



## Demographic and Socioeconomic Profile 2010

TRACT: 83.50

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,493</b>	<b>100%</b>
Asian	3,665	56%
White	1,603	25%
Hispanic	662	10%
Two or More	263	4%
Black	239	4%
Pacific Islander	32	<1%
Other	17	<1%
American Indian	12	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,493</b>	<b>3,292</b>	<b>3,201</b>	<b>49%</b>
Under 5	401	214	187	47%
5 to 9	371	194	177	48%
10 to 14	343	187	156	45%
15 to 17	250	122	128	51%
18 and 19	153	76	77	50%
20 to 24	534	275	259	49%
25 to 29	746	390	356	48%
30 to 34	600	332	268	45%
35 to 39	466	239	227	49%
40 to 44	446	216	230	52%
45 to 49	461	247	214	46%
50 to 54	506	236	270	53%
55 to 59	417	213	204	49%
60 and 61	143	59	84	59%
62 to 64	153	77	76	50%
65 to 69	182	85	97	53%
70 to 74	111	51	60	54%
75 to 79	86	38	48	56%
80 to 84	62	26	36	58%
85 and Older	62	15	47	76%
Under 18	1,365	717	648	47%
65 and older	503	215	288	57%
<b>Median</b>	<b>33.7</b>	<b>32.8</b>	<b>34.9</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,378</b>	<b>100%</b>
Never Married	1,811	34%
Married, excluding separated	2,803	52%
Separated	120	2%
Widowed	237	4%
Divorced	407	8%

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>6,493</b>	<b>100%</b>
Household	6,481	100%
Group Quarters - Other	12	<1%
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
<b>Total Pop.</b>	<b>6,493</b>	<b>662</b>	<b>1,603</b>	<b>239</b>	<b>12</b>	<b>3,665</b>	<b>32</b>	<b>17</b>	<b>263</b>
Under 5	401	51	89	10	3	214	0	2	32
5 to 9	371	68	58	14	2	191	5	3	30
10 to 14	343	54	59	13	3	180	4	0	30
15 to 17	250	39	50	16	0	124	0	2	19
18 and 19	153	18	28	14	0	87	1	0	5
20 to 24	534	66	155	13	0	274	3	2	21
25 to 29	746	59	163	21	1	470	1	1	30
30 to 34	600	64	134	14	0	361	2	2	23
35 to 39	466	58	125	17	0	248	1	0	17
40 to 44	446	50	120	25	0	232	4	1	14
45 to 49	461	42	141	22	1	242	2	0	11
50 to 54	506	28	168	17	1	278	3	2	9
55 to 59	417	25	111	8	0	261	5	1	6
60 and 61	143	4	38	9	0	89	1	1	1
62 to 64	153	12	36	8	0	92	0	0	5
65 to 69	182	11	47	5	0	115	0	0	4
70 to 74	111	4	26	11	0	69	0	0	1
75 to 79	86	4	19	1	1	60	0	0	1
80 to 84	62	4	15	1	0	39	0	0	3
85 and Older	62	1	21	0	0	39	0	0	1
Under 18	1,365	212	256	53	8	709	9	7	111
65 and older	503	24	128	18	1	322	0	0	10
<b>Median</b>		<b>28.0</b>	<b>37.6</b>	<b>36.3</b>	<b>11.7</b>	<b>34.1</b>	<b>35.0</b>	<b>23.8</b>	<b>23.7</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>6,092</b>	<b>100%</b>
Speak Only English	2,613	43%
Speak Spanish:	425	7%
Speak English "well" or "very well"	425	7%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	2,580	42%
Speak English "well" or "very well"	2,289	38%
Speak English "not well" or "not at all"	291	5%
Speak other language:	474	8%
Speak English "well" or "very well"	462	8%
Speak English "not well" or "not at all"	12	<1%

