



Demographic and Socioeconomic Profile 2010

TRACT: 176.01

Population by Race

	Population	Percent
Total Population	4,941	100%
White	4,290	87%
Hispanic	322	7%
Asian	171	3%
Two or More	96	2%
Black	35	1%
Other	14	<1%
Pacific Islander	8	<1%
American Indian	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,941	2,279	2,662	54%
Under 5	212	103	109	51%
5 to 9	257	144	113	44%
10 to 14	226	116	110	49%
15 to 17	136	67	69	51%
18 and 19	65	33	32	49%
20 to 24	180	84	96	53%
25 to 29	155	63	92	59%
30 to 34	149	78	71	48%
35 to 39	240	116	124	52%
40 to 44	296	148	148	50%
45 to 49	335	168	167	50%
50 to 54	386	181	205	53%
55 to 59	373	180	193	52%
60 and 61	152	76	76	50%
62 to 64	194	95	99	51%
65 to 69	224	113	111	50%
70 to 74	194	84	110	57%
75 to 79	197	76	121	61%
80 to 84	353	126	227	64%
85 and Older	617	228	389	63%
Under 18	831	430	401	48%
65 and older	1,585	627	958	60%
Median	52.8	50.5	54.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,246	100%
Never Married	1,006	24%
Married, excluding separated	2,269	53%
Separated	44	1%
Widowed	528	12%
Divorced	399	9%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B12001

Pop. by Household / Group Quarters Status

	Number	Percent
Total population	4,941	100%
Household	4,796	97%
Group Quarters - Other	145	3%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%

Source: SANDAG, Current Estimates (2010)

Population by Age and Race

	Total	Hispanic	White	Black	American Indian	Asian	Pacific Islander	Other	Two or More
Total Pop.	4,941	322	4,290	35	5	171	8	14	96
Under 5	212	20	168	0	0	6	0	4	14
5 to 9	257	26	201	1	0	7	0	3	19
10 to 14	226	26	178	1	0	9	2	0	10
15 to 17	136	7	115	1	0	6	0	0	7
18 and 19	65	6	53	0	0	3	0	1	2
20 to 24	180	19	145	2	0	5	0	1	8
25 to 29	155	17	127	0	1	7	0	0	3
30 to 34	149	13	131	0	0	2	1	0	2
35 to 39	240	23	186	3	1	19	0	2	6
40 to 44	296	29	244	1	0	18	0	0	4
45 to 49	335	31	277	4	0	13	2	1	7
50 to 54	386	26	333	2	0	20	2	0	3
55 to 59	373	22	333	3	2	11	0	1	1
60 and 61	152	7	138	0	1	5	0	0	1
62 to 64	194	10	169	5	0	9	0	0	1
65 to 69	224	9	199	4	0	11	0	0	1
70 to 74	194	6	178	2	0	6	0	1	1
75 to 79	197	11	179	2	0	5	0	0	0
80 to 84	353	5	338	2	0	4	1	0	3
85 and Older	617	9	598	2	0	5	0	0	3
Under 18	831	79	662	3	0	28	2	7	50
65 and older	1,585	40	1,492	12	0	31	1	1	8
Median		40.7	54.8	59.2	56.3	46.3	47.5	18.0	17.1

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,729	100%
Speak Only English	4,200	89%
Speak Spanish:	217	5%
Speak English "well" or "very well"	217	5%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	57	1%
Speak English "well" or "very well"	41	1%
Speak English "not well" or "not at all"	16	<1%
Speak other language:	255	5%
Speak English "well" or "very well"	246	5%
Speak English "not well" or "not at all"	9	<1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

Educational Attainment

	Number	Percent
Total population age 25 and older	3,865	100%
Less than 9th grade	67	2%
9th through 12th grade, no diploma	81	2%
High school grad (incl. equivalency)	351	9%
Some college, no degree	823	21%
Associate degree	316	8%
Bachelor's degree	1,518	39%
Master's degree	374	10%
Professional school degree	210	5%
Doctorate degree	125	3%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B15002

School Enrollment

	Total		Public School		Private School	
	Number	Percent	Number	Percent	Number	Percent
Total population age 3 and older	4,824	100%	---	---	---	---
Enrolled in school	1,177	24%	774	16%	403	8%
Nursery / Preschool	82	7%	18	2%	64	16%
Kindergarten to grade 4	295	25%	220	28%	75	19%
Grade 5 to grade 8	121	10%	75	10%	46	11%
Grade 9 to grade 12	345	29%	300	39%	45	11%
College, undergraduate	154	13%	154	20%	0	0%
Graduate or Professional school	180	15%	7	1%	173	43%
Not enrolled in school	3,647	76%	---	---	---	---

