



Demographic and Socioeconomic Profile 2010

TRACT: 148.03

Population by Race

	Population	Percent
Total Population	4,690	100%
White	3,083	66%
Hispanic	766	16%
Asian	328	7%
Black	275	6%
Two or More	186	4%
Pacific Islander	21	<1%
Other	17	<1%
American Indian	14	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,690	2,163	2,527	54%
Under 5	240	110	130	54%
5 to 9	184	93	91	49%
10 to 14	172	83	89	52%
15 to 17	99	52	47	47%
18 and 19	89	51	38	43%
20 to 24	583	271	312	54%
25 to 29	530	263	267	50%
30 to 34	334	174	160	48%
35 to 39	288	161	127	44%
40 to 44	243	126	117	48%
45 to 49	253	138	115	45%
50 to 54	305	140	165	54%
55 to 59	213	92	121	57%
60 and 61	68	32	36	53%
62 to 64	115	52	63	55%
65 to 69	132	58	74	56%
70 to 74	122	47	75	61%
75 to 79	155	59	96	62%
80 to 84	155	57	98	63%
85 and Older	410	104	306	75%
Under 18	695	338	357	51%
65 and older	974	325	649	67%
Median	37.0	34.6	40.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,094	100%
Never Married	1,437	35%
Married, excluding separated	1,323	32%
Separated	48	1%
Widowed	527	13%
Divorced	759	19%

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	4,690	100%
Household	4,631	99%
Group Quarters - Other	59	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
Total Pop.	4,690	766	3,083	275	14	328	21	17	186
Under 5	240	64	109	21	0	21	1	0	24
5 to 9	184	51	84	18	0	16	0	1	14
10 to 14	172	55	84	8	1	10	1	0	13
15 to 17	99	18	62	4	2	4	0	1	8
18 and 19	89	18	48	6	0	6	1	1	9
20 to 24	583	115	329	47	3	52	2	2	33
25 to 29	530	132	278	33	1	60	0	1	25
30 to 34	334	82	168	19	2	43	3	2	15
35 to 39	288	57	167	28	0	24	0	4	8
40 to 44	243	36	152	24	1	18	2	0	10
45 to 49	253	29	179	18	2	10	3	3	9
50 to 54	305	40	219	16	1	21	1	0	7
55 to 59	213	17	161	13	0	17	3	0	2
60 and 61	68	3	58	3	0	4	0	0	0
62 to 64	115	8	95	4	0	5	2	0	1
65 to 69	132	14	106	2	0	7	0	1	2
70 to 74	122	9	104	3	0	3	0	1	2
75 to 79	155	7	142	4	1	1	0	0	0
80 to 84	155	5	147	1	0	2	0	0	0
85 and Older	410	6	391	3	0	4	2	0	4
Under 18	695	188	339	51	3	51	2	2	59
65 and older	974	41	890	13	1	17	2	2	8
Median		27.3	46.7	30.1	30.0	29.6	45.8	35.6	23.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,450	100%
Speak Only English	3,821	86%
Speak Spanish:	274	6%
Speak English "well" or "very well"	263	6%
Speak English "not well" or "not at all"	11	<1%
Speak Asian/Pacific Island language:	284	6%
Speak English "well" or "very well"	272	6%
Speak English "not well" or "not at all"	12	<1%
Speak other language:	71	1%
Speak English "well" or "very well"	48	1%
Speak English "not well" or "not at all"	23	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	3,323	100%
Less than 9th grade	70	2%
9th through 12th grade, no diploma	128	4%
High school grad (incl. equivalency)	807	24%
Some college, no degree	943	28%
Associate degree	492	15%
Bachelor's degree	570	17%
Master's degree	213	6%
Professional school degree	55	2%
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
Total population age 3 and older	4,531	100%	---	---	---	---
Enrolled in school	1,469	32%	1,257	28%	212	5%
Nursery / Preschool	52	4%	0	0%	52	25%
Kindergarten to grade 4	173	12%	173	14%	0	0%
Grade 5 to grade 8	153	10%	140	11%	13	6%
Grade 9 to grade 12	125	9%	91	7%	34	16%
College, undergraduate	882	60%	819	65%	63	30%
Graduate or Professional school	84	6%	34	3%	50	24%
Not enrolled in school	3,062	68%	---	---	---	---

