



Demographic and Socioeconomic Profile 2010

TRACT: 170.31

Population by Race

	Population	Percent
Total Population	3,853	100%
White	2,468	64%
Hispanic	551	14%
Asian	522	14%
Two or More	143	4%
Black	128	3%
American Indian	18	<1%
Pacific Islander	16	<1%
Other	7	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	3,853	1,865	1,988	52%
Under 5	307	157	150	49%
5 to 9	296	167	129	44%
10 to 14	298	160	138	46%
15 to 17	186	104	82	44%
18 and 19	90	45	45	50%
20 to 24	190	98	92	48%
25 to 29	279	138	141	51%
30 to 34	337	168	169	50%
35 to 39	302	146	156	52%
40 to 44	326	154	172	53%
45 to 49	271	117	154	57%
50 to 54	279	118	161	58%
55 to 59	205	93	112	55%
60 and 61	76	28	48	63%
62 to 64	88	35	53	60%
65 to 69	112	44	68	61%
70 to 74	83	37	46	55%
75 to 79	66	30	36	55%
80 to 84	31	17	14	45%
85 and Older	31	9	22	71%
Under 18	1,087	588	499	46%
65 and older	323	137	186	58%
Median	34.2	31.9	36.5	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	2,952	100%
Never Married	778	26%
Married, excluding separated	1,592	54%
Separated	103	3%
Widowed	76	3%
Divorced	403	14%

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	3,853	100%
Household	3,844	100%
Group Quarters - Other	9	<1%
Group Quarters - Military	0	0%
Group Quarters - College	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.	3,853	551	2,468	128	18	522	16	7	143
Under 5	307	53	167	10	2	49	1	0	25
5 to 9	296	50	169	17	0	36	1	3	20
10 to 14	298	78	152	12	1	31	0	0	24
15 to 17	186	39	116	6	2	17	1	0	5
18 and 19	90	15	59	4	1	8	1	1	1
20 to 24	190	29	120	4	3	23	0	0	11
25 to 29	279	48	159	14	2	44	3	1	8
30 to 34	337	47	175	12	0	85	1	0	17
35 to 39	302	42	178	19	0	56	2	0	5
40 to 44	326	42	213	11	1	51	1	1	6
45 to 49	271	33	186	6	0	38	2	0	6
50 to 54	279	28	214	4	3	19	2	1	8
55 to 59	205	14	158	4	1	23	0	0	5
60 and 61	76	5	60	2	1	8	0	0	0
62 to 64	88	5	72	0	1	9	0	0	1
65 to 69	112	15	86	0	0	10	1	0	0
70 to 74	83	3	69	2	0	8	0	0	1
75 to 79	66	3	57	1	0	5	0	0	0
80 to 84	31	0	29	0	0	2	0	0	0
85 and Older	31	2	29	0	0	0	0	0	0
Under 18	1,087	220	604	45	5	133	3	3	74
65 and older	323	23	270	3	0	25	1	0	1
Median		26.2	38.3	28.9	25.0	33.1	35.0	19.0	16.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	3,546	100%
Speak Only English	2,536	72%
Speak Spanish:	510	14%
Speak English "well" or "very well"	471	13%
Speak English "not well" or "not at all"	39	1%
Speak Asian/Pacific Island language:	320	9%
Speak English "well" or "very well"	314	9%
Speak English "not well" or "not at all"	6	<1%
Speak other language:	180	4%
Speak English "well" or "very well"	144	4%
Speak English "not well" or "not at all"	36	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	2,486	100%
Less than 9th grade	140	6%
9th through 12th grade, no diploma	69	3%
High school grad (incl. equivalency)	248	10%
Some college, no degree	633	25%
Associate degree	250	10%
Bachelor's degree	694	28%
Master's degree	335	13%
Professional school degree	65	3%
Doctorate degree	52	2%