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B14002

Households by Type and Presence of Children Under 18

	Total		With Persons Under 18		Without Persons Under 18	
	Number	Percent	Number	Percent	Number	Percent
Total households	2,122	100%	471	100%	1,651	100%
Family Households:	1,318	62%	470	100%	848	51%
Married couple family	1,135	53%	346	73%	789	48%
Other family:	183	9%	124	26%	59	4%
Male householder, no wife	85	4%	51	11%	34	2%
Female householder, no husband	98	5%	73	15%	25	2%
Nonfamily households:	804	38%	1	<1%	803	49%
Householder living alone	598	28%	----	----	----	----
Other nonfamily households	206	10%	----	----	----	----

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B11005

Housing Units by Type

	Number	Percent	Occupied	Unoccupied	Vacancy Rate	Persons per Household
Total Housing Units	2,261	100%	2122	139	6%	2.26
Single family (detached)	1,439	64%	1,381	58	4%	2.69
Single family (attached)	68	3%	68	0	0%	2.51
2 to 4 units	58	3%	38	20	34%	1.66
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	696	31%	635	61	9%	1.34
Mobile home and Other	0	0%	0	0	0%	0.00

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25024

Housing Value

	Number	Percent
Total Owner-Occupied Units	1,455	100%
Less than \$150,000	47	3%
\$150,000 to \$199,999	12	1%
\$200,000 to \$249,999	36	2%
\$250,000 to \$299,999	23	2%
\$300,000 to \$399,999	36	2%
\$400,000 to \$499,999	180	12%
\$500,000 to \$749,999	321	22%
\$750,000 to \$999,999	449	31%
\$1,000,000 or more	351	24%

Median Value **\$791,481**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

Year Structure Built

	Number	Percent
Total Housing units	2,261	100%
2005 or Later	200	9%
2000 to 2004	609	27%
1990 to 1999	93	4%
1980 to 1989	402	18%
1970 to 1979	488	22%
1960 to 1969	193	9%
1950 to 1959	162	7%
1940 to 1949	33	1%
1939 or earlier	81	4%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25034

Housing Units by Tenure and Occupants per Room

	Total		Renter Occupied		Owner Occupied	
	Number	Percent	Number	Percent	Number	Percent
Total occupied housing units	2,122	100%	667	100%	1,455	100%
1.00 occupant housing per room or less	2,122	100%	667	100%	1,455	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	0	0%
1.51 to 2.00 occupants per room	0	0%	0	0%	0	0%
2.01 or more occupants per room	0	0%	0	0%	0	0%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25014

Contract Rent

Renter Occupied Housing Units	Number	Percent
Total Units	667	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	74	11%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	75	11%
\$2,000 or more	468	70%
No cash rent	50	7%
Median contract rent	\$2,591	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25056

Gross Rent as a Percentage of Household Income

Renter Occupied Housing Units	Number	Percent
Total Units	667	100%
Less than 20 percent	178	27%
20.0 to 24.9 percent	54	8%
25.0 to 29.9 percent	29	4%
30.0 to 34.9 percent	36	5%
35.0 to 39.9 percent	34	5%
40.0 to 49.9 percent	50	7%
50.0 percent or more	236	35%
Not computed	50	7%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25070

Vehicle Availability

Occupied Housing Units	Number	Percent
Total Availability	2,122	100%
No vehicle	224	11%
1 vehicle	480	23%
2 vehicles	715	34%
3 vehicles	446	21%
4 or more vehicles	257	12%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25044

Place of Work

Workers age 16 and older	Number	Percent
Total Workers	2,070	100%
Worked in state of residence	2,056	99%
Worked in county of residence	1,990	96%
Worked outside county of residence	66	3%
Worked outside state of residence	14	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08007

Employment Status

	Male		Female	
	Total	Percent	Number	Percent
Population age 16 and older	4,208	100%	1,894	45%
In labor force	2,018	48%	1,113	55%
Armed forces	0	0%	0	0%
Civilian (employed)	1,907	94%	1,060	56%
Civilian (unemployed)	111	6%	53	48%
Not in labor force	2,190	52%	781	36%
Pct. of civilian labor force unemployed	5.5%		4.8%	

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B23025

Means of Transportation to Work

Workers age 16 and older	Number	Percent
Total Workers	2,070	100%
Car, truck or van:	1,591	77%
Drove Alone	1,514	73%
Carpooled	77	4%
Public Transportation:	40	2%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	40	2%
Other public transportation	0	0%
Motorcycle	16	1%
Bicycle	0	0%
Walked	9	<1%
Other means	14	1%
Worked at home	400	19%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08301

