



# Community Profile

SADDLEBACK VIEW  
Area: 0.24 square miles

Prepared by Esri

<b>Population Summary</b>	
2000 Total Population	1,899
2010 Total Population	1,912
2021 Total Population	1,954
2021 Group Quarters	3
2026 Total Population	3,005
2021-2026 Annual Rate	8.99%
2021 Total Daytime Population	1,882
Workers	881
Residents	1,001
<b>Household Summary</b>	
2000 Households	445
2000 Average Household Size	4.26
2010 Households	491
2010 Average Household Size	3.89
2021 Households	497
2021 Average Household Size	3.93
2026 Households	795
2026 Average Household Size	3.78
2021-2026 Annual Rate	9.85%
2010 Families	377
2010 Average Family Size	4.38
2021 Families	384
2021 Average Family Size	4.40
2026 Families	615
2026 Average Family Size	4.20
2021-2026 Annual Rate	9.88%
<b>Housing Unit Summary</b>	
2000 Housing Units	433
Owner Occupied Housing Units	39.5%
Renter Occupied Housing Units	63.3%
Vacant Housing Units	-2.8%
2010 Housing Units	505
Owner Occupied Housing Units	34.5%
Renter Occupied Housing Units	62.8%
Vacant Housing Units	2.8%
2021 Housing Units	508
Owner Occupied Housing Units	32.5%
Renter Occupied Housing Units	65.4%
Vacant Housing Units	2.2%
2026 Housing Units	759
Owner Occupied Housing Units	22.0%
Renter Occupied Housing Units	82.7%
Vacant Housing Units	0.0%
<b>Median Household Income</b>	
2021	\$59,472
2026	\$61,251
<b>Median Home Value</b>	
2021	\$588,000
2026	\$611,888
<b>Per Capita Income</b>	
2021	\$18,855
2026	\$22,840
<b>Median Age</b>	
2010	29.4
2021	30.2
2026	30.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## 2021 Households by Income

Household Income Base	497
<\$15,000	4.8%
\$15,000 - \$24,999	7.0%
\$25,000 - \$34,999	11.5%
\$35,000 - \$49,999	15.1%
\$50,000 - \$74,999	23.3%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	12.3%
\$150,000 - \$199,999	7.2%
\$200,000+	3.0%
Average Household Income	\$75,686

## 2026 Households by Income

Household Income Base	795
<\$15,000	5.5%
\$15,000 - \$24,999	7.8%
\$25,000 - \$34,999	10.4%
\$35,000 - \$49,999	14.1%
\$50,000 - \$74,999	21.9%
\$75,000 - \$99,999	12.5%
\$100,000 - \$149,999	12.8%
\$150,000 - \$199,999	8.3%
\$200,000+	6.7%
Average Household Income	\$88,851

## 2021 Owner Occupied Housing Units by Value

Total	165
<\$50,000	0.0%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.6%
\$300,000 - \$399,999	5.5%
\$400,000 - \$499,999	17.0%
\$500,000 - \$749,999	75.8%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	1.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$582,681

## 2026 Owner Occupied Housing Units by Value

Total	167
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.0%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	10.2%
\$500,000 - \$749,999	85.6%
\$750,000 - \$999,999	0.0%
\$1,000,000 - \$1,499,999	3.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$620,982

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

October 22, 2021



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## 2010 Population by Age

Total	1,908
0 - 4	9.0%
5 - 9	8.2%
10 - 14	8.6%
15 - 24	17.7%
25 - 34	15.3%
35 - 44	15.6%
45 - 54	13.3%
55 - 64	7.3%
65 - 74	3.1%
75 - 84	1.7%
85 +	0.5%
18 +	69.3%

## 2021 Population by Age

Total	1,954
0 - 4	8.2%
5 - 9	7.5%
10 - 14	7.9%
15 - 24	17.0%
25 - 34	16.6%
35 - 44	14.9%
45 - 54	11.6%
55 - 64	8.2%
65 - 74	5.2%
75 - 84	2.2%
85 +	0.6%
18 +	72.0%

## 2026 Population by Age

Total	3,005
0 - 4	9.1%
5 - 9	8.1%
10 - 14	7.2%
15 - 24	16.1%
25 - 34	17.8%
35 - 44	14.2%
45 - 54	11.0%
55 - 64	8.3%
65 - 74	5.4%
75 - 84	2.2%
85 +	0.6%
18 +	71.2%

## 2010 Population by Sex

Males	996
Females	916

## 2021 Population by Sex

Males	1,018
Females	935

## 2026 Population by Sex

Males	1,561
Females	1,445

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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## 2010 Population by Race/Ethnicity

Total	1,912
White Alone	49.5%
Black Alone	1.6%
American Indian Alone	1.1%
Asian Alone	2.0%
Pacific Islander Alone	0.3%
Some Other Race Alone	41.4%
Two or More Races	4.1%
Hispanic Origin	88.8%
Diversity Index	80.3

## 2021 Population by Race/Ethnicity

Total	1,954
White Alone	47.7%
Black Alone	1.6%
American Indian Alone	1.0%
Asian Alone	2.5%
Pacific Islander Alone	0.3%
Some Other Race Alone	42.7%
Two or More Races	4.2%
Hispanic Origin	89.8%
Diversity Index	81.4