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	3,670	100%	---	---	---	---
Enrolled in school	1,093	30%	907	25%	186	5%
Nursery / Preschool	93	9%	7	1%	86	46%
Kindergarten to grade 4	254	23%	247	27%	7	4%
Grade 5 to grade 8	225	21%	225	25%	0	0%
Grade 9 to grade 12	228	21%	218	24%	10	5%
College, undergraduate	283	26%	200	22%	83	45%
Graduate or Professional school	10	1%	10	1%	0	0%
Not enrolled in school	2,577	70%	---	---	---	---

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	1,385	100%	544	100%	841	100%
Family Households:	973	70%	544	100%	429	51%
Married couple family	770	56%	420	77%	350	42%
Other family:	203	15%	124	23%	79	9%
Male householder, no wife	59	4%	45	8%	14	2%
Female householder, no husband	144	10%	79	15%	65	8%
Nonfamily households:	412	30%	0	0%	412	49%
Householder living alone	342	25%	----	----	----	----
Other nonfamily households	70	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
Total Housing Units	1,441	100%	1385	56	4%	2.78
Single family (detached)	541	38%	538	3	1%	2.95
Single family (attached)	509	35%	456	53	10%	2.77
2 to 4 units	155	11%	155	0	0%	2.70
5 to 9 units	31	2%	31	0	0%	2.42
10 or more units	205	14%	205	0	0%	2.42
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	1,062	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	78	7%
\$200,000 to \$249,999	81	8%
\$250,000 to \$299,999	80	8%
\$300,000 to \$399,999	254	24%
\$400,000 to \$499,999	256	24%
\$500,000 to \$749,999	290	27%
\$750,000 to \$999,999	14	1%
\$1,000,000 or more	9	1%

Median Value **\$414,902**

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	1,441	100%
2005 or Later	9	1%
2000 to 2004	26	2%
1990 to 1999	75	5%
1980 to 1989	142	10%
1970 to 1979	1,070	74%
1960 to 1969	119	8%
1950 to 1959	0	0%
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
Total occupied housing units	1,385	100%	323	100%	1,062	100%
1.00 occupant housing per room or less	1,360	98%	298	92%	1,062	100%
1.01 to 1.50 occupants per room	12	1%	12	4%	0	0%
1.51 to 2.00 occupants per room	13	1%	13	4%	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
Total Units	323	100%
Less than \$500	5	2%
\$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	0	0%
\$1,250 to \$1,499	108	33%
\$1,500 to \$1,999	123	38%
\$2,000 or more	62	19%
No cash rent	25	8%
Median contract rent	\$1,697	

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	323	100%
Less than 20 percent	93	29%
20.0 to 24.9 percent	12	4%
25.0 to 29.9 percent	49	15%
30.0 to 34.9 percent	31	10%
35.0 to 39.9 percent	19	6%
40.0 to 49.9 percent	10	3%
50.0 percent or more	76	24%
Not computed	33	10%

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	1,385	100%
No vehicle	27	2%
1 vehicle	484	35%
2 vehicles	585	42%
3 vehicles	244	18%
4 or more vehicles	45	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	1,878	100%
Worked in state of residence	1,868	99%
Worked in county of residence	1,786	95%
Worked outside county of residence	82	4%
Worked outside state of residence	10	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
Population age 16 and older	2,898	100%	1,358	47%
In labor force	2,025	70%	1,024	51%
Armed forces	33	2%	33	100%
Civilian (employed)	1,881	93%	910	48%
Civilian (unemployed)	111	5%	81	73%
Not in labor force	873	30%	334	38%
Pct. of civilian labor force unemployed	5.6%		8.2%	

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
Total Workers	1,878	100%
Car, truck or van:	1,688	90%
Drove Alone	1,503	80%
Carpooled	185	10%
Public Transportation:	11	1%
Bus	11	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	23	1%
Other means	33	2%
Worked at home	123	7%