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	2,385	100%	366	100%	2,019	100%
Family Households:	748	31%	366	100%	382	19%
Married couple family	574	24%	255	70%	319	16%
Other family:	174	7%	111	30%	63	3%
Male householder, no wife	59	2%	47	13%	12	1%
Female householder, no husband	115	5%	64	17%	51	3%
Nonfamily households:	1,637	69%	0	0%	1,637	81%
Householder living alone	1,268	53%	----	----	----	----
Other nonfamily households	369	15%	----	----	----	----

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	2,508	100%	2385	123	5%	1.94
Single family (detached)	582	23%	580	2	<1%	2.40
Single family (attached)	114	5%	113	1	1%	2.05
2 to 4 units	120	5%	108	12	10%	1.88
5 to 9 units	146	6%	141	5	3%	1.93
10 or more units	1,546	62%	1,443	103	7%	1.76
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	582	100%
Less than \$150,000	1	<1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	37	6%
\$250,000 to \$299,999	111	19%
\$300,000 to \$399,999	157	27%
\$400,000 to \$499,999	166	29%
\$500,000 to \$749,999	110	19%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$391,720**

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	2,508	100%
2005 or Later	14	1%
2000 to 2004	23	1%
1990 to 1999	230	9%
1980 to 1989	162	6%
1970 to 1979	1,076	43%
1960 to 1969	424	17%
1950 to 1959	506	20%
1940 to 1949	73	3%
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
Total occupied housing units	2,385	100%	1,803	100%	582	100%
1.00 occupant housing per room or less	2,323	97%	1,743	97%	580	100%
1.01 to 1.50 occupants per room	61	3%	60	3%	1	<1%
1.51 to 2.00 occupants per room	1	<1%	0	0%	1	<1%
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	1,803	100%
Less than \$500	17	1%
\$500 to \$599	0	0%
\$600 to \$699	21	1%
\$700 to \$799	0	0%
\$800 to \$899	213	12%
\$900 to \$999	481	27%
\$1,000 to \$1,249	341	19%
\$1,250 to \$1,499	384	21%
\$1,500 to \$1,999	186	10%
\$2,000 or more	111	6%
No cash rent	49	3%
Median contract rent	\$1,125	

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	1,803	100%
Less than 20 percent	192	11%
20.0 to 24.9 percent	87	5%
25.0 to 29.9 percent	268	15%
30.0 to 34.9 percent	121	7%
35.0 to 39.9 percent	290	16%
40.0 to 49.9 percent	171	9%
50.0 percent or more	602	33%
Not computed	72	4%

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	2,385	100%
No vehicle	344	14%
1 vehicle	1,003	42%
2 vehicles	631	26%
3 vehicles	330	14%
4 or more vehicles	77	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
Total Workers	2,326	100%
Worked in state of residence	2,326	100%
Worked in county of residence	2,326	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
Population age 16 and older	4,060	100%	1,860	46%
In labor force	2,573	63%	1,261	49%
Armed forces	103	4%	103	100%
Civilian (employed)	2,229	87%	1,012	45%
Civilian (unemployed)	241	9%	146	61%
Not in labor force	1,487	37%	599	40%
Pct. of civilian labor force unemployed	9.8%		12.6%	

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
Total Workers	2,326	100%
Car, truck or van:	2,104	90%
Drove Alone	1,746	75%
Carpooled	358	15%
Public Transportation:	43	2%
Bus	43	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	13	1%
Walked	21	1%
Other means	0	0%
Worked at home	145	6%

