

Community Information

Carmel Mountain Ranch





Carmel Mountain Ranch

Tree-lined streets, pastel-colored houses, miles of big-name shopping—Carmel Mountain is the ideal 'burbs setting for a Tim Burton film—and for young families. Set the stage for your own stories here and benefit from a top-scoring school district, the bustling Carmel Mountain Plaza in the center of town and a cornucopia of housing options including apartments, condos, single-family homes and gated communities.

Of course, San Diego rarely lacks for green space, and Carmel Mountain is no exception. A public recreation center gives the hard-working kiddies a break with numerous sports courts and fields, and the adults even get two gorgeous golf courses on both sides of the 15.

Best of all, this area's location makes getting around easy. So you're free to pursue adventures, returning home happily ever after, no problem.

Carmel Mountain Ranch is a community in the northeastern part of the city of San Diego, California. Carmel Mountain Ranch is located west of Poway, south of the Rancho Bernardo, east of Rancho Penasquitos, and north of Sabre Springs. Carmel Mountain Ranch is commonly known as CMR.

The community features a large shopping center, Carmel Mountain Plaza , which features several dozen retailers.

Carmel Mountain Ranch also features a business park which includes several notable businesses such as Carvin and Beyond Bikes.

About 12,000 residents inhabit Carmel Mountain and another 7,500 make up Sabre Springs. Thirty percent of the population is under the age of 18, emphasizing family values and activities. Both Carmel Mountain schools and Sabre Springs schools are within the Poway school district, which ranks highest in San Diego County. A library and community center serve both communities.

The area is close to nearby communities that have built several business parks and manufacturing parks, that draw many jobs from local and regional commuters. Traveling to La Jolla or Downtown San Diego is a tough drive during rush hour. Miramar Marine Base is also close by, employing thousands. Centralized shopping areas offer two large bookstores, warehouse stores, department stores, an exercise club, and a movie theatre, mixed in with many restaurants to choose from. A large regional park with trails lines the southern border. Two golf courses straddle Interstate 15, running through the area.

History

Carmel Mountain Ranch is one of the more recently developed areas in San Diego County. The area lies between what used to be Rancho de Los Peñasquitos and Rancho San Bernardo.

The land was part of a Mexican land grant dating back to the 1820s. The ranches passed hands over several times over the generations, and have left significant imprints in San Diego's history.





Type of Housing

Residents of Carmel Mountain Ranch enjoy a number of housing options. The area offers apartments, condominiums, and single-family homes for the middle- to upper-class.

Single detached homes make up over half of the housing in the area, with several gated communities spread throughout Carmel Mountain Ranch.

Over 5,300 single homes, apartments, and condominiums exist in the community. The hills and mesas offer beautiful views of San Diego

Transportation

Interstate 15 runs directly through Carmel Mountain Ranch with the majority of the community falling on the east side of the freeway. This allows easy access to both the northern and southern parts of San Diego County.

State Highway 56 bisects the community from east to west, providing convenient trips to the San Diego coastline. Bus routes run throughout the area, as well as Park-and-Ride systems.

Recreation

The Carmel Mountain Ranch / Sabre Springs Public Recreation Center comes equipped with indoor and outdoor basketball courts, softball fields, and areas for relaxing picnics.

The community also has two beautiful golf courses located on both sides of I-15. One of the courses is the top-rated Carmel Mountain Ranch Golf Club, located at the Double Tree Golf Resort. Carmel Mountain Ranch Country Club is the other local course, directly west of I-15. This country club provides opportunities to socialize and enjoy a club that does it right.

Youngsters have the opportunity to participate in Little League, softball, basketball, and soccer.

Carmel Mountain Ranch Country Club

14050 Carmel Ridge Road

San Diego, CA 92128

(858) 487-9224 / www.clubcmr.com

Golf Facilities: Championship 18-hole golf course, elegant 20,000 square foot clubhouse, golf club rentals, large practice putting green and short game area, men's and ladies locker rooms, lessons, PGA professional staff





