mile radius that have a 3-mile capture area which overlaps this Project's 3-mile radius. **Table 1** provides a list of these 8 COs by PTS #, Name, Address, Community Plan Area and date of Approved CUP.² These approved CO locations are presented on **Figure 3**.

The 6 COs in the Project's 3-mile radius, and the 2 COs located outside the 3-mile radius that have a 3-mile capture area which overlaps this Project's 3-mile radius, reduce the Project's market capture area to less than a 3-mile radius.

¹ San Diego Municipal Code ("SDMC") section 42.1502.

² City of San Diego Cannabis Mapping Tool – Cannabis Outlet Location layer, <https://www.sandiego.gov/development-services/cannabis>.

³ *Id.* at PDF p. 26

| Table 1 –Approved Cannabis Outlets (CO) | | | | | |
|--|--|---|---|--------------------------------|---------------------------------|
| PTS# | Name | Address | Within Project's 3 - mile radius | Community Plan Area | Date of CUP Approved |
| A) 665588 | Cookies (Not in operation) | 11330 Sorrento Valley Rd. | Yes | Torrey Pines | 6/24/2022 |
| B) 527802 | MedMen (in operation) | 10715 Sorrento Valley Rd. | Yes | Torrey Pines | 6/18/2018 |
| C) 390943 | Torrey Holistics (in operation) | 10671 Roselle St. | Yes | Torrey Pines | 10/29/2015 |
| D) 545299 | <i>SDRC (Project Site) (in operation)</i> | <i>10150 Sorrento Valley Rd.</i> | <i>Yes</i> | <i>Torrey Pines</i> | <i>6/13/2019</i> |
| E) 661889 | Mankind (in operation) | 7128 Miramar Rd. | Yes | Mira Mesa | 12/15/2020 |
| F) 632038 | Show Grow (in operation) | 7625 Carrol Rd. | Yes | Mira Mesa | 2/19/2020 |
| G) 663449 | MedMen (in operation) | 5125 Convoy St. | No | Kearny Mesa | 01/31/2022 |
| H) 661880 | Balboa Ave Cooperative (in operation) | 8863 Balboa Avenue, Ste. E | No | Kearny Mesa | 12/15/2022 |

- **Element 3: Figure 4** presents the Project's 3-mile radius capture area and the overlapping capture areas for the other identified COs. The overlapping capture areas include the Northern Portion (Green) and the Southern Portion (Blue). The following list shows the number of COs that are grouped in each overlapping capture area.

| | |
|--|----------------------|
| Northern Portion (Green) Capture Area: | 2 CO's (E & F) |
| Southern Portion (Blue) Capture Area: | 2 CO's (G & H) |
| Project Portion (Red) Capture Area: | 4 CO's (A, B, C & D) |

As required by the TSM, this assessment presents the age 21 and over population within a 3-mile radius of the Project site. The population data provided in this VMT Screening Memo is 2022 estimates sourced from Claritas Demographics. The Claritas population data reports are included as attachments to this VMT Screening Memo.

The total age 21 and over population within the Project's 3-mile radius is 68,370. This is listed on Page 3 of the Claritas Pop-Facts Demographics-10150 Sorrento Valley Report below. The overlapping areas and the calculated population of each overlapping area is presented on **Figure 5** and is as follows:

Northern Portion (Green) Overlap: 17,314 people (25% of the Project's 3-mile radius age 21 and over population)
Southern Portion (Blue) Overlap: 3,162 people (5% of the Project's 3-mile radius age 21 and over population)

Project Portion (Red) Remaining Capture Area: 47,894 people (70% of the Project's 3-mile radius age 21 and over population)

The age 21 and over populations of the overlapping areas were calculated by Claritas. Claritas used a geography-based census block group analysis to calculate the overlapping area populations.

Claritas was given the locations of the Project Capture Area and the Northern Portion Capture Area. Claritas then ran a geography-based census block group analysis that identified the census block groups located within the Project Capture Area and the Northern Portion Capture Area, and then conducted a crossover analysis which identified which census blocks groups were in both capture areas, excluding the Southern Portion Overlapping Area, and marked these groups as "duplicates." The population of the respective duplicate census blocks were then added together to determine the total age 21 and over population of the Northern Portion Overlapping Area, 17,314. The same census duplicate analysis was conducted for the Southern Portion Overlapping Area for a total age 21 and over population of 3,162.

The total age 21 and over population within the Project's 3-mile radius (68,370) was then reduced by the total age 21 and over population of the Northern Portion Overlapping Area (17,314) and the total age 21 and over population of the Southern Portion Overlapping Area (3,162) to determine the total age 21 and over population of the Project Portion (Red) Remaining Capture Area resulting in 47,894 people.

The total population of the overlapping areas and the number of COs included in each overlapping area is as follows:

Northern Portion (Green) Overlapping Area: $17,314 \div 6$ CO's (A, B, C, D, E & F)
Southern Portion (Blue) Overlapping Area: $3,162 \div 8$ CO's (A, B, C, D, E, F, G & H)
Project Portion (Red) Overlapping Area: $47,894 \div 4$ CO's (A, B, C, & D)

Each overlapping area population was divided by the number of CO locations associated with the respective area to calculate the population attributed to the Project, as shown below:

| | |
|---|----------------------|
| Northern Portion (Green) Project Population | 2,885 people |
| Southern Portion (Blue) Project Population | 395 people |
| <u>Project Portion (Red) Project Population</u> | <u>11,974 people</u> |
| New Total Project 3-mile Radius Population: | 15,254 people |

Therefore, the age 21 and over population in a 3-mile radius that would be anticipated to visit the project is 15,254 people, which is less than the 25,000-population threshold for locally-serving retail.

Based upon the information provided above, the Project satisfies the Locally Serving Retail/Recreational Project screening criterion. As a result, the Project is presumed to have a less than significant VMT impact and no additional VMT analysis is required.