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	1,878	100%
Did not work at home	1,755	93%
Less than 10 minutes	328	17%
10 to 19 minutes	392	21%
20 to 29 minutes	414	22%
30 to 44 minutes	423	23%
45 to 59 minutes	136	7%
60 to 89 minutes	55	3%
90 minutes or more	7	<1%
Worked at home	123	7%
Average time to work (minutes)	26	--

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+	1,853	100%
Agriculture, forestry, mining	0	0%
Utilities	29	2%
Construction	76	4%
Manufacturing	172	9%
Wholesale trade	30	2%
Retail trade	100	5%
Transportation & warehousing	107	6%
Information & communications	146	8%
Finance, insurance, & real estate	92	5%
Professional, scientific, management, administration	72	4%
Educational, social, & health services	471	25%
Art, entertainment, recreation, accommodations, food	81	4%
Other services	72	4%
Public administration	405	22%

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+	1,853	100%
Management, professional & related:	1,120	60%
Management (incl. farm managers)	185	10%
Business & financial	209	11%
Computer & mathematical	82	4%
Architecture & engineering	115	6%
Life, physical & social science	33	2%
Community & social service	48	3%
Legal	29	2%
Education, training, & library	208	11%
Art, entertainment, sports & media	113	6%
Healthcare practitioners	98	5%
Service:	125	7%
Healthcare support	34	2%
Protective service	0	0%
Food preparation & serving	32	2%
Building & grounds cleaning / maintenance	10	1%
Personal care & service	49	3%
Sales & office	447	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	55	3%
Production, transport & material moving	106	6%

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

Household Income

Number Percent

Total Households	1,385	100%
Less than \$15,000	54	4%
\$15,000 to \$29,999	96	7%
\$30,000 to \$44,999	118	9%
\$45,000 to \$59,999	155	11%
\$60,000 to \$74,999	198	14%
\$75,000 to \$99,999	209	15%
\$100,000 to \$124,999	246	18%
\$125,000 to \$149,999	146	11%
\$150,000 to \$199,999	80	6%
\$200,000 or more	83	6%
Median Income	\$83,553	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,385	100%
With earnings	1,212	88%
With wage and salary income	1,163	84%
With self-employment income	142	10%
With interest, dividend, or net rental income	429	31%
With Social Security income	219	16%
With Supplemental Security income	44	3%
With public assistance income	48	3%
With retirement income	257	19%
With other types of income	266	19%

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	3,853	100%
Under .50	163	4%
.50 to .99	9	<1%
1.00 to 1.24	18	<1%
1.25 to 1.49	44	1%
1.50 to 1.84	118	3%
1.85 to 1.99	89	2%
2.00 and over	3,412	89%

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	3,853	100%
Above Poverty	3,681	96%
Below Poverty	172	4%

