


The Courtyards at Talega 
 1031 East Avenida Pico
 San Clemente, CA 92673
 County: Orange

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Healthwest Realty Advisors

Population	1-mi.	3-mi.	5-mi.
2005 Male Population	3,391	25,763	45,041
2005 Female Population	3,409	25,244	44,815
% 2005 Male Population	49.87%	50.51%	50.13%
% 2005 Female Population	50.13%	49.49%	49.87%
2005 Age 0-5	670	4,474	7,734
2005 Age 6-13	828	6,594	11,548
2005 Age 14-17	322	2,627	4,939
2005 Age 18-20	201	1,828	3,380
2005 Age 21-24	364	2,356	4,006
2005 Age 25-29	438	3,111	5,082
2005 Age 30-34	533	3,598	6,018
2005 Age 35-39	640	4,223	7,141
2005 Age 40-44	741	4,646	7,719
2005 Age 45-49	574	4,240	7,378
2005 Age 50-54	462	3,295	6,136
2005 Age 55-59	335	2,439	4,535
2005 Age 60-64	238	1,864	3,451
2005 Age 65-69	170	1,564	2,847
2005 Age 70-74	116	1,415	2,595
2005 Age 75-79	94	1,219	2,321
2005 Age 80-84	56	862	1,644
2005 Age 85+	19	653	1,383
% 2005 Age 0-5	9.85%	8.77%	8.61%
% 2005 Age 6-13	12.17%	12.93%	12.85%
% 2005 Age 14-17	4.73%	5.15%	5.50%
% 2005 Age 18-20	2.96%	3.58%	3.76%
% 2005 Age 21-24	5.35%	4.62%	4.46%
% 2005 Age 25-29	6.44%	6.10%	5.66%
% 2005 Age 30-34	7.84%	7.05%	6.70%
% 2005 Age 35-39	9.41%	8.28%	7.95%
% 2005 Age 40-44	10.90%	9.11%	8.59%
% 2005 Age 45-49	8.44%	8.31%	8.21%
% 2005 Age 50-54	6.79%	6.46%	6.83%
% 2005 Age 55-59	4.93%	4.78%	5.05%
% 2005 Age 60-64	3.50%	3.65%	3.84%
% 2005 Age 65-69	2.50%	3.07%	3.17%
% 2005 Age 70-74	1.71%	2.77%	2.89%
% 2005 Age 75-79	1.38%	2.39%	2.58%
% 2005 Age 80-84	0.82%	1.69%	1.83%

% 2005 Age 85+	0.28%	1.28%	1.54%
2005 White Population	6,030	44,411	77,504
2005 Black Population	82	393	674
2005 Asian/Hawaiian/Pacific Islander	325	1,494	2,394
2005 American Indian/Alaska Native	26	272	645
2005 Other Population (Incl 2+ Races)	338	4,438	8,638
2005 Hispanic Population	716	9,157	17,360
2005 Non-Hispanic Population	6,084	41,850	72,495
% 2005 White Population	88.66%	87.07%	86.25%
% 2005 Black Population	1.21%	0.77%	0.75%
% 2005 Asian/Hawaiian/Pacific Islander	4.78%	2.93%	2.66%
% 2005 American Indian/Alaska Native	0.38%	0.53%	0.72%
% 2005 Other Population (Incl 2+ Races)	4.97%	8.70%	9.61%
% 2005 Hispanic Population	10.53%	17.95%	19.32%
% 2005 Non-Hispanic Population	89.47%	82.05%	80.68%
2000 Non-Hispanic White	4,740	35,700	62,318
2000 Non-Hispanic Black	44	382	680
2000 Non-Hispanic Amer Indian/Alaska Native	38	208	312
2000 Non-Hispanic Asian	264	1,156	1,842
2000 Non-Hispanic Hawaiian/Pacific Islander	9	24	59
2000 Non-Hispanic Some Other Race	42	113	121
2000 Non-Hispanic Two or More Races	131	919	1,601
% 2000 Non-Hispanic White	89.98%	92.72%	93.11%
% 2000 Non-Hispanic Black	0.84%	0.99%	1.02%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.72%	0.54%	0.47%
% 2000 Non-Hispanic Asian	5.01%	3.00%	2.75%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.17%	0.06%	0.09%
% 2000 Non-Hispanic Some Other Race	0.80%	0.29%	0.18%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	6,238	24,740	41,436
Total Establishments	797	3,744	6,694
2005 Total Population	6,801	51,007	89,856
2005 Total Households	2,797	20,116	35,036
Population Change 1990-2005	3,480	13,758	23,929
Household Change 1990-2005	1,336	5,066	9,085
% Population Change 1990-2005	104.79%	36.94%	36.30%
% Household Change 1990-2005	91.44%	33.66%	35.01%
Population Change 2000-2005	1,124	5,295	9,174
Household Change 2000-2005	517	2,484	4,344
% Population Change 2000-2005	19.80%	11.58%	11.37%
% Households Change 2000-2005	22.68%	14.09%	14.15%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,375	18,692	32,586
2000 Occupied Housing Units	2,292	17,607	30,648