NO SOILS DISTURBANCE
PROPOSED AS A PART
OF THIS PROJECT

CANNABIS 21+
SORRENTO VALLEY
CANNABIS OUTLET

10150 SORRENTO VALLEY ROAD, STE 100 & 110
SAN DIEGO, CA 92121

AMENDMENT TO CUP 1927100

CONTRACTOR SHALL BUILD ONLY FROM SETS
STAMPED "CONSTRUCTION SET" HEREIN

CUP AMENDMENT
ISSUE DATE: 12.13.21



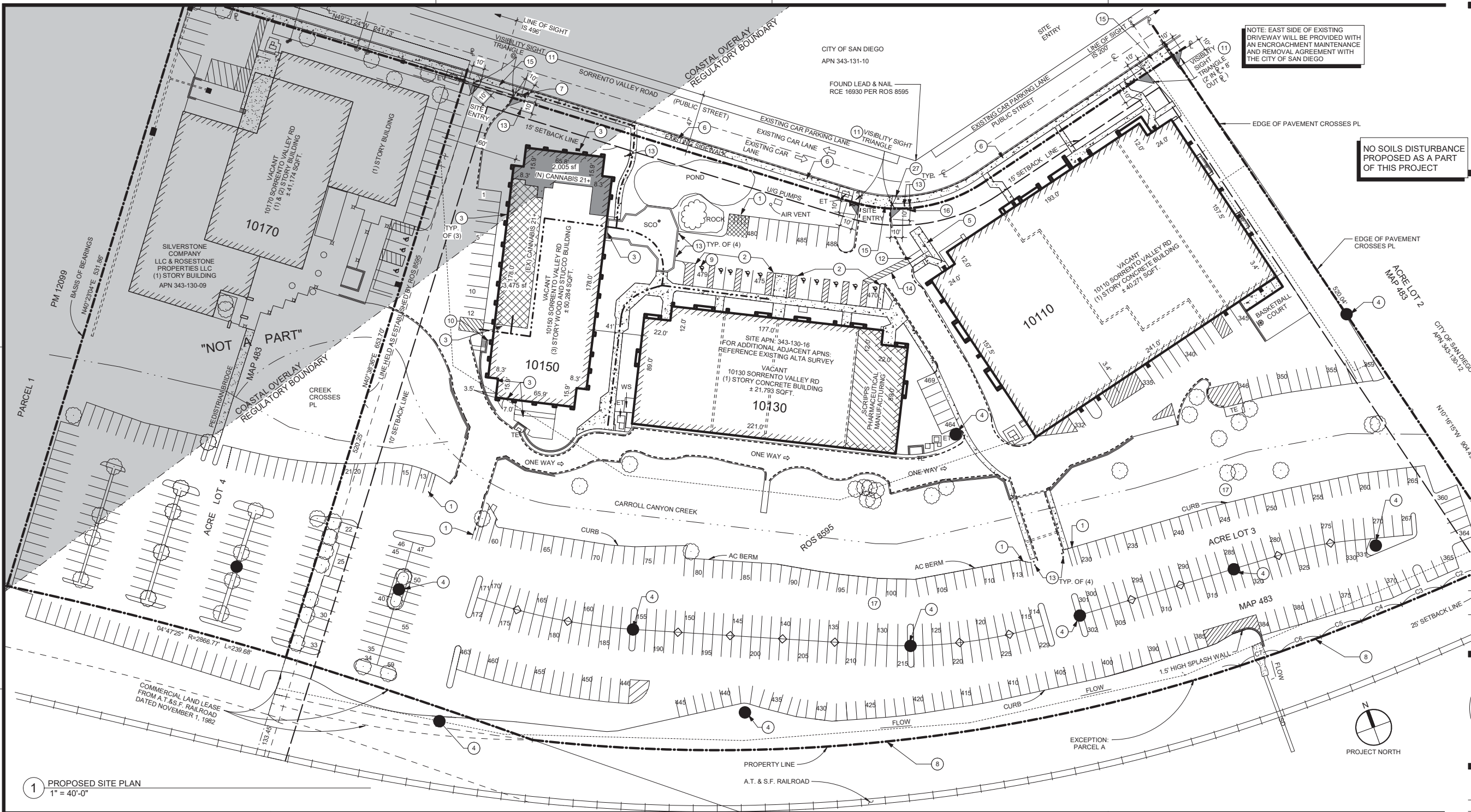
EXHIBIT AMENDMENT BLOCK

SHEET TITLE:

SITE PLAN & PARKING

SHEET NO:

