



Demographic and Socioeconomic Profile 2010

TRACT: 170.56

Population by Race

	Population	Percent
Total Population	4,418	100%
White	2,529	57%
Asian	1,015	23%
Hispanic	442	10%
Two or More	227	5%
Black	159	4%
Pacific Islander	25	1%
American Indian	11	<1%
Other	10	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,418	2,243	2,175	49%
Under 5	330	173	157	48%
5 to 9	257	116	141	55%
10 to 14	288	144	144	50%
15 to 17	80	46	34	43%
18 and 19	52	37	15	29%
20 to 24	463	224	239	52%
25 to 29	564	294	270	48%
30 to 34	421	244	177	42%
35 to 39	371	189	182	49%
40 to 44	291	140	151	52%
45 to 49	328	143	185	56%
50 to 54	192	99	93	48%
55 to 59	175	69	106	61%
60 and 61	136	99	37	27%
62 to 64	137	107	30	22%
65 to 69	87	20	67	77%
70 to 74	60	22	38	63%
75 to 79	76	34	42	55%
80 to 84	60	34	26	43%
85 and Older	50	9	41	82%
Under 18	955	479	476	50%
65 and older	333	119	214	64%
Median	32.1	31.8	32.5	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,543	100%
Never Married	1,084	31%
Married, excluding separated	1,910	54%
Separated	117	3%
Widowed	149	4%
Divorced	283	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
Total population	4,418	100%
Household	4,233	96%
Group Quarters - Other	185	4%
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.	4,418	442	2,529	159	11	1,015	25	10	227
Under 5	330	46	162	7	0	80	0	0	35
5 to 9	257	40	124	17	1	46	0	0	29
10 to 14	288	45	123	3	0	93	1	1	22
15 to 17	80	4	53	3	0	14	2	0	4
18 and 19	52	10	25	3	1	10	1	0	2
20 to 24	463	57	336	4	0	51	0	5	10
25 to 29	564	54	324	37	0	112	0	2	35
30 to 34	421	44	214	20	9	110	9	0	15
35 to 39	371	34	179	9	0	140	0	1	8
40 to 44	291	25	157	3	0	89	2	0	15
45 to 49	328	17	203	38	0	46	6	0	18
50 to 54	192	7	139	3	0	35	0	1	7
55 to 59	175	12	116	3	0	36	0	0	8
60 and 61	136	1	73	2	0	58	1	0	1
62 to 64	137	3	91	2	0	38	1	0	2
65 to 69	87	10	62	3	0	9	0	0	3
70 to 74	60	14	28	1	0	16	0	0	1
75 to 79	76	2	56	0	0	14	2	0	2
80 to 84	60	16	31	1	0	11	0	0	1
85 and Older	50	1	33	0	0	7	0	0	9
Under 18	955	135	462	30	1	233	3	1	90
65 and older	333	43	210	5	0	57	2	0	16
Median		26.8	32.7	31.4	31.9	34.6	34.7	24.0	26.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,088	100%
Speak Only English	2,982	73%
Speak Spanish:	78	2%
Speak English "well" or "very well"	68	2%
Speak English "not well" or "not at all"	10	<1%
Speak Asian/Pacific Island language:	603	15%
Speak English "well" or "very well"	467	11%
Speak English "not well" or "not at all"	136	3%
Speak other language:	425	9%
Speak English "well" or "very well"	384	9%
Speak English "not well" or "not at all"	41	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	2,948	100%
Less than 9th grade	37	1%
9th through 12th grade, no diploma	113	4%
High school grad (incl. equivalency)	371	13%
Some college, no degree	711	24%
Associate degree	143	5%
Bachelor's degree	944	32%
Master's degree	441	15%
Professional school degree	60	2%
Doctorate degree	128	4%

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	4,208	100%	---	---	---	---
Enrolled in school	1,035	25%	920	22%	115	3%
Nursery / Preschool	90	9%	70	8%	20	17%
Kindergarten to grade 4	316	31%	316	34%	0	0%
Grade 5 to grade 8	138	13%	120	13%	18	16%
Grade 9 to grade 12	133	13%	117	13%	16	14%
College, undergraduate	278	27%	278	30%	0	0%
Graduate or Professional school	80	8%	19	2%	61	53%
Not enrolled in school	3,173	75%	---	---	---	---

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	1,795	100%	676	100%	1,119	100%
Family Households:	1,191	66%	676	100%	515	46%
Married couple family	816	45%	494	73%	322	29%
Other family:	375	21%	182	27%	193	17%
Male householder, no wife	58	3%	0	0%	58	5%
Female householder, no husband	317	18%	182	27%	135	12%
Nonfamily households:	604	34%	0	0%	604	54%
Householder living alone	482	27%	----	----	----	----
Other nonfamily households	122	7%	----	----	----	----

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	1,844	100%	1795	49	3%	2.36
Single family (detached)	697	38%	652	45	6%	2.39
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	142	8%	142	0	0%	2.32
5 to 9 units	274	15%	273	1	<1%	2.34
10 or more units	731	40%	728	3	<1%	2.34
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	677	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	14	2%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	67	10%
\$400,000 to \$499,999	177	26%
\$500,000 to \$749,999	377	56%
\$750,000 to \$999,999	27	4%
\$1,000,000 or more	15	2%