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	2,326	100%
Did not work at home	2,181	94%
Less than 10 minutes	198	9%
10 to 19 minutes	562	24%
20 to 29 minutes	650	28%
30 to 44 minutes	520	22%
45 to 59 minutes	92	4%
60 to 89 minutes	120	5%
90 minutes or more	39	2%
Worked at home	145	6%
Average time to work (minutes)	30	--

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+	2,236	100%
Agriculture, forestry, mining	5	<1%
Utilities	0	0%
Construction	233	10%
Manufacturing	155	7%
Wholesale trade	13	1%
Retail trade	249	11%
Transportation & warehousing	111	5%
Information & communications	94	4%
Finance, insurance, & real estate	171	8%
Professional, scientific, management, administration	215	10%
Educational, social, & health services	521	23%
Art, entertainment, recreation, accommodations, food	233	10%
Other services	95	4%
Public administration	141	6%

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+	2,236	100%
Management, professional & related:	681	30%
Management (incl. farm managers)	166	7%
Business & financial	125	6%
Computer & mathematical	86	4%
Architecture & engineering	74	3%
Life, physical & social science	39	2%
Community & social service	51	2%
Legal	18	1%
Education, training, & library	80	4%
Art, entertainment, sports & media	13	1%
Healthcare practitioners	29	1%
Service:	419	19%
Healthcare support	0	0%
Protective service	46	2%
Food preparation & serving	219	10%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	154	7%
Sales & office	740	33%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	249	11%
Production, transport & material moving	147	7%

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

Household Income

	Number	Percent
Total Households	2,385	100%
Less than \$15,000	310	13%
\$15,000 to \$29,999	497	21%
\$30,000 to \$44,999	443	19%
\$45,000 to \$59,999	395	17%
\$60,000 to \$74,999	182	8%
\$75,000 to \$99,999	344	14%
\$100,000 to \$124,999	59	2%
\$125,000 to \$149,999	39	2%
\$150,000 to \$199,999	116	5%
\$200,000 or more	0	0%
Median Income	\$43,053	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,385	100%
With earnings	1,636	69%
With wage and salary income	1,622	68%
With self-employment income	128	5%
With interest, dividend, or net rental income	498	21%
With Social Security income	829	35%
With Supplemental Security income	106	4%
With public assistance income	31	1%
With retirement income	515	22%
With other types of income	470	20%

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	4,615	100%
Under .50	330	7%
.50 to .99	194	4%
1.00 to 1.24	112	2%
1.25 to 1.49	187	4%
1.50 to 1.84	223	5%
1.85 to 1.99	54	1%
2.00 and over	3,515	76%

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	4,615	100%
Above Poverty	4,091	89%
Below Poverty	524	11%