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>4,441</b>	<b>100%</b>
Less than 9th grade	116	3%
9th through 12th grade, no diploma	172	4%
High school grad (incl. equivalency)	577	13%
Some college, no degree	985	22%
Associate degree	505	11%
Bachelor's degree	1,398	31%
Master's degree	477	11%
Professional school degree	79	2%
Doctorate degree	132	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
<b>Total population age 3 and older</b>	<b>6,251</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,800	29%	1,528	24%	272	4%
Nursery / Preschool	70	4%	18	1%	52	19%
Kindergarten to grade 4	294	16%	263	17%	31	11%
Grade 5 to grade 8	293	16%	276	18%	17	6%
Grade 9 to grade 12	424	24%	364	24%	60	22%
College, undergraduate	649	36%	570	37%	79	29%
Graduate or Professional school	70	4%	37	2%	33	12%
Not enrolled in school	4,451	71%	---	---	---	---

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>2,140</b>	<b>100%</b>	<b>832</b>	<b>100%</b>	<b>1,308</b>	<b>100%</b>
Family Households:	1,524	71%	832	100%	692	53%
Married couple family	1,156	54%	678	81%	478	37%
Other family:	368	17%	154	19%	214	16%
Male householder, no wife	148	7%	75	9%	73	6%
Female householder, no husband	220	10%	79	9%	141	11%
Nonfamily households:	616	29%	0	0%	616	47%
Householder living alone	395	18%	----	----	----	----
Other nonfamily households	221	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
<b>Total Housing Units</b>	<b>2,221</b>	<b>100%</b>	<b>2140</b>	<b>81</b>	<b>4%</b>	<b>3.03</b>
Single family (detached)	1,323	60%	1,302	21	2%	3.26
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	240	11%	226	14	6%	2.86
5 to 9 units	262	12%	246	16	6%	2.72
10 or more units	396	18%	366	30	8%	2.52
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
<b>Total Owner-Occupied Units</b>	<b>1,145</b>	<b>100%</b>
Less than \$150,000	32	3%
\$150,000 to \$199,999	32	3%
\$200,000 to \$249,999	13	1%
\$250,000 to \$299,999	16	1%
\$300,000 to \$399,999	236	21%
\$400,000 to \$499,999	297	26%
\$500,000 to \$749,999	519	45%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

**Median Value** **\$481,987**

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>2,221</b>	<b>100%</b>
2005 or Later	18	1%
2000 to 2004	16	1%
1990 to 1999	283	13%
1980 to 1989	1,499	67%
1970 to 1979	333	15%
1960 to 1969	41	2%
1950 to 1959	31	1%
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>2,140</b>	<b>100%</b>	<b>995</b>	<b>100%</b>	<b>1,145</b>	<b>100%</b>
1.00 occupant housing per room or less	1,975	92%	917	92%	1,058	92%
1.01 to 1.50 occupants per room	138	6%	60	6%	78	7%
1.51 to 2.00 occupants per room	0	0%	0	0%	0	0%
2.01 or more occupants per room	27	1%	18	2%	9	1%

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>995</b>	<b>100%</b>
Less than \$500	72	7%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	16	2%
\$900 to \$999	24	2%
\$1,000 to \$1,249	155	16%
\$1,250 to \$1,499	265	27%
\$1,500 to \$1,999	330	33%
\$2,000 or more	41	4%
No cash rent	92	9%
<b>Median contract rent</b>	<b>\$1,467</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>995</b>	<b>100%</b>
Less than 20 percent	282	28%
20.0 to 24.9 percent	296	30%
25.0 to 29.9 percent	89	9%
30.0 to 34.9 percent	79	8%
35.0 to 39.9 percent	108	11%
40.0 to 49.9 percent	14	1%
50.0 percent or more	36	4%
Not computed	91	9%

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>2,140</b>	<b>100%</b>
No vehicle	136	6%
1 vehicle	607	28%
2 vehicles	748	35%
3 vehicles	388	18%
4 or more vehicles	261	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
<b>Total Workers</b>	<b>3,544</b>	<b>100%</b>
Worked in state of residence	3,512	99%
Worked in county of residence	3,487	98%
Worked outside county of residence	25	1%
Worked outside state of residence	32	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
<b>Population age 16 and older</b>	<b>5,293</b>	<b>100%</b>	<b>2,648</b>	<b>50%</b>
In labor force	3,900	74%	2,201	56%
Armed forces	87	2%	87	100%
Civilian (employed)	3,566	91%	2,001	56%
Civilian (unemployed)	247	6%	113	46%
Not in labor force	1,393	26%	447	32%
Pct. of civilian labor force unemployed	6.5%		5.3%	