Median Value **\$553,382**

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	1,844	100%
2005 or Later	0	0%
2000 to 2004	38	2%
1990 to 1999	772	42%
1980 to 1989	852	46%
1970 to 1979	182	10%
1960 to 1969	0	0%
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	1,795	100%	1,118	100%	677	100%
1.00 occupant housing per room or less	1,767	98%	1,090	97%	677	100%
1.01 to 1.50 occupants per room	28	2%	28	3%	0	0%
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
Total Units	1,118	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	15	1%
\$900 to \$999	0	0%
\$1,000 to \$1,249	147	13%
\$1,250 to \$1,499	433	39%
\$1,500 to \$1,999	417	37%
\$2,000 or more	86	8%
No cash rent	20	2%
Median contract rent	\$1,479	

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	1,118	100%
Less than 20 percent	173	15%
20.0 to 24.9 percent	198	18%
25.0 to 29.9 percent	314	28%
30.0 to 34.9 percent	48	4%
35.0 to 39.9 percent	67	6%
40.0 to 49.9 percent	46	4%
50.0 percent or more	239	21%
Not computed	33	3%

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	1,795	100%
No vehicle	17	1%
1 vehicle	799	45%
2 vehicles	798	44%
3 vehicles	128	7%
4 or more vehicles	53	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	2,487	100%
Worked in state of residence	2,487	100%
Worked in county of residence	2,412	97%
Worked outside county of residence	75	3%
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	3,516	100%	1,795	51%
In labor force	2,770	79%	1,510	55%
Armed forces	46	2%	29	63%
Civilian (employed)	2,567	93%	1,436	56%
Civilian (unemployed)	157	6%	45	29%
Not in labor force	746	21%	285	38%
Pct. of civilian labor force unemployed	5.8%		3.0%	

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	2,487	100%
Car, truck or van:	2,262	91%
Drove Alone	2,077	84%
Carpooled	185	7%
Public Transportation:	59	2%
Bus	44	2%
Trolley / Streetcar	15	1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	24	1%
Walked	0	0%
Other means	0	0%
Worked at home	142	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	2,487	100%
Did not work at home	2,345	94%
Less than 10 minutes	177	7%
10 to 19 minutes	852	34%
20 to 29 minutes	760	31%
30 to 44 minutes	472	19%
45 to 59 minutes	62	2%
60 to 89 minutes	15	1%
90 minutes or more	7	<1%
Worked at home	142	6%
Average time to work (minutes)	24	--

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+	2,435	100%
Agriculture, forestry, mining	0	0%
Utilities	13	1%
Construction	138	6%
Manufacturing	232	10%
Wholesale trade	107	4%
Retail trade	83	3%
Transportation & warehousing	138	6%
Information & communications	69	3%
Finance, insurance, & real estate	324	13%
Professional, scientific, management, administration	182	7%
Educational, social, & health services	347	14%
Art, entertainment, recreation, accommodations, food	138	6%
Other services	90	4%
Public administration	574	24%

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+	2,435	100%
Management, professional & related:	1,356	56%
Management (incl. farm managers)	374	15%
Business & financial	312	13%
Computer & mathematical	190	8%
Architecture & engineering	113	5%
Life, physical & social science	42	2%
Community & social service	0	0%
Legal	0	0%
Education, training, & library	94	4%
Art, entertainment, sports & media	0	0%
Healthcare practitioners	231	9%
Service:	167	7%
Healthcare support	0	0%
Protective service	38	2%
Food preparation & serving	51	2%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	78	3%
Sales & office	726	30%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	53	2%
Production, transport & material moving	133	5%

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

Household Income

Number Percent

Total Households	1,795	100%
Less than \$15,000	128	7%
\$15,000 to \$29,999	136	8%
\$30,000 to \$44,999	179	10%
\$45,000 to \$59,999	53	3%
\$60,000 to \$74,999	311	17%
\$75,000 to \$99,999	240	13%
\$100,000 to \$124,999	309	17%
\$125,000 to \$149,999	180	10%
\$150,000 to \$199,999	172	10%
\$200,000 or more	87	5%
Median Income	\$84,427	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,795	100%
With earnings	1,703	95%
With wage and salary income	1,675	93%
With self-employment income	155	9%
With interest, dividend, or net rental income	414	23%
With Social Security income	160	9%
With Supplemental Security income	37	2%
With public assistance income	33	2%
With retirement income	139	8%
With other types of income	113	6%

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	4,333	100%
Under .50	215	5%
.50 to .99	78	2%
1.00 to 1.24	153	4%
1.25 to 1.49	88	2%
1.50 to 1.84	70	2%
1.85 to 1.99	102	2%
2.00 and over	3,627	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
Total	4,333	100%
Above Poverty	4,040	93%
Below Poverty	293	7%