2000 Owner Occupied Housing Units	1,498	11,254	20,497
2000 Renter Occupied Housing Units	794	6,354	10,151
2000 Vacant Housing Units	83	1,085	1,938
% 2000 Occupied Housing Units	96.51%	94.20%	94.05%
% 2000 Owner Occupied Housing Units	63.07%	60.20%	62.90%
% 2000 Renter Occupied Housing Units	33.43%	33.99%	31.15%
% 2000 Vacant Housing Units	3.49%	5.80%	5.95%

Income	1-mi.	3-mi.	5-mi.
2005 Median Household Income	\$87,995	\$72,774	\$71,601
2005 Per Capita Income	\$42,697	\$39,777	\$40,070
2005 Household Income < \$10,000	43	535	1,125
2005 Household Income \$10,000-\$14,999	60	658	1,193
2005 Household Income \$15,000-\$19,999	72	571	1,220
2005 Household Income \$20,000-\$24,999	58	805	1,380
2005 Household Income \$25,000-\$29,999	85	878	1,434
2005 Household Income \$30,000-\$34,999	73	724	1,299
2005 Household Income \$35,000-\$39,999	73	610	1,174
2005 Household Income \$40,000-\$44,999	39	862	1,440
2005 Household Income \$45,000-\$49,999	96	773	1,281
2005 Household Income \$50,000-\$59,999	169	1,485	2,643
2005 Household Income \$60,000-\$74,999	381	2,532	4,306
2005 Household Income \$75,000-\$99,999	479	2,820	5,123
2005 Household Income \$100,000-\$124,999	318	1,989	3,184
2005 Household Income \$125,000-\$149,999	405	1,830	2,861
2005 Household Income \$150,000-\$199,999	260	1,492	2,391
2005 Household Income \$200,000-\$249,999	67	421	738
2005 Household Income \$250,000-\$499,999	114	1,079	2,138
2005 Household Income \$500,000+	4	51	109
2005 Household Income \$200,000+	186	1,550	2,985
% 2005 Household Income < \$10,000	1.54%	2.66%	3.21%
% 2005 Household Income \$10,000-\$14,999	2.15%	3.27%	3.40%
% 2005 Household Income \$15,000-\$19,999	2.58%	2.84%	3.48%
% 2005 Household Income \$20,000-\$24,999	2.07%	4.00%	3.94%
% 2005 Household Income \$25,000-\$29,999	3.04%	4.36%	4.09%
% 2005 Household Income \$30,000-\$34,999	2.61%	3.60%	3.71%
% 2005 Household Income \$35,000-\$39,999	2.61%	3.03%	3.35%
% 2005 Household Income \$40,000-\$44,999	1.39%	4.29%	4.11%
% 2005 Household Income \$45,000-\$49,999	3.43%	3.84%	3.66%
% 2005 Household Income \$50,000-\$59,999	6.04%	7.38%	7.54%
% 2005 Household Income \$60,000-\$74,999	13.63%	12.59%	12.29%
% 2005 Household Income \$75,000-\$99,999	17.13%	14.02%	14.62%
% 2005 Household Income \$100,000-\$124,999	11.37%	9.89%	9.09%
% 2005 Household Income \$125,000-\$149,999	14.48%	9.10%	8.17%
% 2005 Household Income \$150,000-\$199,999	9.30%	7.42%	6.82%
% 2005 Household Income \$200,000-\$249,999	2.40%	2.09%	2.11%

% 2005 Household Income \$250,000-\$499,999	4.08%	5.36%	6.10%
% 2005 Household Income \$500,000+	0.14%	0.25%	0.31%
% 2005 Household Income \$200,000+	6.65%	7.71%	8.52%

