



## Demographic and Socioeconomic Profile 2010

TRACT: 165.03

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>2,784</b>	<b>100%</b>
White	1,793	64%
Hispanic	599	22%
Black	154	6%
Two or More	125	4%
Asian	88	3%
American Indian	13	<1%
Other	6	<1%
Pacific Islander	6	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>2,784</b>	<b>1,331</b>	<b>1,453</b>	<b>52%</b>
Under 5	238	98	140	59%
5 to 9	146	75	71	49%
10 to 14	163	85	78	48%
15 to 17	104	56	48	46%
18 and 19	78	43	35	45%
20 to 24	244	120	124	51%
25 to 29	256	139	117	46%
30 to 34	195	90	105	54%
35 to 39	159	79	80	50%
40 to 44	157	81	76	48%
45 to 49	196	100	96	49%
50 to 54	214	89	125	58%
55 to 59	160	77	83	52%
60 and 61	69	29	40	58%
62 to 64	77	33	44	57%
65 to 69	105	55	50	48%
70 to 74	80	32	48	60%
75 to 79	63	22	41	65%
80 to 84	52	20	32	62%
85 and Older	28	8	20	71%
Under 18	651	314	337	52%
65 and older	328	137	191	58%
<b>Median</b>	<b>34.2</b>	<b>32.8</b>	<b>35.5</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,237</b>	<b>100%</b>
Never Married	481	22%
Married, excluding separated	1,274	57%
Separated	10	<1%
Widowed	188	8%
Divorced	284	13%

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
<b>Total population</b>	<b>2,784</b>	<b>100%</b>
Household	2,784	100%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%
Group Quarters - Other	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
<b>Total Pop.</b>	<b>2,784</b>	<b>599</b>	<b>1,793</b>	<b>154</b>	<b>13</b>	<b>88</b>	<b>6</b>	<b>6</b>	<b>125</b>
Under 5	238	81	107	9	2	8	0	3	28
5 to 9	146	52	68	9	0	3	0	0	14
10 to 14	163	50	84	11	1	2	0	0	15
15 to 17	104	35	45	15	0	3	0	0	6
18 and 19	78	19	41	7	0	2	1	0	8
20 to 24	244	57	149	9	1	10	1	1	16
25 to 29	256	60	160	22	2	5	0	2	5
30 to 34	195	42	124	11	2	10	0	0	6
35 to 39	159	33	103	10	1	5	1	0	6
40 to 44	157	29	101	18	1	4	1	0	3
45 to 49	196	42	123	16	1	9	2	0	3
50 to 54	214	32	163	7	0	7	0	0	5
55 to 59	160	15	129	6	1	6	0	0	3
60 and 61	69	8	56	1	0	4	0	0	0
62 to 64	77	6	68	1	0	1	0	0	1
65 to 69	105	14	85	2	0	2	0	0	2
70 to 74	80	11	63	0	1	3	0	0	2
75 to 79	63	5	56	0	0	2	0	0	0
80 to 84	52	4	46	0	0	2	0	0	0
85 and Older	28	4	22	0	0	0	0	0	2
Under 18	651	218	304	44	3	16	0	3	63
65 and older	328	38	272	2	1	9	0	0	6
<b>Median</b>		<b>25.5</b>	<b>40.8</b>	<b>28.9</b>	<b>31.3</b>	<b>36.0</b>	<b>40.0</b>	<b>20.0</b>	<b>17.8</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>2,546</b>	<b>100%</b>
Speak Only English	2,105	83%
Speak Spanish:	360	14%
Speak English "well" or "very well"	330	13%
Speak English "not well" or "not at all"	30	1%
Speak Asian/Pacific Island language:	81	3%
Speak English "well" or "very well"	81	3%
Speak English "not well" or "not at all"	0	0%
Speak other language:	0	0%
Speak English "well" or "very well"	0	0%
Speak English "not well" or "not at all"	0	0%

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

## Educational Attainment

	Number	Percent
<b>Total population age 25 and older</b>	<b>1,811</b>	<b>100%</b>
Less than 9th grade	46	3%
9th through 12th grade, no diploma	253	14%
High school grad (incl. equivalency)	534	29%
Some college, no degree	570	31%
Associate degree	141	8%
Bachelor's degree	253	14%
Master's degree	14	1%
Professional school degree	0	0%
Doctorate degree	0	0%