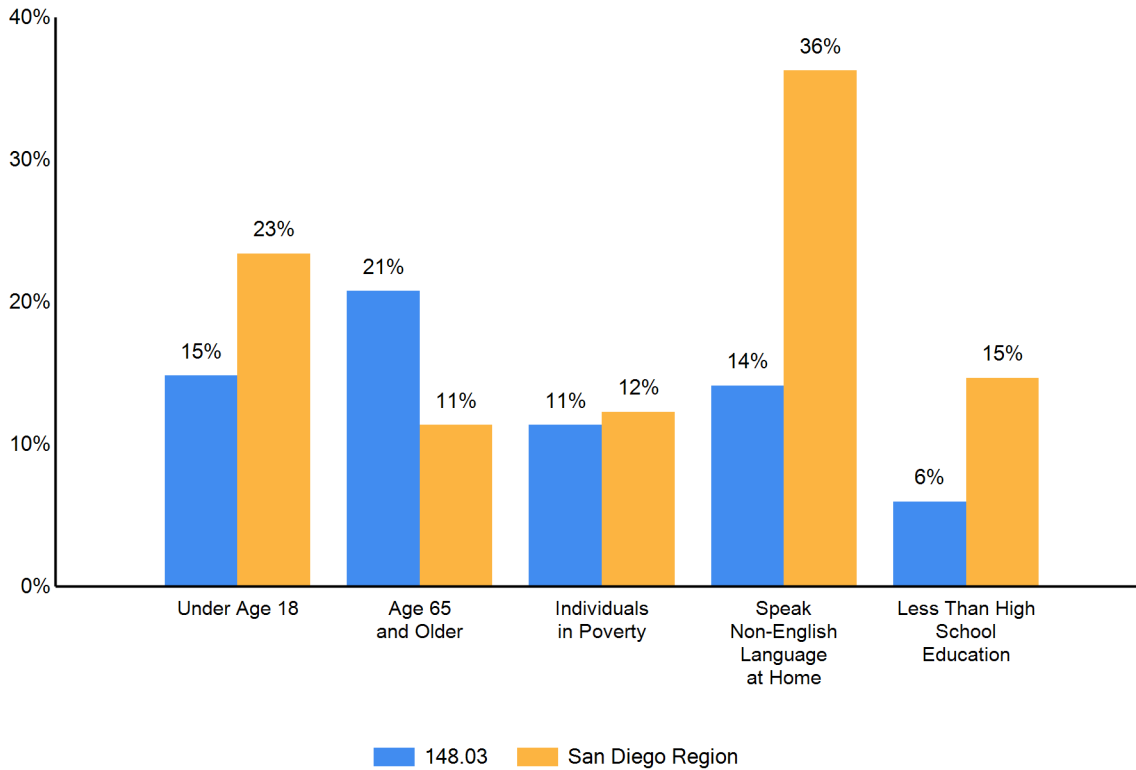
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	748	366	382	748	366	382	0	0	0
Married couple family	574	255	319	574	255	319	0	0	0
Male householder, no wife present	59	47	12	59	47	12	0	0	0
Female householder, no husband present	115	64	51	115	64	51	0	0	0

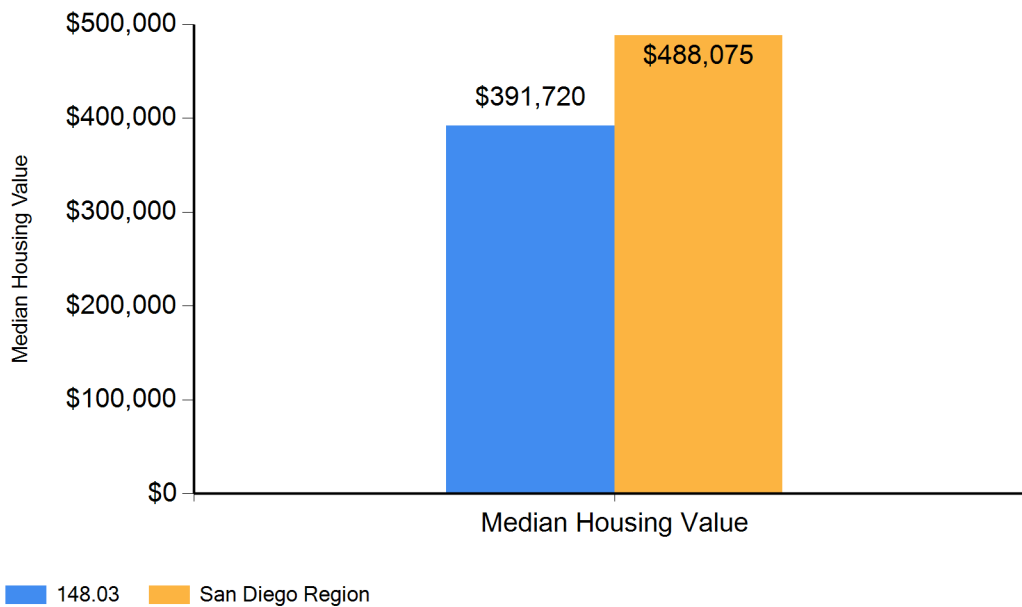
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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