P21A

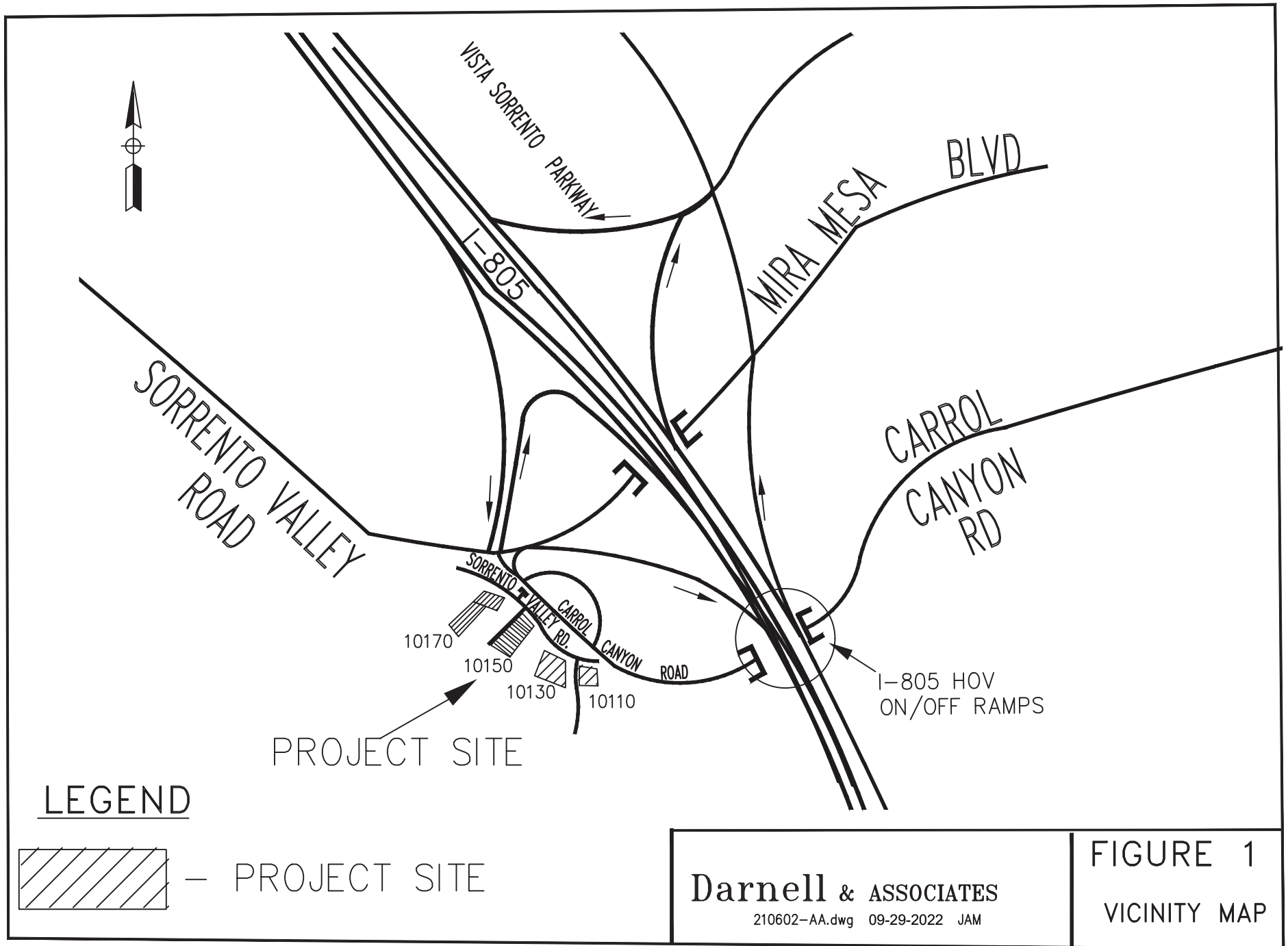


| EXISTING PARKING COUNT IL-3-1 | |
|--|------------------------|
| FOR BUILDINGS 10110, 10130, 10150 | |
| EXISTING PARKING SPACES | |
| EXISTING STANDARD STALLS | = 472 |
| PROPOSED STANDARD STALLS | = 472 |
| NO CHANGE | |
| EXISTING ADA SPACES | = 10 |
| REQUIRED ADA PARKING | 472 X 0.02 = (9.44) 10 |
| PROPOSED ADA SPACES | = 10 |
| SITE IS PROVIDING 10 ADA STALLS COMPLIES WITH REQUIRED | |
| NO CHANGE | |
| TOTAL EXISTING PARKING | = 482 |
| TOTAL PROPOSED PARKING | = 482 |
| NO CHANGE | |
| REQUIRED MOTORCYCLE PARKING FOR SITE | |
| 2% OF PARKING = 482 X .02 = 10 STALLS | |
| EXISTING STALLS | = 13 |
| TOTAL PROPOSED STALLS | = 13 |
| NO CHANGE | |
| BICYCLE LONG TERM PARKING: NOT REQUIRED | |
| BICYCLE SHORT TERM PARKING: NOT REQUIRED | |
| SHOWER STALLS: NOT REQUIRED | |
| CARPOOL PARKING: NOT REQUIRED | |
| PER: 142.0530 (e) (2) (D) (ii) | |
| PER: 142.0530 (e) (1) (D) (ii) | |
| PER: 142.0530 (e) (2) (D) (ii) | |
| PER: 142.0530 (d) (1) (C) (ii) | |

| REQUIRED PARKING IL-3-1 | |
|--|----------------------------------|
| EXISTING PARKING | |
| SEE MAP AND PARKING RATIO TABLE 142-05G. SEE PREVIOUS APPROVED PERMITTED PROJECT: PROJECT APPROVAL NBR: M69828-29-30; ISSUED: 06/15/1979 | |
| BUILDING 10110 (40,271 SF) | |
| 40,271 SF X 3.3 SPACES PER 1,000 SF = | 132.89 AUTOMOBILE PARKING SPACES |
| TOTAL SPACES REQUIRED FOR BUILDING 10110: | 133 AUTOMOBILE PARKING SPACES |
| BUILDING 10130 (21,793 SF) | |
| SCRIPPS 3,991 SF X 2.5 SPACES PER 1,000 SF = | 9.97 AUTOMOBILE PARKING SPACES |
| VACANT 17,802 SF X 3.3 SPACES PER 1,000 SF = | 58.75 AUTOMOBILE PARKING SPACES |
| TOTAL SPACES REQUIRED FOR BUILDING 10130: | 69 AUTOMOBILE PARKING SPACES |
| BUILDING 10150 (50,284 SF) | |
| CANNABIS OUTLET (EXISTING): | |
| 3,475 SF X 5.0 SPACES PER 1,000 SF = | 17.5 AUTOMOBILE PARKING SPACES |
| 46,809 SF X 3.3 SPACES PER 1,000 SF = | 154.39 AUTOMOBILE PARKING SPACES |
| 50,284 TOTAL SPACES REQUIRED FOR | 172 AUTOMOBILE PARKING SPACES |
| TOTAL SPACES REQUIRED: | 374 AUTOMOBILE PARKING SPACES |
| SITE PLAN GENERAL NOTES | |
| A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHP'S POLICY P-00-6 (UFC 901.4.4) | |
| B. THE OWNER / PERMITEE SHALL PROVIDE A SUFFICIENT ODOR ABSORBING VENTILATION AND EXHAUST SYSTEM CAPABLE OF ELIMINATING EXCESSIVE OR OFFENSIVE ODORS CAUSING DISCOMFORT OR ANNOYANCE TO ANY REASONABLE PERSON OF NORMAL SENSITIVITIES STANDING OUTSIDE OF THE STRUCTURAL ENVELOPE OF THE CANNABIS OUTLET | |

| PROPOSED PARKING | |
|---------------------------------------|-------------------------------------|
| BUILDING 10150 (50,284 SF) | |
| CANNABIS OUTLET: | |
| 5,480 SF X 5.0 SPACES PER 1,000 SF = | 27.4 AUTOMOBILE PARKING SPACES |
| VACANT (TO REMAIN) | |
| 43,818 SF X 3.3 SPACES PER 1,000 SF = | 144.6 AUTOMOBILE PARKING SPACES |
| 50,284 TOTAL SPACES REQUIRED FOR | 172 AUTOMOBILE PARKING SPACES |
| BUILDING 10150: | |
| BUILDING 10110 | 133 |
| BUILDING 10130 | 69 |
| TOTAL SPACES REQUIRED: | 374 AUTOMOBILE PARKING SPACES |
| TOTAL EXISTING PARKING | 488 SPACES |
| TOTAL EXTRA SPACES | 114 SPACES |
| SITE PLAN LEGEND | |
| (N) CANNABIS 21+ SPACE, SUITE 100 | SCRIPPS PHARMACEUTICAL MANUFACTURER |
| (EX) CANNABIS 21+ SPACE, SUITE 110 | COASTAL OVERLAY REGULATORY BOUNDARY |
| | (E) SIDEWALK |
| (E) BUILDING LIGHT | PROPERTY LINE |
| (E) LIGHT POLE | SETBACK LINE |
| (C) COMPACT STALLS | INDICATES RED CURB |
| | EXITING / PATH OF TRAVEL |
| | INDICATES EXISTING DEMISING WALL |