Education

Poway Unified School District

15250 Avenue of Science / San Diego, CA 92128
(858) 521-2800 / www.powayusd.com

Elementary Schools

Highland Ranch

14840 Waverly Downs Ways / San Diego, CA 92128-3702
(858) 674-4707

Shoal Creek

11775 Shoal Creek Drive / San Diego, CA 92128-4573
(858) 613-9080

Middle Schools

Black Mountain

9353 Oviedo Street / San Diego, CA 92129-2198
Phone: (858) 484-1300 / Fax: (858) 538-9440

Meadowbrook

12320 Meadowbrook Lane / Poway, CA 92064-3599
Phone: (858) 748-0802 / Fax: (858) 679-0149

High Schools

Mt. Carmel

9550 Carmel Mountain Road / San Diego, CA 92129-2799
Phone: (858) 484-1180 / Fax: (858) 538-5496

Poway High

15500 Espola Road / Poway, CA 92064-2299
Phone: (858) 748-0245 / Fax: (858) 679-6879

Rancho Bernardo

13010 Paseo Lucido / San Diego, CA 92128-4499
Phone: (858) 485-4800 / Fax: (858) 485-4822

Population and Housing Estimates

ZIP Code 92128



Jan 1, 2021

Total Population	49,903
Household Population	49,666
Group Quarters Population	237
Persons Per Household	2.42

Housing and Occupancy

	Total Units	Households	Vacancy Rate
Structure Type	21,148	20,486	3.1%
Single Family - Detached	11,606	11,215	3.4%
Single Family - Attached	3,258	3,163	2.9%
Multi-Family	6,284	6,108	2.8%
Mobile Home and Other	0	0	--

Household Income

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

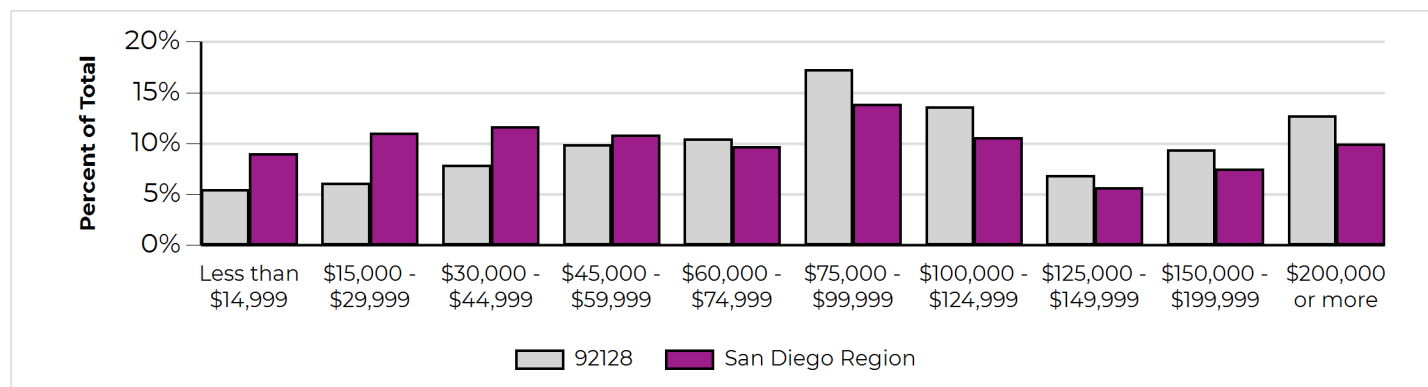
	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	5%	6%	8%	10%	10%	17%	14%	7%	9%	13%

Median Household Income

2021

Adjusted for Inflation (2010 \$) \$89,577

Not adjusted for inflation (current 2020 \$) \$110,914



DATA SOURCES AND IMPORTANT ADVISORY:

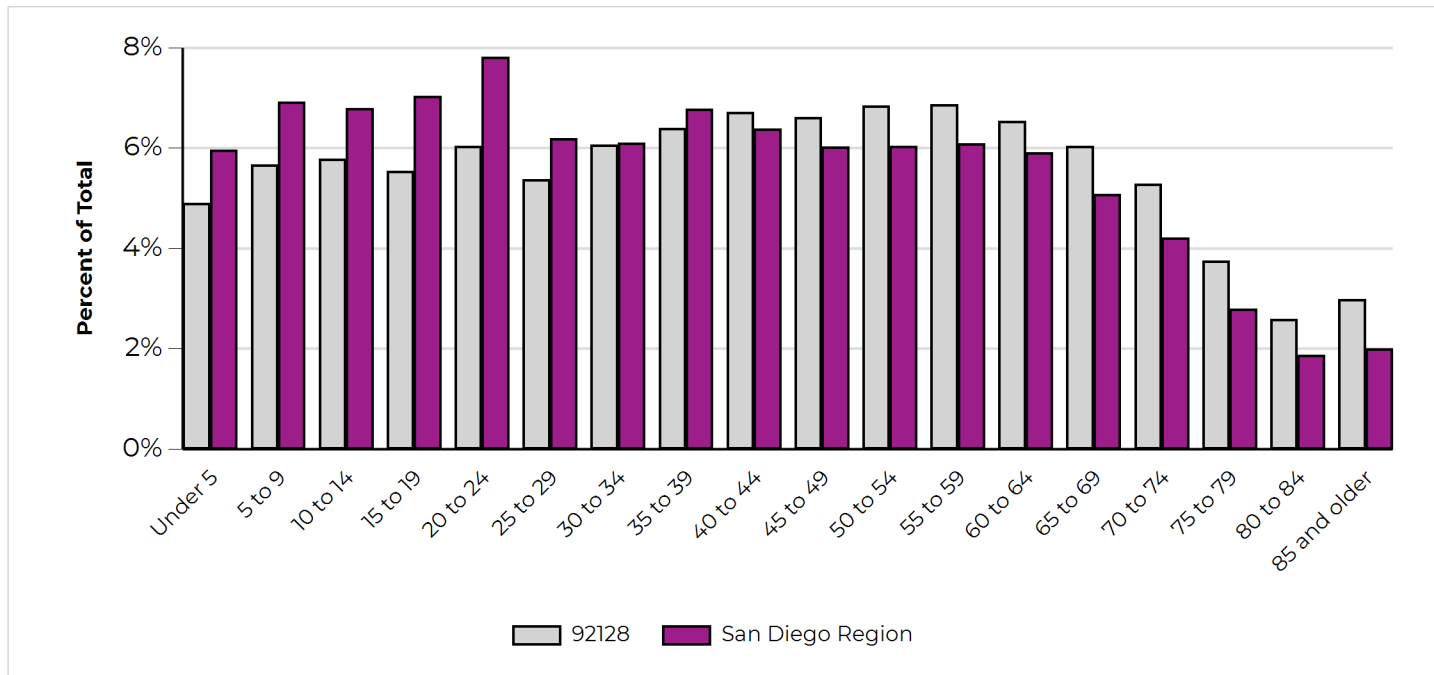
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community 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
Total Population	49,903	24,371	25,532	51%
Under 5	2,449	1,244	1,205	49%
5 to 9	2,828	1,433	1,395	49%
10 to 14	2,889	1,499	1,390	48%
15 to 17	1,740	894	846	49%
18 and 19	1,023	511	512	50%
20 to 24	3,012	1,578	1,434	48%
25 to 29	2,680	1,390	1,290	48%
30 to 34	3,028	1,534	1,494	49%
35 to 39	3,189	1,567	1,622	51%
40 to 44	3,352	1,682	1,670	50%
45 to 49	3,302	1,649	1,653	50%
50 to 54	3,413	1,684	1,729	51%
55 to 59	3,427	1,687	1,740	51%
60 and 61	1,376	683	693	50%
62 to 64	1,889	894	995	53%
65 to 69	3,016	1,369	1,647	55%
70 to 74	2,638	1,175	1,463	55%
75 to 79	1,873	842	1,031	55%
80 to 84	1,291	513	778	60%
85 and older	1,488	543	945	64%
Under 18	9,906	5,070	4,836	49%
65 and older	10,306	4,442	5,864	57%
Median Age	43.2	41.6	44.7	N/A

Population by Age



Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	7,265	28,087	1,692	193	10,572	2,094
Under 5	535	1,185	102	12	468	147
5 to 9	668	1,314	108	16	555	167
10 to 14	606	1,299	77	5	664	238
15 to 17	348	816	53	3	394	126
18 and 19	199	503	43	5	195	78
20 to 24	618	1,388	122	8	636	240
25 to 29	562	1,275	166	12	498	167
30 to 34	517	1,544	142	12	656	157
35 to 39	470	1,769	107	20	694	129
40 to 44	470	1,739	130	13	873	127
45 to 49	474	1,656	91	10	959	112
50 to 54	471	1,834	110	17	891	90
55 to 59	397	2,046	130	15	755	84
60 and 61	118	917	37	5	268	31
62 to 64	172	1,274	50	13	338	42
65 to 69	216	2,075	75	13	581	56
70 to 74	164	1,918	57	4	453	42
75 to 79	108	1,398	37	4	303	23
80 to 84	87	951	26	3	211	13
85 and older	65	1,186	29	3	180	25
Under 18	2,157	4,614	340	36	2,081	678
65 and older	640	7,528	224	27	1,728	159
Median Age	30.9	48.7	36.5	41.3	43.0	26.5