



## Demographic and Socioeconomic Profile 2010

TRACT: 171.09

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,650</b>	<b>100%</b>
White	5,230	79%
Hispanic	638	10%
Asian	454	7%
Two or More	270	4%
Black	37	1%
Other	12	<1%
American Indian	9	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,650</b>	<b>3,284</b>	<b>3,366</b>	<b>51%</b>
Under 5	388	200	188	48%
5 to 9	617	319	298	48%
10 to 14	754	383	371	49%
15 to 17	446	231	215	48%
18 and 19	165	97	68	41%
20 to 24	268	136	132	49%
25 to 29	242	129	113	47%
30 to 34	230	100	130	57%
35 to 39	448	201	247	55%
40 to 44	620	257	363	59%
45 to 49	815	383	432	53%
50 to 54	693	349	344	50%
55 to 59	436	233	203	47%
60 and 61	112	59	53	47%
62 to 64	120	70	50	42%
65 to 69	101	52	49	49%
70 to 74	69	29	40	58%
75 to 79	53	25	28	53%
80 to 84	46	20	26	57%
85 and Older	27	11	16	59%
Under 18	2,205	1,133	1,072	49%
65 and older	296	137	159	54%
<b>Median</b>	<b>37.4</b>	<b>36.2</b>	<b>38.4</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,891</b>	<b>100%</b>
Never Married	1,479	30%
Married, excluding separated	3,184	65%
Separated	0	0%
Widowed	78	2%
Divorced	150	3%

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>6,650</b>	<b>100%</b>
Household	6,650	100%
Group Quarters - Military	0	0%
Group Quarters - College	0	0%
Group Quarters - Other	0	0%

Source: SANDAG, Current Estimates (2010)

## Population by Age and Race

	Total	Hispanic	White	Black	American Indian	Asian	Other	Two or More
<b>Total Pop.</b>	<b>6,650</b>	<b>638</b>	<b>5,230</b>	<b>37</b>	<b>9</b>	<b>454</b>	<b>12</b>	<b>270</b>
Under 5	388	61	251	0	0	30	3	43
5 to 9	617	68	459	1	0	32	4	53
10 to 14	754	83	578	1	2	36	0	54
15 to 17	446	49	346	4	0	27	0	20
18 and 19	165	22	129	1	0	7	0	6
20 to 24	268	23	229	2	0	7	0	7
25 to 29	242	35	180	4	5	9	1	8
30 to 34	230	32	161	3	0	25	0	9
35 to 39	448	53	329	2	0	49	0	15
40 to 44	620	59	478	5	0	58	2	18
45 to 49	815	60	665	6	2	68	1	13
50 to 54	693	35	603	2	0	43	1	9
55 to 59	436	18	380	4	0	25	0	9
60 and 61	112	7	98	0	0	5	0	2
62 to 64	120	8	105	1	0	4	0	2
65 to 69	101	10	79	1	0	10	0	1
70 to 74	69	8	56	0	0	4	0	1
75 to 79	53	3	42	0	0	8	0	0
80 to 84	46	1	39	0	0	6	0	0
85 and Older	27	3	23	0	0	1	0	0
Under 18	2,205	261	1,634	6	2	125	7	170
65 and older	296	25	239	1	0	29	0	2
<b>Median</b>		<b>26.9</b>	<b>39.3</b>	<b>40.5</b>	<b>27.5</b>	<b>40.4</b>	<b>8.8</b>	<b>13.6</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>6,262</b>	<b>100%</b>
Speak Only English	4,992	80%
Speak Spanish:	274	4%
Speak English "well" or "very well"	274	4%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	348	6%
Speak English "well" or "very well"	348	6%
Speak English "not well" or "not at all"	0	0%
Speak other language:	648	10%
Speak English "well" or "very well"	603	10%
Speak English "not well" or "not at all"	45	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>4,012</b>	<b>100%</b>
Less than 9th grade	0	0%
9th through 12th grade, no diploma	25	1%
High school grad (incl. equivalency)	397	10%
Some college, no degree	469	12%
Associate degree	289	7%
Bachelor's degree	1,616	40%
Master's degree	670	17%
Professional school degree	237	6%
Doctorate degree	309	8%