## 2026 Population by Race/Ethnicity

Total	3,006
White Alone	47.1%
Black Alone	2.0%
American Indian Alone	1.1%
Asian Alone	2.8%
Pacific Islander Alone	0.2%
Some Other Race Alone	42.5%
Two or More Races	4.3%
Hispanic Origin	89.4%
Diversity Index	81.9

## 2010 Population by Relationship and Household Type

Total	1,912
In Households	99.9%
In Family Households	91.3%
Householder	19.4%
Spouse	13.8%
Child	39.8%
Other relative	13.2%
Nonrelative	5.0%
In Nonfamily Households	8.6%
In Group Quarters	0.1%
Institutionalized Population	0.1%
Noninstitutionalized Population	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

October 22, 2021



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## 2021 Population 25+ by Educational Attainment

Total	1,160
Less than 9th Grade	27.8%
9th - 12th Grade, No Diploma	16.2%
High School Graduate	30.9%
GED/Alternative Credential	1.9%
Some College, No Degree	10.7%
Associate Degree	4.9%
Bachelor's Degree	4.1%
Graduate/Professional Degree	3.5%

## 2021 Population 15+ by Marital Status

Total	1,493
Never Married	41.9%
Married	49.0%
Widowed	4.1%
Divorced	5.0%

## 2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	1,029
Population 16+ Employed	94.1%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	16.1%
Population 16-24 Unemployment rate	10.9%
Population 25-54 Employed	68.5%
Population 25-54 Unemployment rate	5.3%
Population 55-64 Employed	11.6%
Population 55-64 Unemployment rate	4.3%
Population 65+ Employed	3.7%
Population 65+ Unemployment rate	0.0%

## 2021 Employed Population 16+ by Industry

Total	968
Agriculture/Mining	1.1%
Construction	14.8%
Manufacturing	18.2%
Wholesale Trade	1.7%
Retail Trade	11.6%
Transportation/Utilities	2.2%
Information	3.7%
Finance/Insurance/Real Estate	5.9%
Services	37.9%
Public Administration	2.9%

## 2021 Employed Population 16+ by Occupation

Total	966
White Collar	37.3%
Management/Business/Financial	6.7%
Professional	9.9%
Sales	7.7%
Administrative Support	12.9%
Services	22.5%
Blue Collar	40.0%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	13.5%
Installation/Maintenance/Repair	3.2%
Production	12.7%
Transportation/Material Moving	9.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>	
Total	490
Households with 1 Person	17.1%
Households with 2+ People	82.9%
Family Households	76.9%
Husband-wife Families	54.9%
With Related Children	40.0%
Other Family (No Spouse Present)	22.2%
Other Family with Male Householder	7.1%
With Related Children	4.7%
Other Family with Female Householder	15.1%
With Related Children	9.2%
Nonfamily Households	5.9%
All Households with Children	54.6%
Multigenerational Households	13.4%
Unmarried Partner Households	8.8%
Male-female	7.9%
Same-sex	0.8%
<b>2010 Households by Size</b>	
Total	491
1 Person Household	17.1%
2 Person Household	14.7%
3 Person Household	14.3%
4 Person Household	16.5%
5 Person Household	13.4%
6 Person Household	11.2%
7 + Person Household	12.8%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	491
Owner Occupied	35.4%
Owned with a Mortgage/Loan	32.2%
Owned Free and Clear	3.5%
Renter Occupied	64.6%
<b>2021 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	59
Percent of Income for Mortgage	41.5%
Wealth Index	49
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	505
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
<b>2010 Population By Urban/ Rural Status</b>	
Total Population	1,912
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments	
1.	NeWest Residents (13C)
2.	Family Extensions (13B)
3.	
2021 Consumer Spending	
Apparel & Services: Total \$	\$962,964
Average Spent	\$1,937.55
Spending Potential Index	91
Education: Total \$	\$703,586
Average Spent	\$1,415.67
Spending Potential Index	82
Entertainment/Recreation: Total \$	\$1,234,618
Average Spent	\$2,484.14
Spending Potential Index	77
Food at Home: Total \$	\$2,427,011
Average Spent	\$4,883.32
Spending Potential Index	90
Food Away from Home: Total \$	\$1,778,350
Average Spent	\$3,578.17
Spending Potential Index	94
Health Care: Total \$	\$2,193,851
Average Spent	\$4,414.19
Spending Potential Index	71
HH Furnishings & Equipment: Total \$	\$881,896
Average Spent	\$1,774.44
Spending Potential Index	79
Personal Care Products & Services: Total \$	\$366,364
Average Spent	\$737.15
Spending Potential Index	82
Shelter: Total \$	\$9,368,942
Average Spent	\$18,850.99
Spending Potential Index	94
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$811,629
Average Spent	\$1,633.06
Spending Potential Index	68
Travel: Total \$	\$956,520
Average Spent	\$1,924.59
Spending Potential Index	76
Vehicle Maintenance & Repairs: Total \$	\$450,464
Average Spent	\$906.37
Spending Potential Index	82

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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