

# Community Information

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## San Elijo Hills





## SAN ELIJO HILLS

Just north of San Diego on the highest point in North County is a community designed with almost everything in mind... a walkable Towncenter planned with shopping and dining, brand new schools, 18 miles of trails, 1100 acres of open space, a regional park for hiking and horseback riding, a 19-acre community park with ball fields and play structures and homes of every size, shape and feel you can imagine..

We hope this website helps to highlight how our community is so distinctive. You'll see pictures of amazing ocean views, you'll read about the parks, open space and trails, you'll learn about our schools and our Towncenter and browse through floorplans.

Unfortunately, we can't communicate the sense of arrival you'll feel right when you drive into town. We can't deliver the ocean breezes you'll breathe in when you step out of your car, and we can't describe the feeling of community that will be so obvious when you walk around and talk with our residents.



### The Towncenter

No new town would be complete without the essentials of daily living. Ideally situated in the center of the development, the Towncenter serves as the heart of the community, a convenient urban space that provides the services essential for any traditional small town. A place where residents gather at the park, meet a friend at the café, pick up groceries and drop off dry cleaning.

Already open are the Towncenter's first retail stores including Peppertree Eatery & Take-Out, Windmill Cleaners, Chevron gas station, a convenience store and car wash. More shops are opening soon!

A 50,000 square-foot Albertsons with an in-house Sav-On Pharmacy opened in June of 2008. The supermarket features a "Premium Fresh & Healthy" format, with an expanded offering of produce, organic food, service-deli, bakery goods, and fresh flowers and plants, plus 30-minute photo processing.

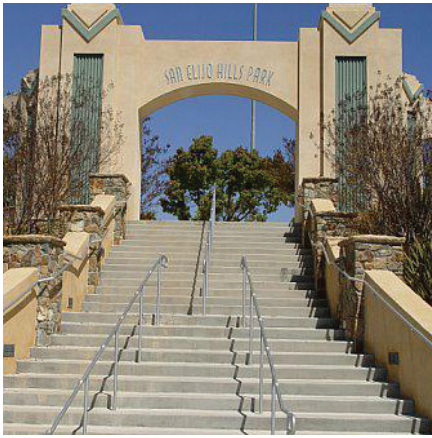
The Towncenter also now includes community-serving retailers including a postal front, a frozen yogurt shop, nail salon, pet store, Pizza place, and more.

### Trails & Parks

With over 1,115 acres devoted to preserving open space, San Elijo provides a sensible natural balance between development and preservation. Eighteen miles of walking and hiking trails wind through the community, offering breathtaking ocean and canyon views at every turn. Enjoy breathtaking vistas of the Pacific Ocean, local canyons, and follow the graceful soaring of a Red-tail hawk. Just step out your front door, and explore.

- Pedestrian oriented community
- Over 50% of the land is dedicated to permanent open space
- 18-miles of walking and hiking trails throughout the community





## San Elijo Hills Community Park

Anchoring the Northwest corner of the Town Square is the San Elijo Hills Community Park. This well equipped, 19-acre park hosts both family and community wide events. The park has two ball fields and a soccer field, all fully lighted for night-time games. Neighbors get together at the picnic areas near the tot lots, plus there's a cool spray-ground for warm-weather fun.

One of the park's focal points is the 6,500 sq. ft. community center, which is home to a daycare facility and meeting rooms, operated by the City of San Marcos. A unique outdoor classroom provides the perfect space for special activities. The park also serves as the main trailhead for the comprehensive 18-mile network of hiking trails.

## Regional Park

San Elijo Hills Development Company completed construction at the 250-acre Double Peak Regional Park located on the highest peak in coastal North County. The park has been dedicated to the City of San Marcos and is open to the public. It includes a 150-seat outdoor amphitheatre for interpretive ranger talks, a group picnic canopy, picnic tables, an adventure play area, rest rooms, a ranger station/residence, and plenty of public parking. Soon to come will be an Equestrian Staging Area at the eastern edge of the community. Hiking trails within the park are open and connect into an 18 mile network of trails throughout San Elijo Hills and into San Marcos.