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
<b>Total population age 3 and older</b>	<b>2,637</b>	<b>100%</b>	---	---	---	---
Enrolled in school	669	25%	606	23%	63	2%
Nursery / Preschool	68	10%	43	7%	25	40%
Kindergarten to grade 4	135	20%	135	22%	0	0%
Grade 5 to grade 8	116	17%	116	19%	0	0%
Grade 9 to grade 12	133	20%	133	22%	0	0%
College, undergraduate	120	18%	82	14%	38	60%
Graduate or Professional school	97	14%	97	16%	0	0%
Not enrolled in school	1,968	75%	---	---	---	---

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
<b>Total households</b>	<b>1,028</b>	<b>100%</b>	<b>293</b>	<b>100%</b>	<b>735</b>	<b>100%</b>
Family Households:	740	72%	293	100%	447	61%
Married couple family	626	61%	249	85%	377	51%
Other family:	114	11%	44	15%	70	10%
Male householder, no wife	40	4%	17	6%	23	3%
Female householder, no husband	74	7%	27	9%	47	6%
Nonfamily households:	288	28%	0	0%	288	39%
Householder living alone	220	21%	----	----	----	----
Other nonfamily households	68	7%	----	----	----	----

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
<b>Total Housing Units</b>	<b>1,124</b>	<b>100%</b>	<b>1028</b>	<b>96</b>	<b>9%</b>	<b>2.71</b>
Single family (detached)	390	35%	324	66	17%	2.96
Single family (attached)	10	1%	7	3	30%	2.86
2 to 4 units	238	21%	234	4	2%	2.89
5 to 9 units	83	7%	83	0	0%	2.53
10 or more units	185	16%	184	1	1%	2.53
Mobile home and Other	218	19%	196	22	10%	2.30

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

## Housing Value

	Number	Percent
<b>Total Owner-Occupied Units</b>	<b>722</b>	<b>100%</b>
Less than \$150,000	160	22%
\$150,000 to \$199,999	134	19%
\$200,000 to \$249,999	14	2%
\$250,000 to \$299,999	37	5%
\$300,000 to \$399,999	230	32%
\$400,000 to \$499,999	95	13%
\$500,000 to \$749,999	42	6%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	10	1%

**Median Value** **\$306,957**

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

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>1,124</b>	<b>100%</b>
2005 or Later	32	3%
2000 to 2004	33	3%
1990 to 1999	17	2%
1980 to 1989	272	24%
1970 to 1979	465	41%
1960 to 1969	169	15%
1950 to 1959	136	12%
1940 to 1949	0	0%
1939 or earlier	0	0%

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
<b>Total occupied housing units</b>	<b>1,028</b>	<b>100%</b>	<b>306</b>	<b>100%</b>	<b>722</b>	<b>100%</b>
1.00 occupant housing per room or less	995	97%	306	100%	689	95%
1.01 to 1.50 occupants per room	33	3%	0	0%	33	5%
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
<b>Total Units</b>	<b>306</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	29	9%
\$600 to \$699	6	2%
\$700 to \$799	61	20%
\$800 to \$899	16	5%
\$900 to \$999	0	0%
\$1,000 to \$1,249	45	15%
\$1,250 to \$1,499	85	28%
\$1,500 to \$1,999	21	7%
\$2,000 or more	13	4%
No cash rent	30	10%
<b>Median contract rent</b>	<b>\$1,228</b>	

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
<b>Total Units</b>	<b>306</b>	<b>100%</b>
Less than 20 percent	60	20%
20.0 to 24.9 percent	37	12%
25.0 to 29.9 percent	45	15%
30.0 to 34.9 percent	12	4%
35.0 to 39.9 percent	29	9%
40.0 to 49.9 percent	9	3%
50.0 percent or more	72	24%
Not computed	42	14%

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
<b>Total Availability</b>	<b>1,028</b>	<b>100%</b>
No vehicle	26	3%
1 vehicle	258	25%
2 vehicles	602	59%
3 vehicles	77	7%
4 or more vehicles	65	6%

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
<b>Total Workers</b>	<b>1,493</b>	<b>100%</b>
Worked in state of residence	1,493	100%
Worked in county of residence	1,493	100%
Worked outside county of residence	0	0%
Worked outside state of residence	0	0%

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
<b>Population age 16 and older</b>	<b>2,203</b>	<b>100%</b>	<b>1,056</b>	<b>48%</b>
In labor force	1,579	72%	786	50%
Armed forces	52	3%	0	0%
Civilian (employed)	1,458	92%	745	51%
Civilian (unemployed)	69	4%	41	59%
Not in labor force	624	28%	270	43%
Pct. of civilian labor force unemployed	4.5%		5.2%	

