



## Demographic and Socioeconomic Profile 2010

TRACT: 93.05

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,237</b>	<b>100%</b>
White	3,138	60%
Hispanic	889	17%
Asian	655	13%
Black	289	6%
Two or More	194	4%
Pacific Islander	35	1%
American Indian	20	<1%
Other	17	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,237</b>	<b>2,859</b>	<b>2,378</b>	<b>45%</b>
Under 5	315	153	162	51%
5 to 9	271	141	130	48%
10 to 14	99	59	40	40%
15 to 17	109	69	40	37%
18 and 19	120	96	24	20%
20 to 24	694	349	345	50%
25 to 29	856	479	377	44%
30 to 34	586	371	215	37%
35 to 39	388	208	180	46%
40 to 44	374	197	177	47%
45 to 49	279	138	141	51%
50 to 54	205	104	101	49%
55 to 59	358	218	140	39%
60 and 61	49	30	19	39%
62 to 64	120	66	54	45%
65 to 69	149	97	52	35%
70 to 74	101	33	68	67%
75 to 79	56	24	32	57%
80 to 84	65	22	43	66%
85 and Older	43	5	38	88%
Under 18	794	422	372	47%
65 and older	414	181	233	56%
<b>Median</b>	<b>31.3</b>	<b>31.1</b>	<b>31.7</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,552</b>	<b>100%</b>
Never Married	1,772	39%
Married, excluding separated	2,057	45%
Separated	78	2%
Widowed	116	3%
Divorced	529	12%

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>5,237</b>	<b>100%</b>
Household	5,202	99%
Group Quarters - Other	35	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>5,237</b>	<b>889</b>	<b>3,138</b>	<b>289</b>	<b>20</b>	<b>655</b>	<b>35</b>	<b>17</b>	<b>194</b>
Under 5	315	75	160	14	1	39	0	0	26
5 to 9	271	81	101	6	5	42	7	2	27
10 to 14	99	26	35	10	1	13	4	0	10
15 to 17	109	27	57	8	1	10	6	0	0
18 and 19	120	11	84	7	2	12	3	0	1
20 to 24	694	100	451	56	2	59	3	1	22
25 to 29	856	125	535	81	0	77	0	2	36
30 to 34	586	131	285	27	1	100	9	2	31
35 to 39	388	73	221	11	1	68	1	5	8
40 to 44	374	75	212	9	0	67	1	5	5
45 to 49	279	55	162	19	1	28	0	0	14
50 to 54	205	17	135	21	1	22	0	0	9
55 to 59	358	20	288	10	0	38	0	0	2
60 and 61	49	8	24	8	2	7	0	0	0
62 to 64	120	8	93	2	0	17	0	0	0
65 to 69	149	23	117	0	1	8	0	0	0
70 to 74	101	20	55	0	1	25	0	0	0
75 to 79	56	6	37	0	0	9	1	0	3
80 to 84	65	8	43	0	0	14	0	0	0
85 and Older	43	0	43	0	0	0	0	0	0
Under 18	794	209	353	38	8	104	17	2	63
65 and older	414	57	295	0	2	56	1	0	3
<b>Median</b>		<b>30.0</b>	<b>32.6</b>	<b>27.7</b>	<b>20.0</b>	<b>33.8</b>	<b>18.3</b>	<b>36.5</b>	<b>26.5</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>4,922</b>	<b>100%</b>
Speak Only English	3,710	75%
Speak Spanish:	483	10%
Speak English "well" or "very well"	483	10%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	487	10%
Speak English "well" or "very well"	401	8%
Speak English "not well" or "not at all"	86	2%
Speak other language:	242	4%
Speak English "well" or "very well"	184	4%
Speak English "not well" or "not at all"	58	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>3,629</b>	<b>100%</b>
Less than 9th grade	81	2%
9th through 12th grade, no diploma	122	3%
High school grad (incl. equivalency)	443	12%
Some college, no degree	836	23%
Associate degree	231	6%
Bachelor's degree	1,380	38%
Master's degree	351	10%
Professional school degree	140	4%
Doctorate degree	45	1%