Travel Time to Work

Workers age 16 and older	Number	Percent
Total Workers	2,070	100%
Did not work at home	1,670	81%
Less than 10 minutes	173	8%
10 to 19 minutes	472	23%
20 to 29 minutes	367	18%
30 to 44 minutes	463	22%
45 to 59 minutes	128	6%
60 to 89 minutes	42	2%
90 minutes or more	25	1%
Worked at home	400	19%
Average time to work (minutes)	29	--

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B08303

Industry

Employed civilian population age 16 and older	Number	Percent
Total employed civilian age 16+	2,070	100%
Agriculture, forestry, mining	0	0%
Utilities	15	1%
Construction	71	3%
Manufacturing	155	7%
Wholesale trade	189	9%
Retail trade	155	7%
Transportation & warehousing	7	<1%
Information & communications	49	2%
Finance, insurance, & real estate	241	12%
Professional, scientific, management, administration	81	4%
Educational, social, & health services	290	14%
Art, entertainment, recreation, accommodations, food	194	9%
Other services	157	8%
Public administration	466	23%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24030

Occupation

Employed civilian population age 16 and older

Number Percent

Total employed civilian age 16+	2,070	100%
Management, professional & related:	1,231	59%
Management (incl. farm managers)	344	17%
Business & financial	306	15%
Computer & mathematical	78	4%
Architecture & engineering	71	3%
Life, physical & social science	62	3%
Community & social service	0	0%
Legal	21	1%
Education, training, & library	152	7%
Art, entertainment, sports & media	105	5%
Healthcare practitioners	92	4%
Service:	232	11%
Healthcare support	0	0%
Protective service	47	2%
Food preparation & serving	112	5%
Building & grounds cleaning / maintenance	38	2%
Personal care & service	35	2%
Sales & office	463	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	94	5%
Production, transport & material moving	50	2%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

Household Income

Number Percent

Total Households	2,122	100%
Less than \$15,000	109	5%
\$15,000 to \$29,999	185	9%
\$30,000 to \$44,999	179	8%
\$45,000 to \$59,999	187	9%
\$60,000 to \$74,999	139	7%
\$75,000 to \$99,999	290	14%
\$100,000 to \$124,999	215	10%
\$125,000 to \$149,999	88	4%
\$150,000 to \$199,999	337	16%
\$200,000 or more	393	19%
Median Income	\$97,586	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,122	100%
With earnings	1,291	61%
With wage and salary income	1,154	54%
With self-employment income	488	23%
With interest, dividend, or net rental income	1,196	56%
With Social Security income	1,007	47%
With Supplemental Security income	59	3%
With public assistance income	0	0%
With retirement income	697	33%
With other types of income	393	19%

Note: "Earnings" is the sum of households with wage and salary income and/or self-employment income. Also, a household may have more than one income. Therefore, subsets will not sum to the total.

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B19051 - B19060

Ratio of Income to Poverty Level

Population for whom poverty status is determined

	Number	Percent
Total	4,941	100%
Under .50	95	2%
.50 to .99	220	4%
1.00 to 1.24	151	3%
1.25 to 1.49	160	3%
1.50 to 1.84	92	2%
1.85 to 1.99	62	1%
2.00 and over	4,161	84%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C17002