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
<b>Total Workers</b>	<b>1,493</b>	<b>100%</b>
Car, truck or van:	1,408	94%
Drove Alone	1,374	92%
Carpooled	34	2%
Public Transportation:	43	3%
Bus	43	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	6	<1%
Bicycle	0	0%
Walked	0	0%
Other means	6	<1%
Worked at home	30	2%

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
<b>Total Workers</b>	<b>1,493</b>	<b>100%</b>
Did not work at home	1,463	98%
Less than 10 minutes	197	13%
10 to 19 minutes	381	26%
20 to 29 minutes	390	26%
30 to 44 minutes	310	21%
45 to 59 minutes	81	5%
60 to 89 minutes	67	4%
90 minutes or more	37	2%
Worked at home	30	2%
<b>Average time to work (minutes)</b>	<b>29</b>	<b>--</b>

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
<b>Total employed civilian age 16+</b>	<b>1,437</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	234	16%
Manufacturing	107	7%
Wholesale trade	32	2%
Retail trade	102	7%
Transportation & warehousing	125	9%
Information & communications	35	2%
Finance, insurance, & real estate	143	10%
Professional, scientific, management, administration	13	1%
Educational, social, & health services	305	21%
Art, entertainment, recreation, accommodations, food	155	11%
Other services	75	5%
Public administration	111	8%

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

<b>Total employed civilian age 16+</b>	<b>1,437</b>	<b>100%</b>
Management, professional & related:	385	27%
Management (incl. farm managers)	113	8%
Business & financial	66	5%
Computer & mathematical	0	0%
Architecture & engineering	0	0%
Life, physical & social science	0	0%
Community & social service	38	3%
Legal	13	1%
Education, training, & library	114	8%
Art, entertainment, sports & media	17	1%
Healthcare practitioners	24	2%
Service:	267	19%
Healthcare support	27	2%
Protective service	6	<1%
Food preparation & serving	68	5%
Building & grounds cleaning / maintenance	56	4%
Personal care & service	110	8%
Sales & office	310	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	244	17%
Production, transport & material moving	231	16%

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

## Household Income

Number Percent

<b>Total Households</b>	<b>1,028</b>	<b>100%</b>
Less than \$15,000	84	8%
\$15,000 to \$29,999	167	16%
\$30,000 to \$44,999	117	11%
\$45,000 to \$59,999	92	9%
\$60,000 to \$74,999	210	20%
\$75,000 to \$99,999	266	26%
\$100,000 to \$124,999	68	7%
\$125,000 to \$149,999	8	1%
\$150,000 to \$199,999	16	2%
\$200,000 or more	0	0%
<b>Median Income</b>	<b>\$63,857</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,028</b>	<b>100%</b>
With earnings	918	89%
With wage and salary income	875	85%
With self-employment income	137	13%
With interest, dividend, or net rental income	75	7%
With Social Security income	306	30%
With Supplemental Security income	51	5%
With public assistance income	26	3%
With retirement income	170	17%
With other types of income	138	13%

*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
<b>Total</b>	<b>2,784</b>	<b>100%</b>
Under .50	230	8%
.50 to .99	115	4%
1.00 to 1.24	120	4%
1.25 to 1.49	176	6%
1.50 to 1.84	122	4%
1.85 to 1.99	0	0%
2.00 and over	2,021	73%

*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
<b>Total</b>	<b>2,784</b>	<b>100%</b>
Above Poverty	2,439	88%
Below Poverty	345	12%