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>6,449</b>	<b>100%</b>	---	---	---	---
Enrolled in school	2,309	36%	1,759	27%	550	9%
Nursery / Preschool	231	10%	21	1%	210	38%
Kindergarten to grade 4	489	21%	445	25%	44	8%
Grade 5 to grade 8	407	18%	352	20%	55	10%
Grade 9 to grade 12	756	33%	702	40%	54	10%
College, undergraduate	313	14%	192	11%	121	22%
Graduate or Professional school	113	5%	47	3%	66	12%
Not enrolled in school	4,140	64%	---	---	---	---

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>2,156</b>	<b>100%</b>	<b>1,248</b>	<b>100%</b>	<b>908</b>	<b>100%</b>
Family Households:	1,721	80%	1,247	100%	474	52%
Married couple family	1,519	70%	1,136	91%	383	42%
Other family:	202	9%	111	9%	91	10%
Male householder, no wife	29	1%	0	0%	29	3%
Female householder, no husband	173	8%	111	9%	62	7%
Nonfamily households:	435	20%	1	<1%	434	48%
Householder living alone	335	16%	----	----	----	----
Other nonfamily households	100	5%	----	----	----	----

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>2,254</b>	<b>100%</b>	<b>2156</b>	<b>98</b>	<b>4%</b>	<b>3.08</b>
Single family (detached)	1,701	75%	1,603	98	6%	3.30
Single family (attached)	57	3%	57	0	0%	3.46
2 to 4 units	79	4%	79	0	0%	2.59
5 to 9 units	153	7%	153	0	0%	2.30
10 or more units	264	12%	264	0	0%	2.30
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>1,747</b>	<b>100%</b>
Less than \$150,000	84	5%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	57	3%
\$250,000 to \$299,999	31	2%
\$300,000 to \$399,999	66	4%
\$400,000 to \$499,999	76	4%
\$500,000 to \$749,999	287	16%
\$750,000 to \$999,999	674	39%
\$1,000,000 or more	472	27%

**Median Value** **\$852,052**

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>2,254</b>	<b>100%</b>
2005 or Later	230	10%
2000 to 2004	491	22%
1990 to 1999	796	35%
1980 to 1989	530	24%
1970 to 1979	190	8%
1960 to 1969	11	<1%
1950 to 1959	0	0%
1940 to 1949	6	<1%
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>2,156</b>	<b>100%</b>	<b>409</b>	<b>100%</b>	<b>1,747</b>	<b>100%</b>
1.00 occupant housing per room or less	2,138	99%	391	96%	1,747	100%
1.01 to 1.50 occupants per room	16	1%	16	4%	0	0%
1.51 to 2.00 occupants per room	2	<1%	2	<1%	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>409</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	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	76	19%
\$1,250 to \$1,499	230	56%
\$1,500 to \$1,999	40	10%
\$2,000 or more	49	12%
No cash rent	14	3%
<b>Median contract rent</b>	<b>\$1,390</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>409</b>	<b>100%</b>
Less than 20 percent	55	13%
20.0 to 24.9 percent	95	23%
25.0 to 29.9 percent	29	7%
30.0 to 34.9 percent	35	9%
35.0 to 39.9 percent	49	12%
40.0 to 49.9 percent	73	18%
50.0 percent or more	23	6%
Not computed	50	12%

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>2,156</b>	<b>100%</b>
No vehicle	0	0%
1 vehicle	418	19%
2 vehicles	996	46%
3 vehicles	526	24%
4 or more vehicles	216	10%

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>2,910</b>	<b>100%</b>
Worked in state of residence	2,898	100%
Worked in county of residence	2,739	94%
Worked outside county of residence	159	5%
Worked outside state of residence	12	<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>4,742</b>	<b>100%</b>	<b>2,304</b>	<b>49%</b>
In labor force	3,233	68%	1,920	59%
Armed forces	11	<1%	11	100%
Civilian (employed)	2,838	88%	1,694	60%
Civilian (unemployed)	384	12%	215	56%
Not in labor force	1,509	32%	384	25%
Pct. of civilian labor force unemployed	11.9%		11.3%	

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>2,910</b>	<b>100%</b>
Car, truck or van:	2,333	80%
Drove Alone	2,154	74%
Carpooled	179	6%
Public Transportation:	33	1%
Bus	12	<1%
Trolley / Streetcar	0	0%
Railroad	21	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	5	<1%
Walked	54	2%
Other means	0	0%
Worked at home	485	17%