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>5,004</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,462	29%	1,092	22%	370	7%
Nursery / Preschool	20	1%	0	0%	20	5%
Kindergarten to grade 4	132	9%	83	8%	49	13%
Grade 5 to grade 8	194	13%	171	16%	23	6%
Grade 9 to grade 12	101	7%	101	9%	0	0%
College, undergraduate	828	57%	664	61%	164	44%
Graduate or Professional school	187	13%	73	7%	114	31%
Not enrolled in school	3,542	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>2,269</b>	<b>100%</b>	<b>393</b>	<b>100%</b>	<b>1,876</b>	<b>100%</b>
Family Households:	1,095	48%	393	100%	702	37%
Married couple family	900	40%	329	84%	571	30%
Other family:	195	9%	64	16%	131	7%
Male householder, no wife	24	1%	0	0%	24	1%
Female householder, no husband	171	8%	64	16%	107	6%
Nonfamily households:	1,174	52%	0	0%	1,174	63%
Householder living alone	768	34%	----	----	----	----
Other nonfamily households	406	18%	----	----	----	----

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>2,332</b>	<b>100%</b>	<b>2269</b>	<b>63</b>	<b>3%</b>	<b>2.29</b>
Single family (detached)	792	34%	767	25	3%	2.61
Single family (attached)	404	17%	404	0	0%	2.24
2 to 4 units	108	5%	106	2	2%	1.83
5 to 9 units	102	4%	100	2	2%	2.15
10 or more units	926	40%	892	34	4%	2.12
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>1,083</b>	<b>100%</b>
Less than \$150,000	25	2%
\$150,000 to \$199,999	19	2%
\$200,000 to \$249,999	15	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	115	11%
\$400,000 to \$499,999	401	37%
\$500,000 to \$749,999	508	47%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

**Median Value** **\$491,646**

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>2,332</b>	<b>100%</b>
2005 or Later	107	5%
2000 to 2004	806	35%
1990 to 1999	532	23%
1980 to 1989	27	1%
1970 to 1979	100	4%
1960 to 1969	158	7%
1950 to 1959	602	26%
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>2,269</b>	<b>100%</b>	<b>1,186</b>	<b>100%</b>	<b>1,083</b>	<b>100%</b>
1.00 occupant housing per room or less	2,230	98%	1,186	100%	1,044	96%
1.01 to 1.50 occupants per room	39	2%	0	0%	39	4%
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>1,186</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	37	3%
\$900 to \$999	12	1%
\$1,000 to \$1,249	63	5%
\$1,250 to \$1,499	205	17%
\$1,500 to \$1,999	657	55%
\$2,000 or more	202	17%
No cash rent	10	1%
<b>Median contract rent</b>	<b>\$1,710</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>1,186</b>	<b>100%</b>
Less than 20 percent	231	19%
20.0 to 24.9 percent	267	23%
25.0 to 29.9 percent	149	13%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	54	5%
40.0 to 49.9 percent	113	10%
50.0 percent or more	281	24%
Not computed	91	8%

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>2,269</b>	<b>100%</b>
No vehicle	42	2%
1 vehicle	934	41%
2 vehicles	1,016	45%
3 vehicles	220	10%
4 or more vehicles	57	3%

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>3,032</b>	<b>100%</b>
Worked in state of residence	2,976	98%
Worked in county of residence	2,926	97%
Worked outside county of residence	50	2%
Worked outside state of residence	56	2%

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>4,513</b>	<b>100%</b>	<b>2,480</b>	<b>55%</b>
In labor force	3,373	75%	2,080	62%
Armed forces	382	11%	320	84%
Civilian (employed)	2,632	78%	1,451	55%
Civilian (unemployed)	359	11%	309	86%
Not in labor force	1,140	25%	400	35%
Pct. of civilian labor force unemployed	12.0%		17.6%	

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>3,032</b>	<b>100%</b>
Car, truck or van:	2,740	90%
Drove Alone	2,596	86%
Carpooled	144	5%
Public Transportation:	66	2%
Bus	66	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	50	2%
Bicycle	34	1%
Walked	0	0%
Other means	44	1%
Worked at home	98	3%