| SITE PLAN KEYNOTES # | |
|------------------------------|---|
| 1 | HATCH INDICATES (E) MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED |
| 2 | (E) HANDICAP PARKING STALLS, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS |
| 3 | (E) EXTERIOR BUILDING LIGHTS |
| 4 | (E) EXTERIOR PARKING LIGHTS |
| 5 | (E) HANDICAP RAMP FROM BUILDING |
| 6 | (E) PUBLIC SIDEWALK AND CURB, PEDESTRIAN PATH OF TRAVEL |
| 7 | (E) FIRE HYDRANT TO REMAIN |
| 8 | (E) RETAINING WALL AROUND PERIMETER OF SITE |
| 9 | (E) HANDICAP PARKING STALL, VAN ACCESSIBLE, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS |
| 10 | (E) EXTERIOR STAIRWAY TO REMAIN |
| 11 | NO OBJECTS HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS |
| 12 | (E) YELLOW TRUNCATED DOMES PER CBC 11B-705 |
| 13 | (E) BOLLARDS TO REMAIN |
| 14 | (E) 48" WIDE ACCESS AISLE CROSSING PAINTED WITH 4" STRIPES AND 4" BORDER @ 36" O.C. MAX. PAINTED WHITE ON ASPHALT. FIELD VERIFY THAT RUNNING & CROSS SLOPE DO NOT EXCEED 1:48 |
| 15 | DRIVEWAY MEETS CURRENT CITY STANDARDS, SDMC SECTION 142.0560(C) TABLE 142-05L |
| 16 | NOT USED |
| 17 | (E) COMPACT PARKING STALLS |
| FIGURE 2 - PROJECT SITE PLAN | |



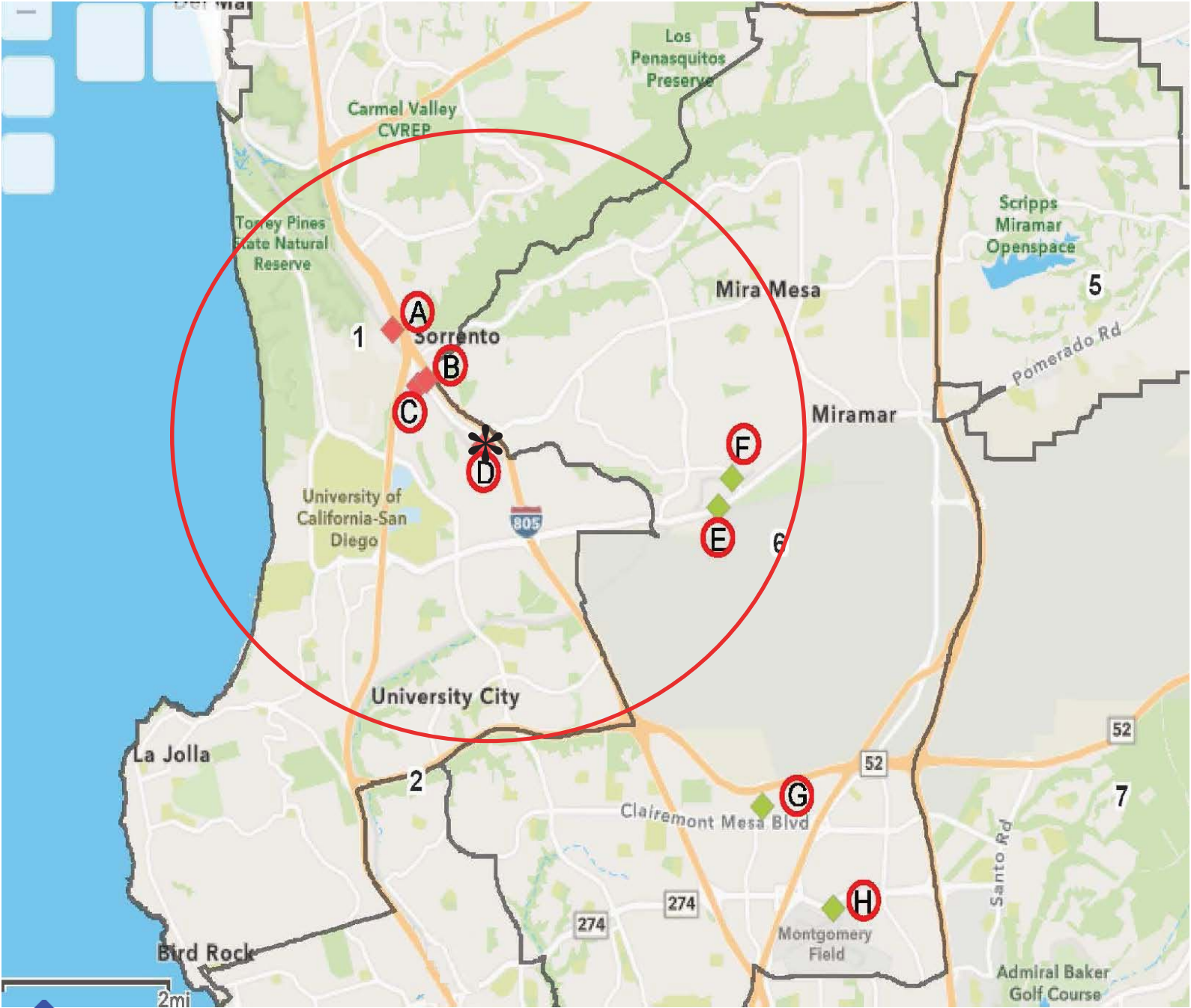


EXHIBIT A

City of San Diego’s Approved Cannabis Outlets Map

LEGEND

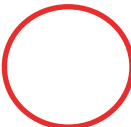

***** D) -Approved PTS: 545299 - 10150 Sorrento Valley Road
(with Expansion of 2,005 S.F -Project Site)

Approved Cannabis Outlets Inside a 3 Mile Radius

- A) PTS: 665588 - 11330 Sorrento Valley Road
- B) PTS: 527802 - 10715 Sorrento Valley Road
- C) PTS: 390943 - 10671 Roselle Street
- E) PTS: 661889 - 7128 Mira Mar Road
- F) PTS: 632038 - 7625 Carrol Road

Approved Cannabis Outlets Outside a 3 Mile Radius

- G) PTS: 663449 - 5125 Convoy Street
- H) PTS: 661880 - 8863 Balboa Ave, Ste. E

-  - Is the the area for a 3-mile radius for the locations Cannabis sites
-  - This identifies each different Cannabis site.

Source: City of San Diego Cannabis Mapping Tool - Cannabis Outlet Location Layer, <http://www.sandiego.gov/development-services/cannabis>.