## Bark Park

Bring your pooch to play off-leash at the bark park, located right in the center of the community park. With places to play for both big & small, this fenced-off area is the social hub for both mutt and master.

## Community Events

San Elijo Hills residents always have a reason to celebrate. Not only do we have a great place to live, but we also have an enthusiastic community that loves events that bring people together.

Meet Teresa Petro, our Community Director. Teresa has lived in North County for almost 30 years, and her full-time job is to coordinate events and activities for residents and to help them connect with one another. She knows our residents better than anyone! Please feel free to call, email or stop by the Visitor's Center at any time during the day to find out more about her role in the community.

Events such as 4th of July Parade, Concerts in the Square, OctoberFest, Easter Egg Hunt and the Holiday Tree Lighting are landmark events held every year. As a resident of San Elijo Hills, you'll receive an invitation to all of these and more!

## Staying connected.

A large part of building community is making sure residents are connected to the community growth, events, school happenings, businesses and most importantly, each other. Here are three examples of what residents turn to to stay informed.







**Feel Small town in a Digital Age:** San Elijo Hills residents are connected by way of the San Elijo Hills Community Network. This password-protected web based private network serves as a virtual gathering place, where residents can access a community calendar with information about community activities, special events, clubs, and articles concerning the community. Additional links to the schools and Towncenter shopping will be added as the community grows. Residents can also email one another, making the Network the perfect place to start planning block parties and birthday gatherings. **[sanelijohills.net](http://sanelijohills.net)**

### Fire Station

A state-of-the-art fire station just opened in San Elijo Hills. The station is conveniently located to access areas surrounding San Elijo Hills, as well as Cal State San Marcos University, which is just a couple miles away via the new San Elijo Hills/Twin Oaks Valley Road extension. The station is the first in the San Marcos Fire Department to operate on sustainable energy, including solar panels that produce most of the station's electricity.

### Education

San Elijo Hills is located within the San Marcos Unified School District (SMUSD), with ten of its schools having received the California Distinguished Schools designation. San Elijo Hills has brought two new schools to the district- San Elijo Elementary School and San Elijo Middle School. Both schools are located right in the heart of the community in the Towncenter.

#### San Marcos Unified School District

255 Pico Avenue, Suite 250 / San Marcos, CA 92069  
760-752-1299 / [www.smusd.org](http://www.smusd.org)

#### San Elijo Elementary School

1615 Schoolhouse Way / San Marcos, CA 92078  
760-290-2600 / [www.sanelijoelementary.org](http://www.sanelijoelementary.org)

#### San Elijo Middle School

1600 Schoolhouse Way / San Marcos, CA 92078  
760-290-2800 / [www.sanelijomiddle.org](http://www.sanelijomiddle.org)

#### San Marcos High School

1615 San Marcos Blvd. / San Marcos, CA 92078  
760-290-2200 / [www.sanmarcoshigh.org](http://www.sanmarcoshigh.org)

#### California State University San Marcos

333 S.Twin Oaks Valley Rd. / San Marcos, CA 92096  
760-750-4000 / [www.csusm.edu](http://www.csusm.edu)



# Population and Housing Estimates

## ZIP Code 92078



Jan 1, 2021

<b>Total Population</b>	<b>50,174</b>
Household Population	49,983
Group Quarters Population	191
<b>Persons Per Household</b>	<b>2.89</b>

### Housing and Occupancy

	Total Units	Households	Vacancy Rate
<b>Structure Type</b>	<b>18,062</b>	<b>17,288</b>	<b>4.3%</b>
Single Family - Detached	8,306	7,926	4.6%
Single Family - Attached	1,686	1,609	4.6%
Multi-Family	5,557	5,331	4.1%
Mobile Home and Other	2,513	2,422	3.6%