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>3,032</b>	<b>100%</b>
Did not work at home	2,934	97%
Less than 10 minutes	239	8%
10 to 19 minutes	1,460	48%
20 to 29 minutes	674	22%
30 to 44 minutes	382	13%
45 to 59 minutes	45	1%
60 to 89 minutes	82	3%
90 minutes or more	52	2%
Worked at home	98	3%
<b>Average time to work (minutes)</b>	<b>24</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>2,829</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	12	<1%
Construction	154	5%
Manufacturing	334	12%
Wholesale trade	55	2%
Retail trade	226	8%
Transportation & warehousing	62	2%
Information & communications	87	3%
Finance, insurance, & real estate	250	9%
Professional, scientific, management, administration	129	5%
Educational, social, & health services	731	26%
Art, entertainment, recreation, accommodations, food	267	9%
Other services	122	4%
Public administration	400	14%

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>2,829</b>	<b>100%</b>
Management, professional & related:	1,433	51%
Management (incl. farm managers)	434	15%
Business & financial	261	9%
Computer & mathematical	98	3%
Architecture & engineering	75	3%
Life, physical & social science	16	1%
Community & social service	24	1%
Legal	36	1%
Education, training, & library	288	10%
Art, entertainment, sports & media	16	1%
Healthcare practitioners	185	7%
Service:	370	13%
Healthcare support	76	3%
Protective service	30	1%
Food preparation & serving	116	4%
Building & grounds cleaning / maintenance	62	2%
Personal care & service	86	3%
Sales & office	768	27%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	20	1%
Production, transport & material moving	238	8%

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>2,269</b>	<b>100%</b>
Less than \$15,000	205	9%
\$15,000 to \$29,999	176	8%
\$30,000 to \$44,999	343	15%
\$45,000 to \$59,999	163	7%
\$60,000 to \$74,999	219	10%
\$75,000 to \$99,999	424	19%
\$100,000 to \$124,999	335	15%
\$125,000 to \$149,999	245	11%
\$150,000 to \$199,999	102	4%
\$200,000 or more	57	3%
<b>Median Income</b>	<b>\$76,680</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,269</b>	<b>100%</b>
With earnings	1,930	85%
With wage and salary income	1,852	82%
With self-employment income	199	9%
With interest, dividend, or net rental income	435	19%
With Social Security income	315	14%
With Supplemental Security income	59	3%
With public assistance income	27	1%
With retirement income	254	11%
With other types of income	318	14%

*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>5,184</b>	<b>100%</b>
Under .50	443	9%
.50 to .99	388	7%
1.00 to 1.24	54	1%
1.25 to 1.49	104	2%
1.50 to 1.84	36	1%
1.85 to 1.99	52	1%
2.00 and over	4,107	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>5,184</b>	<b>100%</b>
Above Poverty	4,353	84%
Below Poverty	831	16%