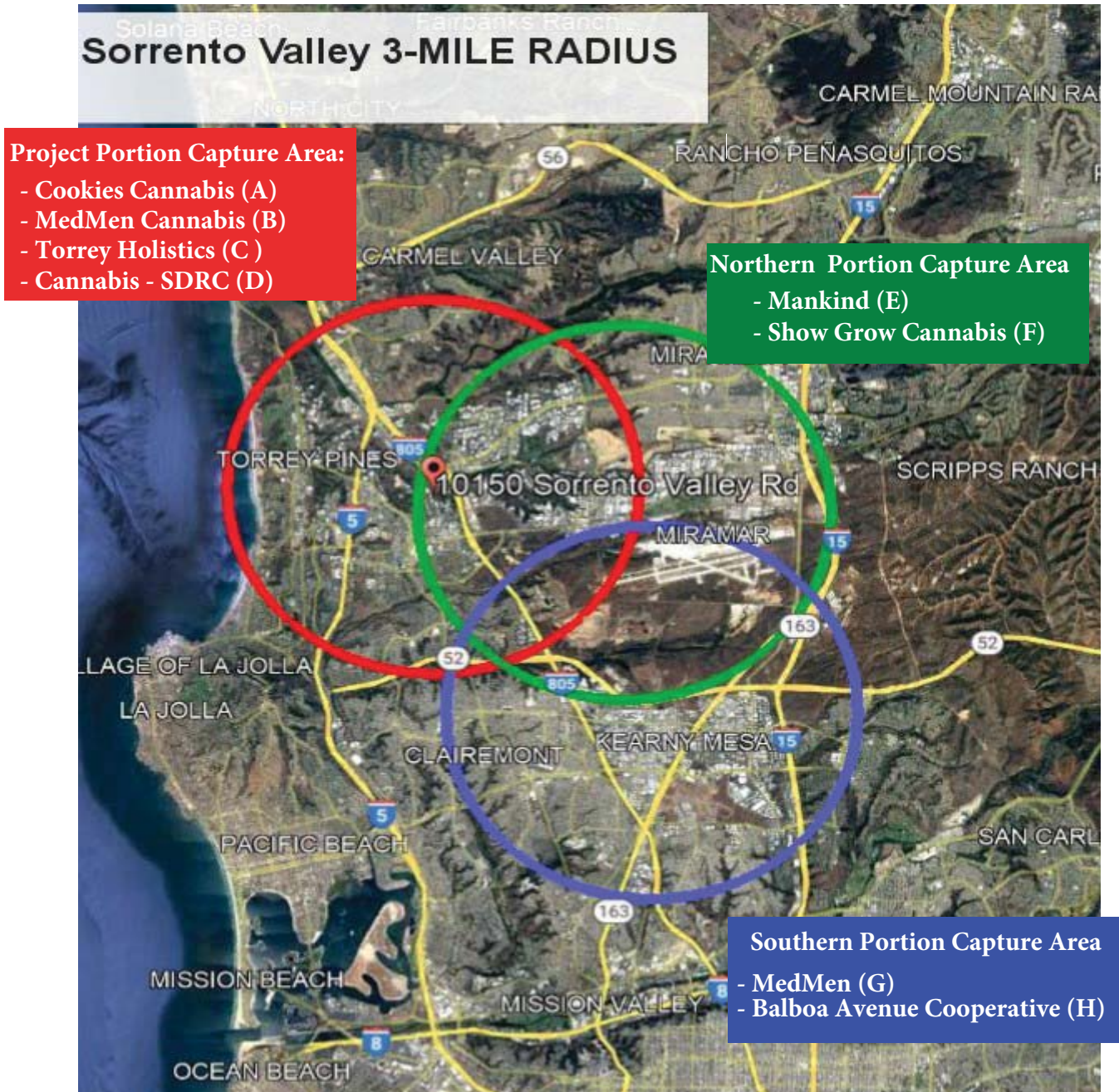
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FIGURE 3

City of San Diego’s Approved Cannabis Outlets Map

Sorrento Valley 3-Mile Radius Cannabis Outlets locations



SOURCE: Claritas Software, See Attachments

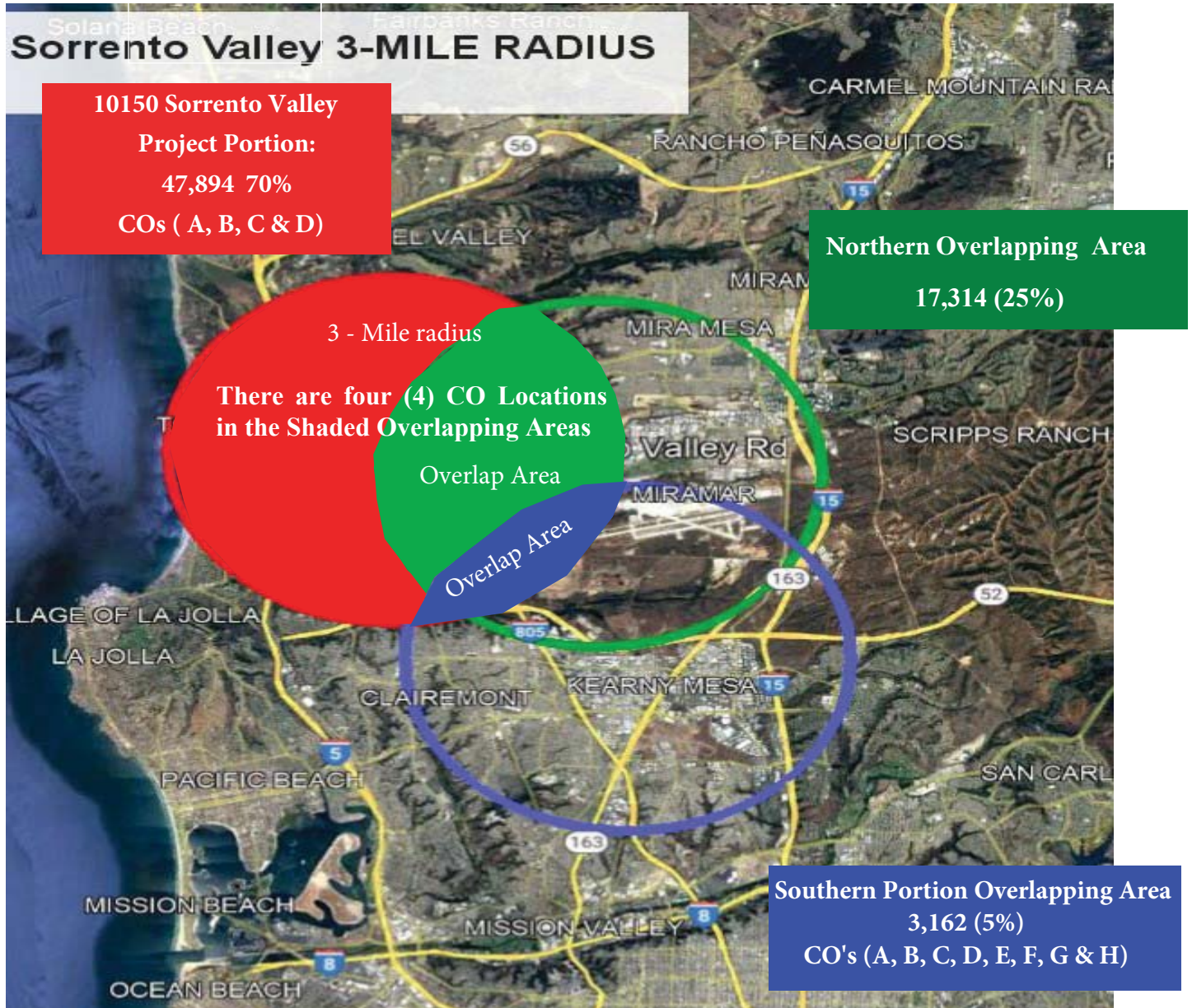
FIGURE 4

3-Mile Radius Overlapping Capture Area Map
for Cannabis 21+ Projects

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Sorrento Valley 3-Mile Radius Overlap Capture Areas