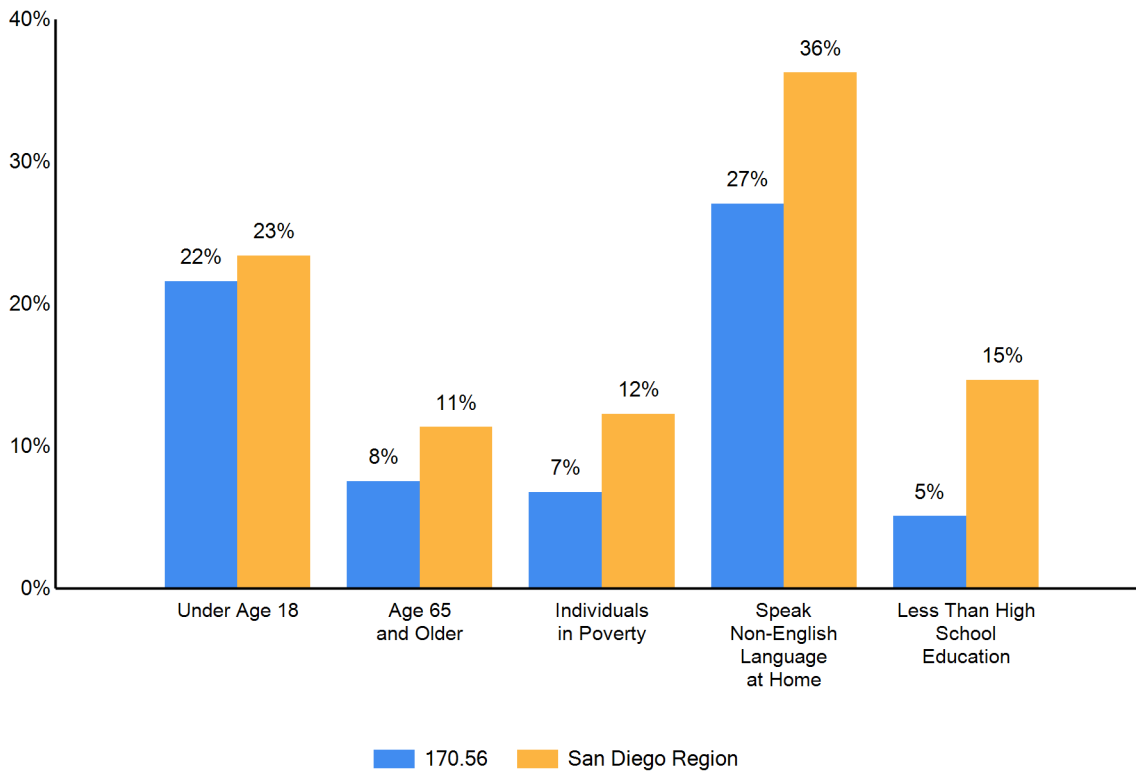
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,191	676	515	1,128	635	493	63	41	22
Married couple family	816	494	322	783	466	317	33	28	5
Male householder, no wife present	58	0	58	58	0	58	0	0	0
Female householder, no husband present	317	182	135	287	169	118	30	13	17

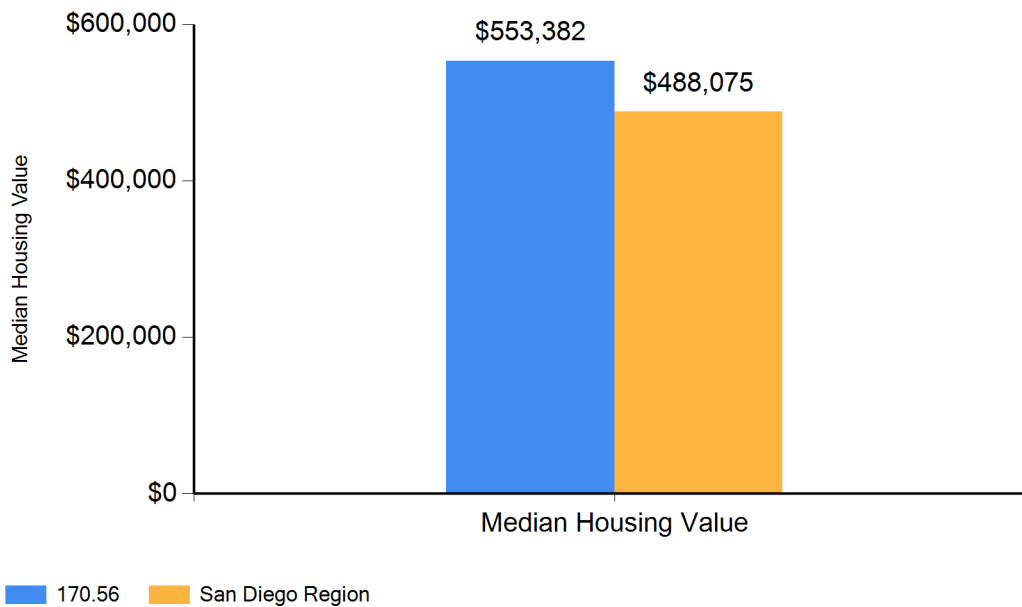
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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