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

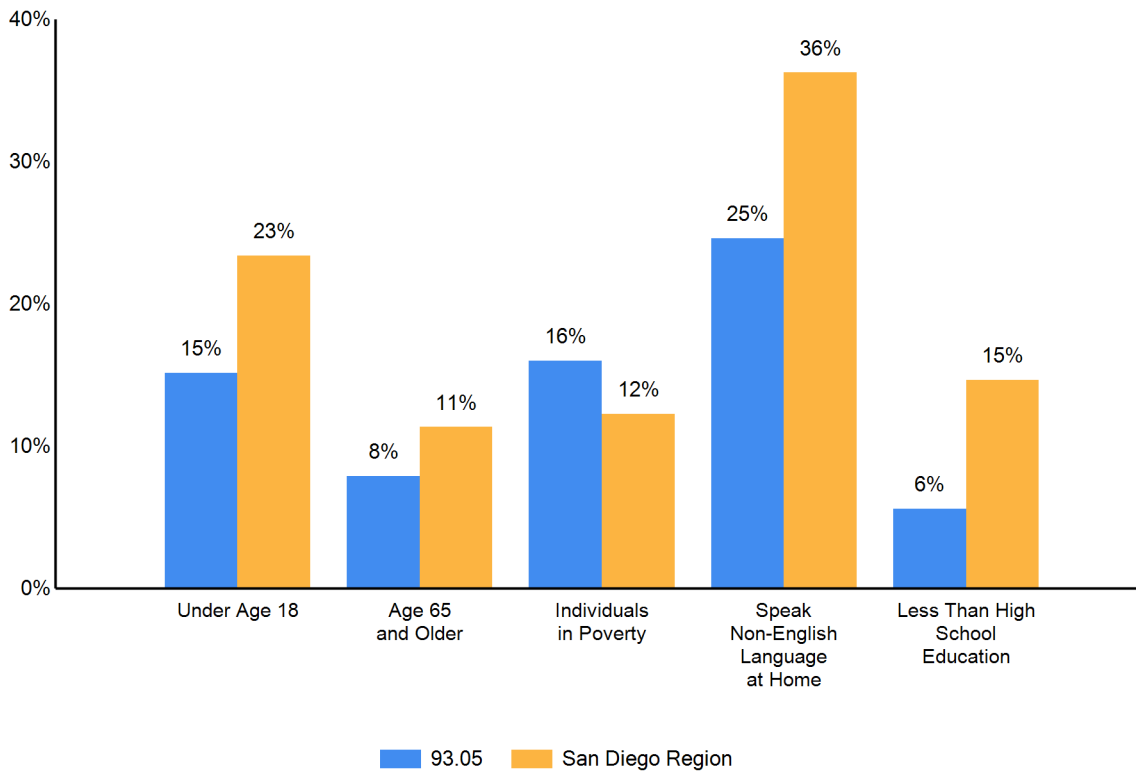
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,095</b>	<b>393</b>	<b>702</b>	<b>1,035</b>	<b>343</b>	<b>692</b>	<b>60</b>	<b>50</b>	<b>10</b>
Married couple family	900	329	571	840	279	561	60	50	10
Male householder, no wife present	24	0	24	24	0	24	0	0	0
Female householder, no husband present	171	64	107	171	64	107	0	0	0

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

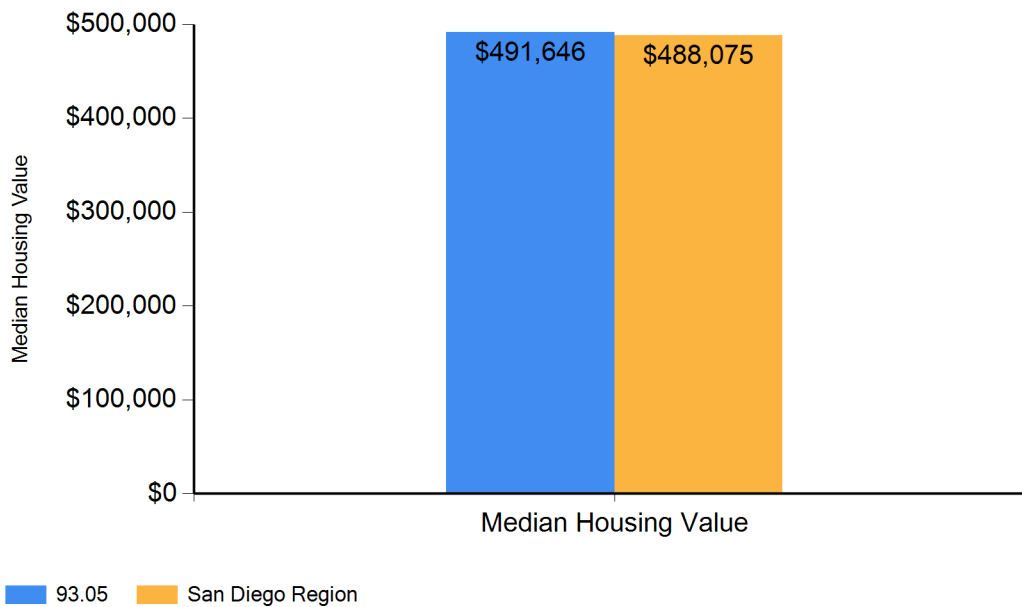


## Demographic and Socioeconomic Characteristics



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