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>2,910</b>	<b>100%</b>
Did not work at home	2,425	83%
Less than 10 minutes	214	7%
10 to 19 minutes	569	20%
20 to 29 minutes	514	18%
30 to 44 minutes	677	23%
45 to 59 minutes	252	9%
60 to 89 minutes	163	6%
90 minutes or more	36	1%
Worked at home	485	17%
<b>Average time to work (minutes)</b>	<b>32</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>2,890</b>	<b>100%</b>
Agriculture, forestry, mining	2	<1%
Utilities	0	0%
Construction	165	6%
Manufacturing	407	14%
Wholesale trade	58	2%
Retail trade	186	6%
Transportation & warehousing	43	1%
Information & communications	46	2%
Finance, insurance, & real estate	587	20%
Professional, scientific, management, administration	13	<1%
Educational, social, & health services	650	22%
Art, entertainment, recreation, accommodations, food	249	9%
Other services	12	<1%
Public administration	472	16%

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>2,890</b>	<b>100%</b>
Management, professional & related:	1,849	64%
Management (incl. farm managers)	625	22%
Business & financial	278	10%
Computer & mathematical	154	5%
Architecture & engineering	188	7%
Life, physical & social science	145	5%
Community & social service	0	0%
Legal	8	<1%
Education, training, & library	118	4%
Art, entertainment, sports & media	93	3%
Healthcare practitioners	240	8%
Service:	225	8%
Healthcare support	0	0%
Protective service	25	1%
Food preparation & serving	122	4%
Building & grounds cleaning / maintenance	16	1%
Personal care & service	62	2%
Sales & office	662	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	101	3%
Production, transport & material moving	53	2%

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>2,156</b>	<b>100%</b>
Less than \$15,000	166	8%
\$15,000 to \$29,999	67	3%
\$30,000 to \$44,999	177	8%
\$45,000 to \$59,999	150	7%
\$60,000 to \$74,999	67	3%
\$75,000 to \$99,999	211	10%
\$100,000 to \$124,999	356	17%
\$125,000 to \$149,999	203	9%
\$150,000 to \$199,999	259	12%
\$200,000 or more	500	23%
<b>Median Income</b>	<b>\$116,854</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,156</b>	<b>100%</b>
With earnings	1,868	87%
With wage and salary income	1,819	84%
With self-employment income	396	18%
With interest, dividend, or net rental income	891	41%
With Social Security income	215	10%
With Supplemental Security income	1	<1%
With public assistance income	15	1%
With retirement income	179	8%
With other types of income	236	11%

*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>6,650</b>	<b>100%</b>
Under .50	582	9%
.50 to .99	291	4%
1.00 to 1.24	28	<1%
1.25 to 1.49	31	<1%
1.50 to 1.84	85	1%
1.85 to 1.99	14	<1%
2.00 and over	5,619	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
<b>Total</b>	<b>6,650</b>	<b>100%</b>
Above Poverty	5,777	87%
Below Poverty	873	13%