SOURCE: Clartias Software, See Attachments

The four (4) CO Locations in the shaded Project Portion Overlapping area.

FIGURE 5

3-Mile Radius Overlapping Capture Area Population Map

For Cannabis 21+ Projects

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210602-AA.dwg 09/29/2022 jam

ATTACHMENTS

- **Claritas Worksheets**

Pop-Facts Demographics-10150 Sorrento Valley

| | |
|---------------------------------|---|
| Data Version: | 2022 |
| Include Map | YES |
| Include Chart | NO |
| Include Labels | YES |
| Analysis Area | 3 mi. Radius 10150 Sorrento Valley Rd,, San Diego, CA |
| Map Subtotal Method | None |
| Pop-facts Demographics sections | Pop-Facts Population Quick Facts Pop-Facts Summary |
| Report Generation Method | Single |
| Color Scheme | claritas-standard |
| Completion Notification Email | Do not send email |
| Reporting Detail | As Selected |
| Output Type | Excel |



Pop-Facts Demographics-10150 Sorrento Valley

Pop-Facts Summary

| Description | 3 mi. Radius 10150 Sorrento Valley Rd., San Diego, CA | |
|--------------------------|---|--------|
| | Total | % |
| Population | | |
| 2027 Projection | 98,108 | |
| 2022 Estimate | 94,576 | |
| 2010 Census | 83,115 | |
| 2000 Census | 61,630 | |
| Growth 2022 - 2027 | | 3.73% |
| Growth 2010 - 2022 | | 13.79% |
| Growth 2000 - 2010 | | 34.86% |
| Households | | |
| 2027 Projection | 36,439 | |
| 2022 Estimate | 35,275 | |
| 2010 Census | 31,923 | |
| 2000 Census | 25,769 | |
| Growth 2022 - 2027 | | 3.30% |
| Growth 2010 - 2022 | | 10.50% |
| Growth 2000 - 2010 | | 23.88% |
| Family Households | | |
| 2027 Projection | 18,317 | |
| 2022 Estimate | 17,718 | |
| 2010 Census | 15,973 | |
| 2000 Census | 12,495 | |
| Growth 2022 - 2027 | | 3.38% |
| Growth 2010 - 2022 | | 10.93% |
| Growth 2000 - 2010 | | 27.83% |

Pop-Facts Demographics-10150 Sorrento Valley

Pop-Facts Population Quick Facts

| Description | 3 mi. Radius 10150 Sorrento Valley Rd., San Diego, CA | |
|---|---|--------|
| | Total | % |
| 2022 Est. Population by Age | 94,576 | |
| Age 0 - 4 | 3,943 | 4.17% |
| Age 5 - 9 | 4,538 | 4.80% |
| Age 10 - 14 | 4,432 | 4.69% |
| Age 15 - 17 | 2,870 | 3.03% |
| Age 18 - 20 | 10,423 | 11.02% |
| Age 21 - 24 | 10,151 | 10.73% |
| Age 25 - 34 | 14,647 | 15.49% |
| Age 35 - 44 | 14,232 | 15.05% |
| Age 45 - 54 | 10,762 | 11.38% |
| Age 55 - 64 | 8,061 | 8.52% |
| Age 65 - 74 | 5,915 | 6.25% |
| Age 75 - 84 | 3,108 | 3.29% |
| Age 85 and over | 1,494 | 1.58% |
| Age 16 and over | 80,746 | 85.38% |
| Age 18 and over | 78,793 | 83.31% |
| Age 21 and over | 68,370 | 72.29% |
| Age 65 and over | 10,518 | 11.12% |
| 2022 Est. Median Age | 32.5 | |
| 2022 Est. Average Age | 36.0 | |
| 2022 Est. Population by Single-Classification Race | 94,576 | |
| White Alone | 46,767 | 49.45% |
| Black or African American Alone | 1,861 | 1.97% |
| American Indian and Alaska Native Alone | 190 | 0.20% |
| Asian Alone | 37,298 | 39.44% |
| Native Hawaiian and Other Pacific Islander Alone | 163 | 0.17% |
| Some Other Race Alone | 3,496 | 3.70% |
| Two or More Races | 4,801 | 5.08% |
| 2022 Est. Population by Ethnicity (Hispanic or Latino) | 94,576 | |
| Hispanic or Latino | 10,451 | 11.05% |
| Not Hispanic or Latino | 84,125 | 88.95% |
| 2022 Est. Population by Sex | 94,576 | |
| Male | 47,376 | 50.09% |
| Female | 47,200 | 49.91% |

Pop-Facts Demographics-10150 Sorrento Valley

Map



Area Map
* 32.889197, -117.208707
3 mi. Radius 10150 Sorrento Valley Rd., San Diego, CA

Pop-Facts Demographics - 7128 Mira Mar Rd

| | |
|---------------------------------|--|
| Data Version: | 2022 |
| Include Map | YES |
| Include Chart | NO |
| Include Labels | YES |
| Analysis Area | 3 mi. Radius 7128 Mira Mar Rd, San Diego, CA |
| Map Subtotal Method | None |
| Pop-facts Demographics sections | Pop-Facts Population Quick Facts Pop-Facts Summary |
| Report Generation Method | Single |
| Color Scheme | claritas-standard |
| Completion Notification Email | Do not send email |
| Reporting Detail | As Selected |
| Output Type | Excel |