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

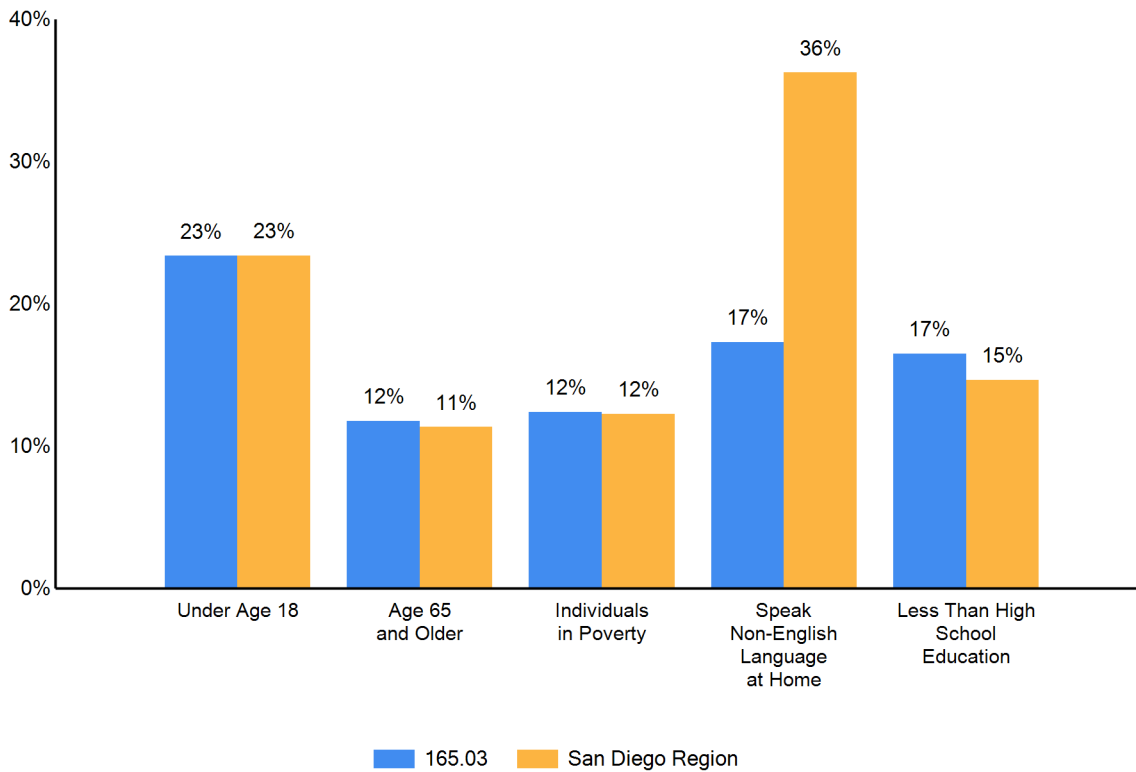
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>740</b>	<b>293</b>	<b>447</b>	<b>656</b>	<b>242</b>	<b>414</b>	<b>84</b>	<b>51</b>	<b>33</b>
Married couple family	626	249	377	590	213	377	36	36	0
Male householder, no wife present	40	17	23	40	17	23	0	0	0
Female householder, no husband present	74	27	47	26	12	14	48	15	33

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

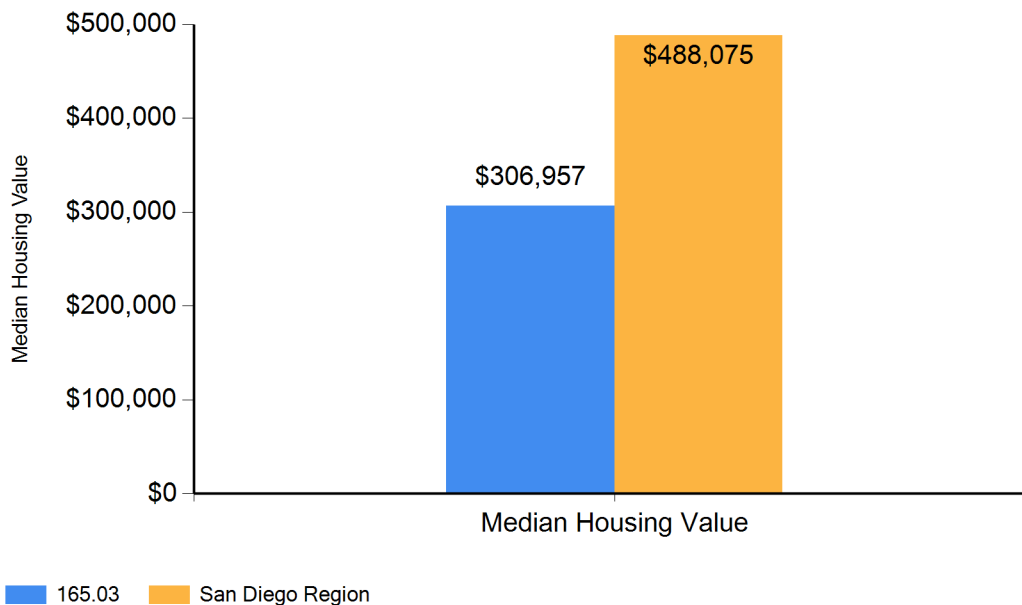


## Demographic and Socioeconomic Characteristics



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