Poverty Status

Population for whom poverty status is determined

	Number	Percent
Total	4,941	100%
Above Poverty	4,626	94%
Below Poverty	315	6%

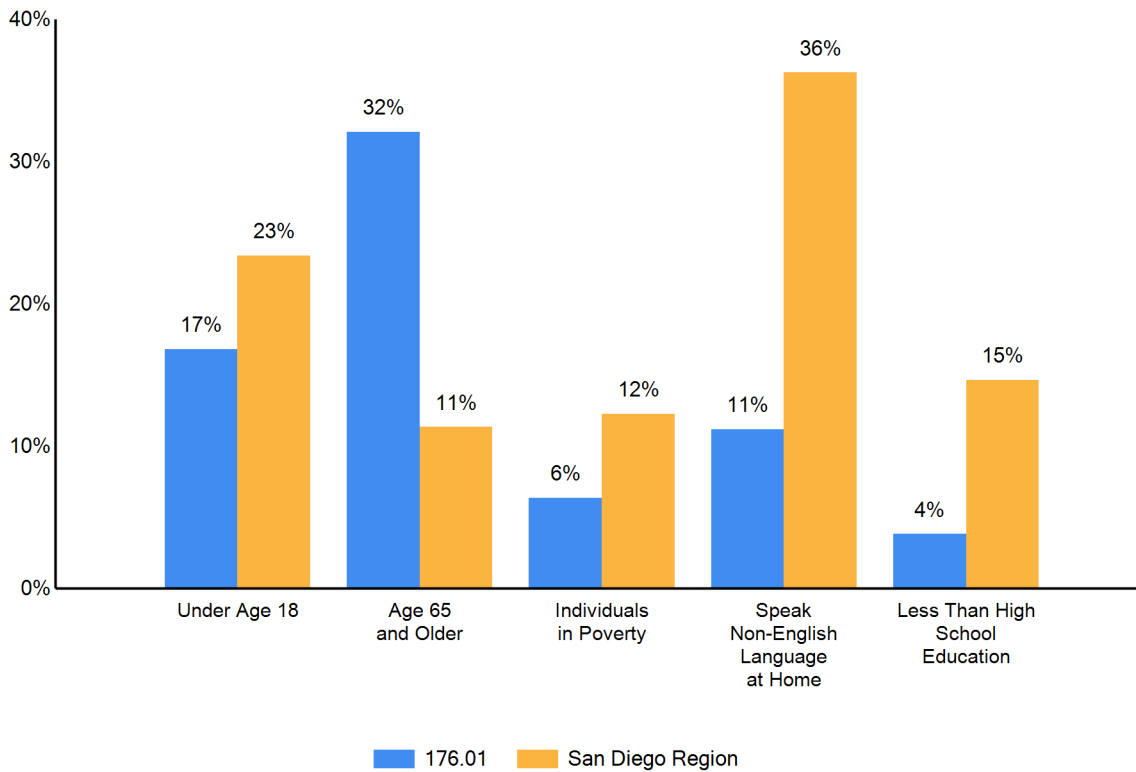
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
Total Families	1,318	470	848	1,238	443	795	80	27	53
Married couple family	1,135	346	789	1,077	330	747	58	16	42
Male householder, no wife present	85	51	34	63	40	23	22	11	11
Female householder, no husband present	98	73	25	98	73	25	0	0	0

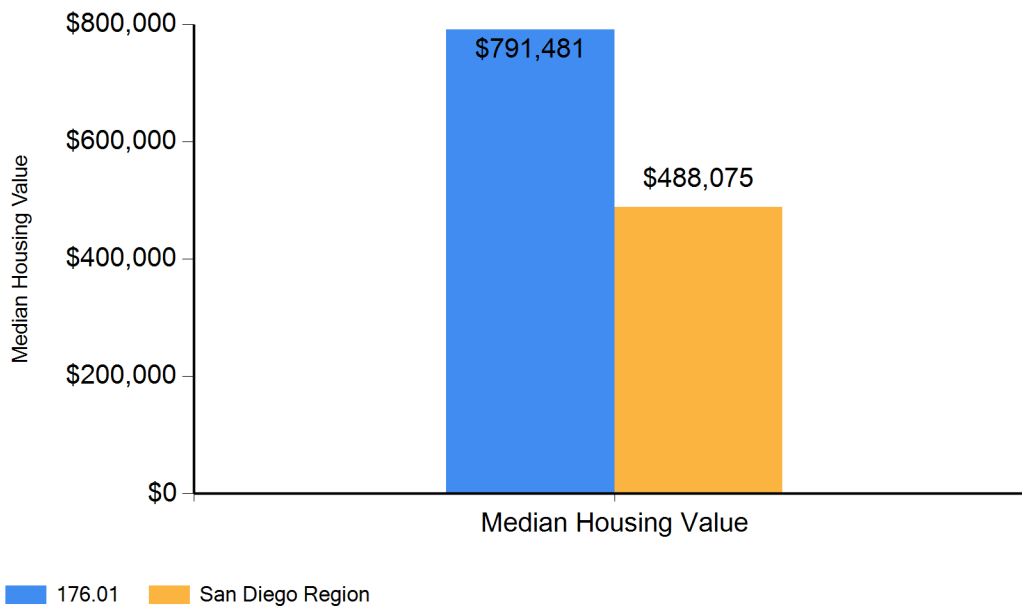
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

Demographic and Socioeconomic Characteristics



Source: SANDAG, Current Estimates (2010) and constructed from U.S. Census Bureau's American Community survey 2010 5 - year file

Median Housing Value



Source: SANDAG, Constructed from U.S. Census Bureau's American Community survey 2010 5 - year file, Table B25075