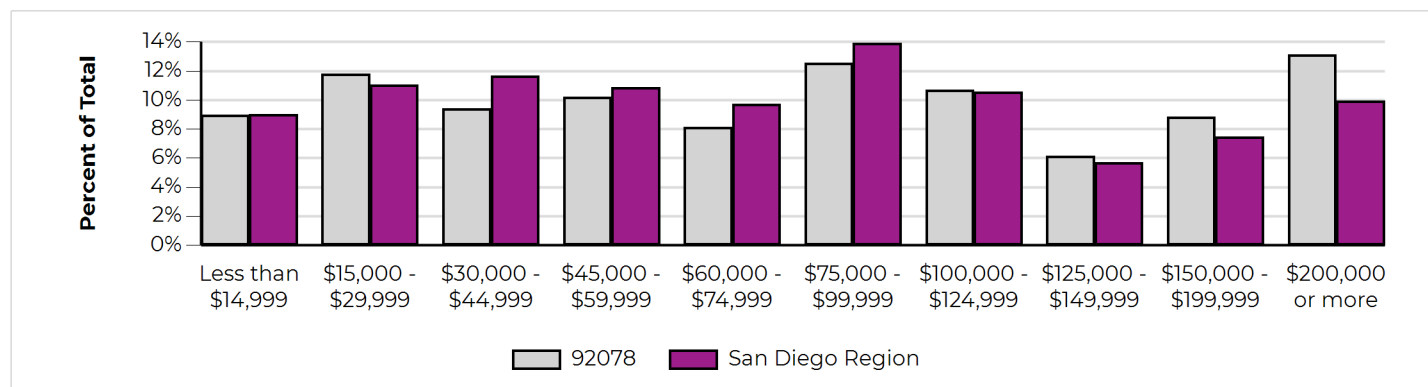
### Household Income

#### Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	9%	12%	9%	10%	8%	13%	11%	6%	9%	13%

#### Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$77,765
Not adjusted for inflation (current 2020 \$)	\$96,288



### DATA SOURCES AND IMPORTANT ADVISORY:

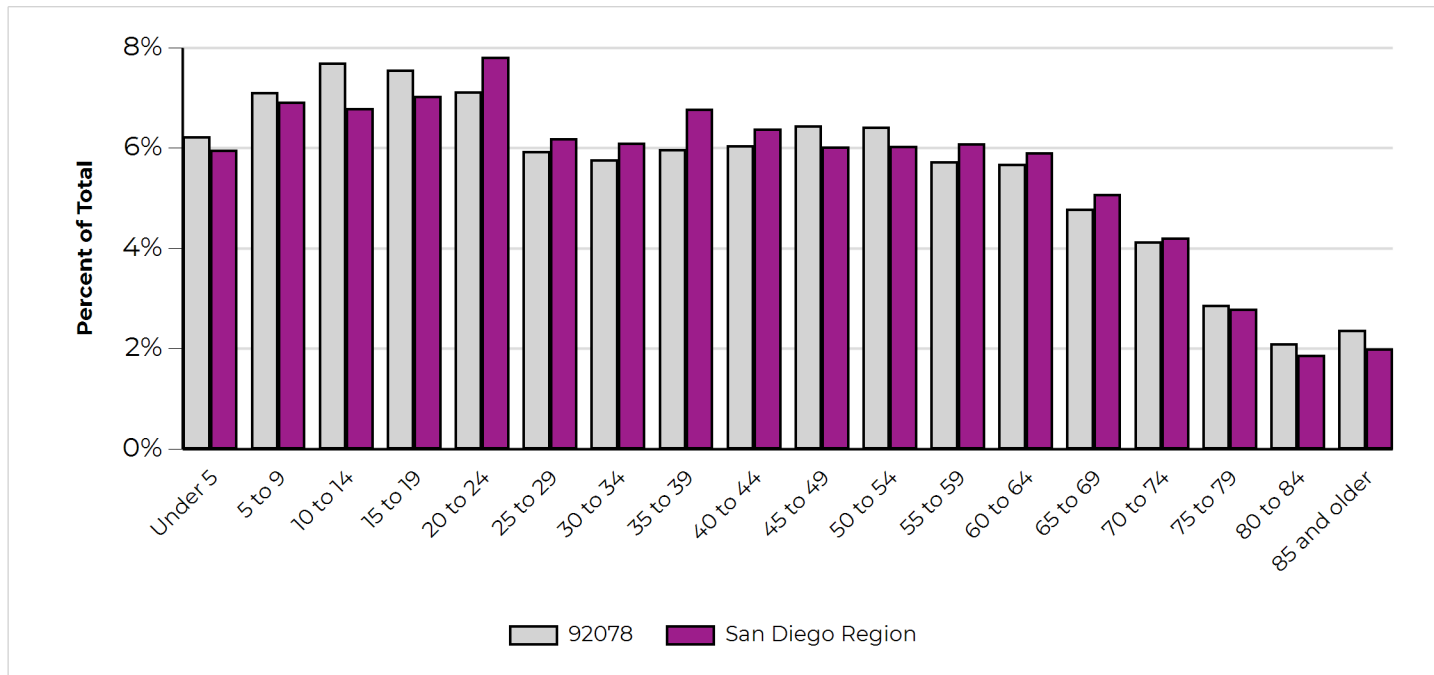
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

## Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>50,174</b>	<b>24,710</b>	<b>25,464</b>	<b>51%</b>
Under 5	3,123	1,587	1,536	49%
5 to 9	3,569	1,818	1,751	49%
10 to 14	3,863	2,012	1,851	48%
15 to 17	2,347	1,264	1,083	46%
18 and 19	1,447	718	729	50%
20 to 24	3,578	1,832	1,746	49%
25 to 29	2,977	1,529	1,448	49%
30 to 34	2,894	1,418	1,476	51%
35 to 39	2,999	1,520	1,479	49%
40 to 44	3,037	1,480	1,557	51%
45 to 49	3,236	1,614	1,622	50%
50 to 54	3,221	1,618	1,603	50%
55 to 59	2,874	1,406	1,468	51%
60 and 61	1,166	609	557	48%
62 to 64	1,684	803	881	52%
65 to 69	2,403	1,104	1,299	54%
70 to 74	2,073	923	1,150	55%
75 to 79	1,438	606	832	58%
80 to 84	1,058	432	626	59%
85 and older	1,187	417	770	65%
Under 18	12,902	6,681	6,221	48%
65 and older	8,159	3,482	4,677	57%
Median Age	37.1	35.6	38.8	N/A

## Population by Age



## Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
<b>Total Population</b>	<b>15,275</b>	<b>26,903</b>	<b>1,027</b>	<b>245</b>	<b>4,786</b>	<b>1,938</b>
Under 5	1,148	1,451	68	19	254	183
5 to 9	1,389	1,668	70	13	263	166
10 to 14	1,395	1,800	102	12	324	230
15 to 17	859	1,081	62	9	201	135
18 and 19	484	737	52	13	94	67
20 to 24	1,438	1,539	83	14	299	205
25 to 29	1,220	1,297	68	14	234	144
30 to 34	1,011	1,414	59	22	252	136
35 to 39	978	1,481	63	20	307	150
40 to 44	920	1,593	51	18	340	115
45 to 49	958	1,731	56	16	382	93
50 to 54	886	1,813	60	14	372	76
55 to 59	767	1,653	62	14	314	64
60 and 61	252	736	30	5	117	26
62 to 64	356	1,072	39	10	181	26
65 to 69	454	1,594	43	9	268	35
70 to 74	300	1,468	29	11	236	29
75 to 79	204	1,058	10	7	128	31
80 to 84	121	798	6	4	115	14
85 and older	135	919	14	1	105	13
Under 18	4,791	6,000	302	53	1,042	714
65 and older	1,214	5,837	102	32	852	122
Median Age	28.8	43.1	30.7	36.6	42.4	24.6