Pop-Facts Demographics - 7128 Mira Mar Rd

Pop-Facts Summary

| Description | 3 mi. Radius 7128 Mira Mar Rd, San Diego, CA | |
|--------------------------|--|-------|
| | Total | % |
| Population | | |
| 2027 Projection | 65,245 | |
| 2022 Estimate | 64,136 | |
| 2010 Census | 60,744 | |
| 2000 Census | 60,012 | |
| Growth 2022 - 2027 | | 1.73% |
| Growth 2010 - 2022 | | 5.58% |
| Growth 2000 - 2010 | | 1.22% |
| Households | | |
| 2027 Projection | 22,434 | |
| 2022 Estimate | 21,999 | |
| 2010 Census | 20,784 | |
| 2000 Census | 19,898 | |
| Growth 2022 - 2027 | | 1.98% |
| Growth 2010 - 2022 | | 5.85% |
| Growth 2000 - 2010 | | 4.45% |
| Family Households | | |
| 2027 Projection | 14,548 | |
| 2022 Estimate | 14,300 | |
| 2010 Census | 13,618 | |
| 2000 Census | 13,309 | |
| Growth 2022 - 2027 | | 1.73% |
| Growth 2010 - 2022 | | 5.01% |
| Growth 2000 - 2010 | | 2.32% |

Pop-Facts Demographics - 7128 Mira Mar Rd

Pop-Facts Population Quick Facts

| Description | 3 mi. Radius 7128 Mira Mar Rd, San Diego, CA | |
|---|--|--------|
| | Total | % |
| 2022 Est. Population by Age | 64,136 | |
| Age 0 - 4 | 3,418 | 5.33% |
| Age 5 - 9 | 3,394 | 5.29% |
| Age 10 - 14 | 3,431 | 5.35% |
| Age 15 - 17 | 1,958 | 3.05% |
| Age 18 - 20 | 2,750 | 4.29% |
| Age 21 - 24 | 4,726 | 7.37% |
| Age 25 - 34 | 10,764 | 16.78% |
| Age 35 - 44 | 10,402 | 16.22% |
| Age 45 - 54 | 7,993 | 12.46% |
| Age 55 - 64 | 6,641 | 10.35% |
| Age 65 - 74 | 5,326 | 8.30% |
| Age 75 - 84 | 2,531 | 3.95% |
| Age 85 and over | 801 | 1.25% |
| Age 16 and over | 53,253 | 83.03% |
| Age 18 and over | 51,934 | 80.97% |
| Age 21 and over | 49,184 | 76.69% |
| Age 65 and over | 8,658 | 13.50% |
| 2022 Est. Median Age | 36.6 | |
| 2022 Est. Average Age | 38.2 | |
| 2022 Est. Population by Single-Classification Race | 64,136 | |
| White Alone | 25,291 | 39.43% |
| Black or African American Alone | 2,435 | 3.80% |
| American Indian and Alaska Native Alone | 281 | 0.44% |
| Asian Alone | 27,352 | 42.65% |
| Native Hawaiian and Other Pacific Islander Alone | 310 | 0.48% |
| Some Other Race Alone | 4,395 | 6.85% |
| Two or More Races | 4,072 | 6.35% |
| 2022 Est. Population by Ethnicity (Hispanic or Latino) | 64,136 | |
| Hispanic or Latino | 10,137 | 15.81% |
| Not Hispanic or Latino | 53,999 | 84.19% |
| 2022 Est. Population by Sex | 64,136 | |
| Male | 34,012 | 53.03% |
| Female | 30,124 | 46.97% |

Pop-Facts Demographics - 7128 Mira Mar Rd

Map



Area Map

32.880075, -117.159991

3 mi. Radius 7128 Mira Mar Rd, San Diego, CA

Pop-Facts Demographics - 7625 Carrol Rd

| | |
|---------------------------------|--|
| Data Version: | 2022 |
| Include Map | YES |
| Include Chart | NO |
| Include Labels | YES |
| Analysis Area | 3 mi. Radius 7625 Carrol Rd, San Diego, CA |
| Map Subtotal Method | None |
| Pop-facts Demographics sections | Pop-Facts Population Quick Facts Pop-Facts Summary |
| Report Generation Method | Single |
| Color Scheme | claritas-standard |
| Completion Notification Email | Do not send email |
| Reporting Detail | As Selected |
| Output Type | Excel |



Pop-Facts Demographics - 7625 Carrol Rd

Pop-Facts Summary

| Description | 3 mi. Radius 7625 Carrol Rd, San Diego, CA | |
|--------------------------|--|-------|
| | Total | % |
| Population | | |
| 2027 Projection | 70,686 | |
| 2022 Estimate | 69,498 | |
| 2010 Census | 65,949 | |
| 2000 Census | 65,479 | |
| Growth 2022 - 2027 | | 1.71% |
| Growth 2010 - 2022 | | 5.38% |
| Growth 2000 - 2010 | | 0.72% |
| Households | | |
| 2027 Projection | 23,928 | |
| 2022 Estimate | 23,477 | |
| 2010 Census | 22,239 | |
| 2000 Census | 21,334 | |
| Growth 2022 - 2027 | | 1.92% |
| Growth 2010 - 2022 | | 5.57% |
| Growth 2000 - 2010 | | 4.24% |
| Family Households | | |
| 2027 Projection | 15,949 | |
| 2022 Estimate | 15,676 | |
| 2010 Census | 14,943 | |
| 2000 Census | 14,673 | |
| Growth 2022 - 2027 | | 1.74% |
| Growth 2010 - 2022 | | 4.91% |
| Growth 2000 - 2010 | | 1.84% |

Pop-Facts Demographics - 7625 Carrol Rd

Pop-Facts Population Quick Facts

| Description | 3 mi. Radius 7625 Carrol Rd, San Diego, CA | |
|---|--|--------|
| | Total | % |
| 2022 Est. Population by Age | 69,498 | |
| Age 0 - 4 | 3,760 | 5.41% |
| Age 5 - 9 | 3,790 | 5.45% |
| Age 10 - 14 | 3,841 | 5.53% |
| Age 15 - 17 | 2,162 | 3.11% |
| Age 18 - 20 | 2,902 | 4.18% |
| Age 21 - 24 | 4,852 | 6.98% |
| Age 25 - 34 | 11,692 | 16.82% |
| Age 35 - 44 | 11,331 | 16.30% |
| Age 45 - 54 | 8,742 | 12.58% |
| Age 55 - 64 | 7,199 | 10.36% |
| Age 65 - 74 | 5,754 | 8.28% |
| Age 75 - 84 | 2,647 | 3.81% |
| Age 85 and over | 826 | 1.19% |
| Age 16 and over | 57,400 | 82.59% |
| Age 18 and over | 55,945 | 80.50% |
| Age 21 and over | 53,043 | 76.32% |
| Age 65 and over | 9,226 | 13.28% |
| 2022 Est. Median Age | 36.5 | |
| 2022 Est. Average Age | 38.1 | |
| 2022 Est. Population by Single-Classification Race | 69,498 | |
| White Alone | 26,390 | 37.97% |
| Black or African American Alone | 2,640 | 3.80% |
| American Indian and Alaska Native Alone | 318 | 0.46% |
| Asian Alone | 30,576 | 44.00% |
| Native Hawaiian and Other Pacific Islander Alone | 419 | 0.60% |
| Some Other Race Alone | 4,706 | 6.77% |
| Two or More Races | 4,450 | 6.40% |
| 2022 Est. Population by Ethnicity (Hispanic or Latino) | 69,498 | |
| Hispanic or Latino | 10,995 | 15.82% |
| Not Hispanic or Latino | 58,503 | 84.18% |
| 2022 Est. Population by Sex | 69,498 | |
| Male | 36,836 | 53.00% |
| Female | 32,662 | 47.00% |