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

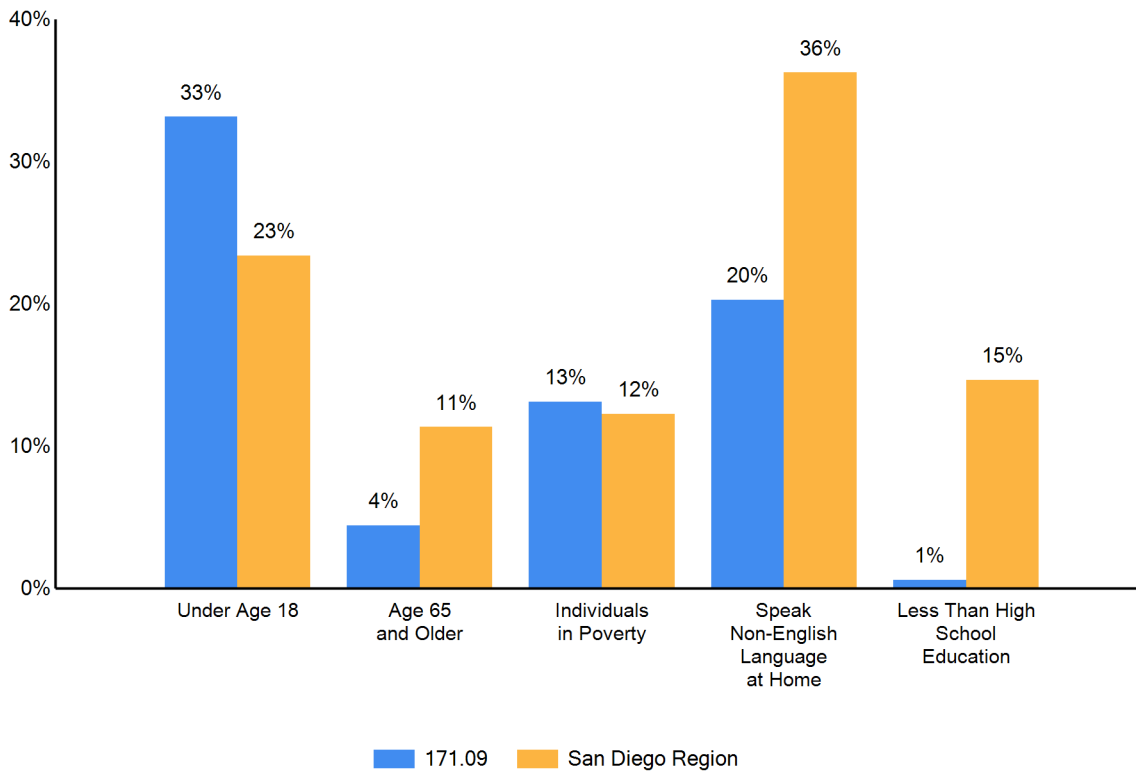
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,721</b>	<b>1,247</b>	<b>474</b>	<b>1,523</b>	<b>1,064</b>	<b>459</b>	<b>198</b>	<b>183</b>	<b>15</b>
Married couple family	1,519	1,136	383	1,352	969	383	167	167	0
Male householder, no wife present	29	0	29	29	0	29	0	0	0
Female householder, no husband present	173	111	62	142	95	47	31	16	15

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

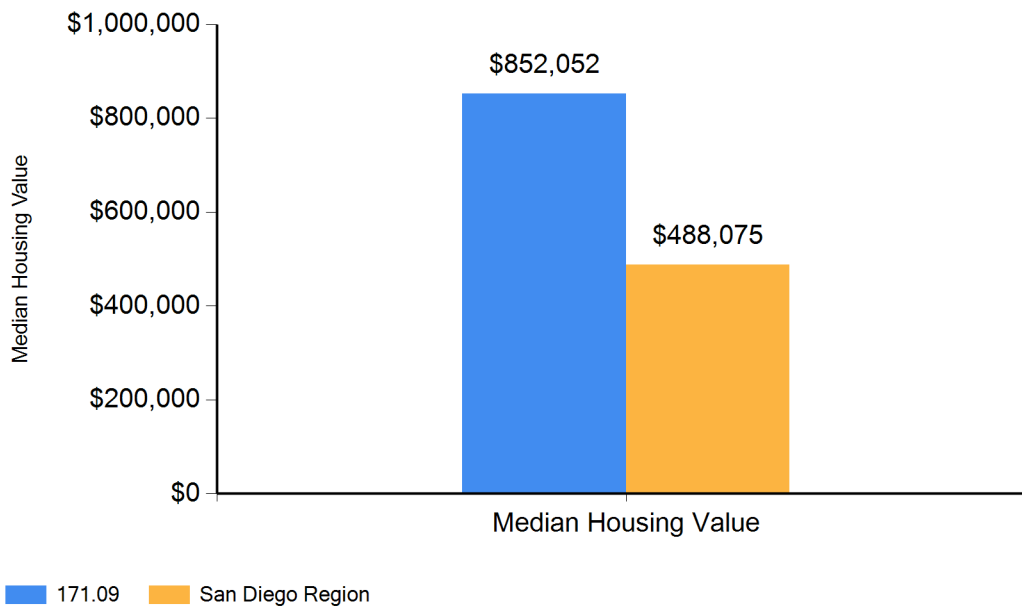


## Demographic and Socioeconomic Characteristics



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