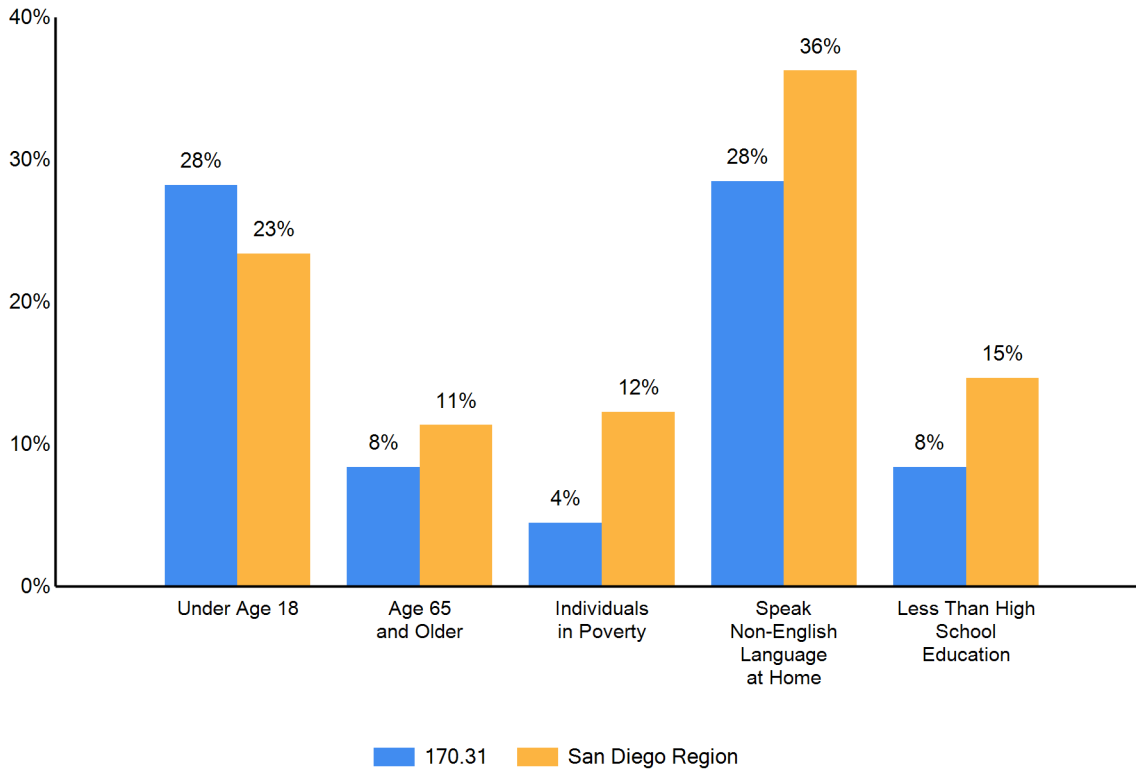
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	973	544	429	935	506	429	38	38	0
Married couple family	770	420	350	756	406	350	14	14	0
Male householder, no wife present	59	45	14	59	45	14	0	0	0
Female householder, no husband present	144	79	65	120	55	65	24	24	0

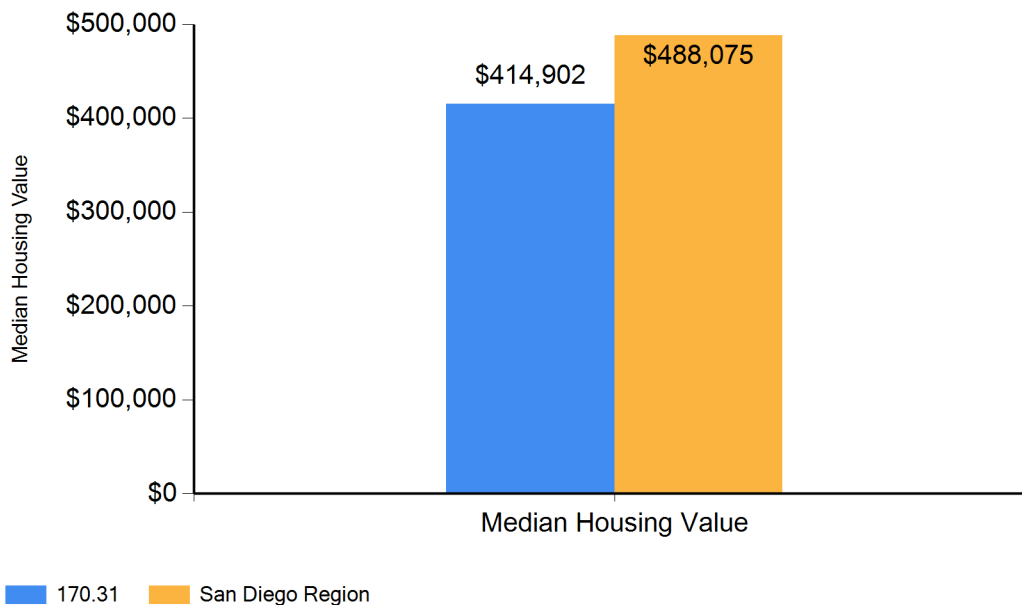
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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