Pop-Facts Demographics - 7625 Carrol Rd

Map



Area Map

32.884063, -117.157724

3 mi. Radius 7625 Carrol Rd. San Diego, CA

Pop-Facts Demographics - 5125 Convoy Rd

| | |
|---------------------------------|--|
| Data Version: | 2022 |
| Include Map | YES |
| Include Chart | NO |
| Include Labels | YES |
| Analysis Area | 3 mi. Radius 5125 Convoy Rd, San Diego, CA |
| Map Subtotal Method | None |
| Pop-facts Demographics sections | Pop-Facts Population Quick Facts Pop-Facts Summary |
| Report Generation Method | Single |
| Color Scheme | claritas-standard |
| Completion Notification Email | Do not send email |
| Reporting Detail | As Selected |
| Output Type | Excel |



Pop-Facts Demographics - 5125 Convoy Rd

Pop-Facts Summary

| Description | 3 mi. Radius 5125 Convoy Rd, San Diego, CA | |
|--------------------------|--|--------|
| | Total | % |
| Population | | |
| 2027 Projection | 83,888 | |
| 2022 Estimate | 82,691 | |
| 2010 Census | 77,791 | |
| 2000 Census | 76,587 | |
| Growth 2022 - 2027 | | 1.45% |
| Growth 2010 - 2022 | | 6.30% |
| Growth 2000 - 2010 | | 1.57% |
| Households | | |
| 2027 Projection | 32,138 | |
| 2022 Estimate | 31,598 | |
| 2010 Census | 29,469 | |
| 2000 Census | 28,728 | |
| Growth 2022 - 2027 | | 1.71% |
| Growth 2010 - 2022 | | 7.22% |
| Growth 2000 - 2010 | | 2.58% |
| Family Households | | |
| 2027 Projection | 20,426 | |
| 2022 Estimate | 20,103 | |
| 2010 Census | 18,822 | |
| 2000 Census | 18,876 | |
| Growth 2022 - 2027 | | 1.60% |
| Growth 2010 - 2022 | | 6.81% |
| Growth 2000 - 2010 | | -0.28% |

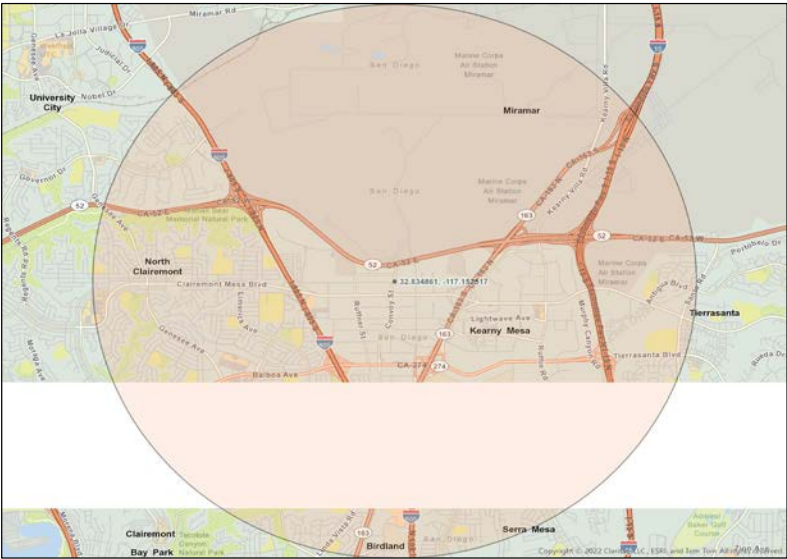
Pop-Facts Demographics - 5125 Convoy Rd

Pop-Facts Population Quick Facts

| Description | 3 mi. Radius 5125 Convoy Rd, San Diego, CA | |
|---|--|--------|
| | Total | % |
| 2022 Est. Population by Age | 82,691 | |
| Age 0 - 4 | 5,892 | 7.13% |
| Age 5 - 9 | 4,790 | 5.79% |
| Age 10 - 14 | 4,688 | 5.67% |
| Age 15 - 17 | 2,733 | 3.30% |
| Age 18 - 20 | 2,496 | 3.02% |
| Age 21 - 24 | 3,333 | 4.03% |
| Age 25 - 34 | 12,664 | 15.31% |
| Age 35 - 44 | 13,083 | 15.82% |
| Age 45 - 54 | 10,045 | 12.15% |
| Age 55 - 64 | 9,410 | 11.38% |
| Age 65 - 74 | 7,403 | 8.95% |
| Age 75 - 84 | 4,215 | 5.10% |
| Age 85 and over | 1,941 | 2.35% |
| Age 16 and over | 66,426 | 80.33% |
| Age 18 and over | 64,589 | 78.11% |
| Age 21 and over | 62,092 | 75.09% |
| Age 65 and over | 13,558 | 16.40% |
| 2022 Est. Median Age | 38.6 | |
| 2022 Est. Average Age | 39.6 | |
| 2022 Est. Population by Single-Classification Race | 82,691 | |
| White Alone | 49,324 | 59.65% |
| Black or African American Alone | 5,444 | 6.58% |
| American Indian and Alaska Native Alone | 616 | 0.74% |
| Asian Alone | 12,332 | 14.91% |
| Native Hawaiian and Other Pacific Islander Alone | 447 | 0.54% |
| Some Other Race Alone | 7,772 | 9.40% |
| Two or More Races | 6,756 | 8.17% |
| 2022 Est. Population by Ethnicity (Hispanic or Latino) | 82,691 | |
| Hispanic or Latino | 19,763 | 23.90% |
| Not Hispanic or Latino | 62,928 | 76.10% |
| 2022 Est. Population by Sex | 82,691 | |
| Male | 41,110 | 49.72% |
| Female | 41,581 | 50.28% |

Pop-Facts Demographics - 5125 Convoy Rd

Map



| Area Map | |
|---|--|
|  | 32.834861, -117.152517 |
|  | 3 mi. Radius 5125 Convoy Rd, San Diego, CA |