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>3,544</b>	<b>100%</b>
Car, truck or van:	3,277	92%
Drove Alone	2,963	84%
Carpooled	314	9%
Public Transportation:	179	5%
Bus	152	4%
Trolley / Streetcar	0	0%
Railroad	27	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	31	1%
Other means	0	0%
Worked at home	57	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>3,544</b>	<b>100%</b>
Did not work at home	3,487	98%
Less than 10 minutes	370	10%
10 to 19 minutes	1,522	43%
20 to 29 minutes	673	19%
30 to 44 minutes	722	20%
45 to 59 minutes	150	4%
60 to 89 minutes	37	1%
90 minutes or more	13	<1%
Worked at home	57	2%
<b>Average time to work (minutes)</b>	<b>23</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>3,460</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	8	<1%
Construction	82	2%
Manufacturing	718	21%
Wholesale trade	10	<1%
Retail trade	378	11%
Transportation & warehousing	67	2%
Information & communications	216	6%
Finance, insurance, & real estate	290	8%
Professional, scientific, management, administration	250	7%
Educational, social, & health services	653	19%
Art, entertainment, recreation, accommodations, food	156	5%
Other services	53	2%
Public administration	579	17%

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>3,460</b>	<b>100%</b>
Management, professional & related:	1,644	48%
Management (incl. farm managers)	213	6%
Business & financial	207	6%
Computer & mathematical	400	12%
Architecture & engineering	280	8%
Life, physical & social science	70	2%
Community & social service	70	2%
Legal	80	2%
Education, training, & library	112	3%
Art, entertainment, sports & media	26	1%
Healthcare practitioners	186	5%
Service:	466	13%
Healthcare support	41	1%
Protective service	79	2%
Food preparation & serving	119	3%
Building & grounds cleaning / maintenance	46	1%
Personal care & service	181	5%
Sales & office	869	25%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	170	5%
Production, transport & material moving	311	9%

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>2,140</b>	<b>100%</b>
Less than \$15,000	121	6%
\$15,000 to \$29,999	94	4%
\$30,000 to \$44,999	163	8%
\$45,000 to \$59,999	221	10%
\$60,000 to \$74,999	235	11%
\$75,000 to \$99,999	522	24%
\$100,000 to \$124,999	295	14%
\$125,000 to \$149,999	176	8%
\$150,000 to \$199,999	215	10%
\$200,000 or more	98	5%
<b>Median Income</b>	<b>\$86,303</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,140</b>	<b>100%</b>
With earnings	1,998	93%
With wage and salary income	1,968	92%
With self-employment income	215	10%
With interest, dividend, or net rental income	645	30%
With Social Security income	302	14%
With Supplemental Security income	105	5%
With public assistance income	0	0%
With retirement income	314	15%
With other types of income	266	12%

*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>6,493</b>	<b>100%</b>
Under .50	173	3%
.50 to .99	378	6%
1.00 to 1.24	266	4%
1.25 to 1.49	147	2%
1.50 to 1.84	174	3%
1.85 to 1.99	252	4%
2.00 and over	5,103	79%

*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>6,493</b>	<b>100%</b>
Above Poverty	5,942	92%
Below Poverty	551	8%

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

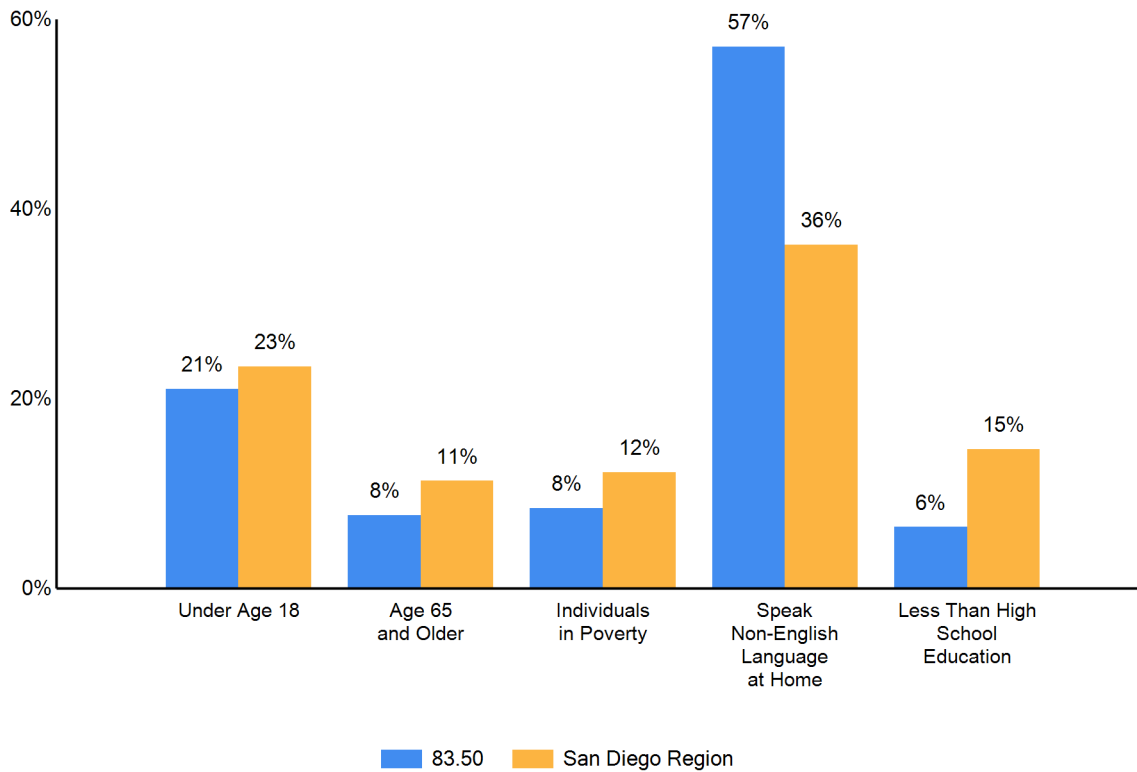
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,524</b>	<b>832</b>	<b>692</b>	<b>1,409</b>	<b>763</b>	<b>646</b>	<b>115</b>	<b>69</b>	<b>46</b>
Married couple family	1,156	678	478	1,120	657	463	36	21	15
Male householder, no wife present	148	75	73	100	27	73	48	48	0
Female householder, no husband present	220	79	141	189	79	110	31	0	31

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

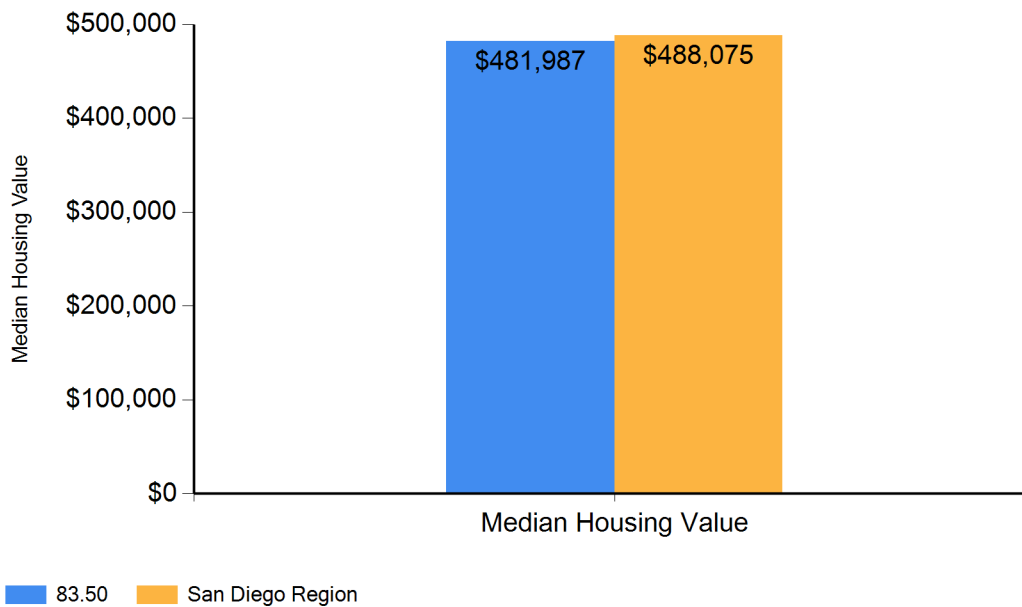


## Demographic and Socioeconomic Characteristics



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