



Demographic and Socioeconomic Profile 2010

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Population by Race

	Population	Percent
Total Population	6,874	100%
White	3,405	50%
Asian	2,505	36%
Hispanic	557	8%
Two or More	251	4%
Black	129	2%
Pacific Islander	13	<1%
Other	12	<1%
American Indian	2	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,874	3,715	3,159	46%
Under 5	405	233	172	42%
5 to 9	504	288	216	43%
10 to 14	714	383	331	46%
15 to 17	470	256	214	46%
18 and 19	156	77	79	51%
20 to 24	451	266	185	41%
25 to 29	298	185	113	38%
30 to 34	300	119	181	60%
35 to 39	454	246	208	46%
40 to 44	591	381	210	36%
45 to 49	782	389	393	50%
50 to 54	587	278	309	53%
55 to 59	435	274	161	37%
60 and 61	117	54	63	54%
62 to 64	164	90	74	45%
65 to 69	201	110	91	45%
70 to 74	177	65	112	63%
75 to 79	41	4	37	90%
80 to 84	11	4	7	64%
85 and Older	16	13	3	19%
Under 18	2,093	1,160	933	45%
65 and older	446	196	250	56%
Median	36.5	36.0	37.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,251	100%
Never Married	1,197	23%
Married, excluding separated	3,373	64%
Separated	29	<1%
Widowed	393	7%
Divorced	259	5%

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	6,874	100%
Household	6,874	100%
Group Quarters - Other	0	0%
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.	6,874	557	3,405	129	2	2,505	13	12	251
Under 5	405	14	185	8	0	159	4	0	35
5 to 9	504	65	243	2	0	131	1	5	57
10 to 14	714	46	351	2	0	277	1	0	37
15 to 17	470	24	312	1	0	98	0	2	33
18 and 19	156	6	20	2	0	128	0	0	0
20 to 24	451	65	227	10	0	140	0	0	9
25 to 29	298	41	124	11	0	120	0	0	2
30 to 34	300	19	92	38	0	127	0	0	24
35 to 39	454	38	161	8	0	216	2	1	28
40 to 44	591	109	263	3	0	207	0	0	9
45 to 49	782	56	430	19	0	265	0	4	8
50 to 54	587	43	318	1	0	219	0	0	6
55 to 59	435	6	287	20	2	112	5	0	3
60 and 61	117	0	67	4	0	46	0	0	0
62 to 64	164	8	89	0	0	67	0	0	0
65 to 69	201	3	101	0	0	97	0	0	0
70 to 74	177	13	117	0	0	47	0	0	0
75 to 79	41	0	6	0	0	35	0	0	0
80 to 84	11	0	5	0	0	6	0	0	0
85 and Older	16	1	7	0	0	8	0	0	0
Under 18	2,093	149	1,091	13	0	665	6	7	162
65 and older	446	17	236	0	0	193	0	0	0
Median		34.6	39.6	33.8	57.5	36.7	36.3	16.5	14.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,469	100%
Speak Only English	4,300	66%
Speak Spanish:	158	2%
Speak English "well" or "very well"	117	2%
Speak English "not well" or "not at all"	41	1%
Speak Asian/Pacific Island language:	1,510	23%
Speak English "well" or "very well"	1,151	18%
Speak English "not well" or "not at all"	359	6%
Speak other language:	501	7%
Speak English "well" or "very well"	474	7%
Speak English "not well" or "not at all"	27	<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	4,174	100%
Less than 9th grade	81	2%
9th through 12th grade, no diploma	41	1%
High school grad (incl. equivalency)	229	5%
Some college, no degree	545	13%
Associate degree	341	8%
Bachelor's degree	1,706	41%
Master's degree	748	18%
Professional school degree	217	5%
Doctorate degree	266	6%

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	6,665	100%	---	---	---	---
Enrolled in school	2,271	34%	1,906	29%	365	5%
Nursery / Preschool	252	11%	95	5%	157	43%
Kindergarten to grade 4	482	21%	430	23%	52	14%
Grade 5 to grade 8	619	27%	555	29%	64	18%
Grade 9 to grade 12	487	21%	487	26%	0	0%
College, undergraduate	385	17%	314	16%	71	19%
Graduate or Professional school	46	2%	25	1%	21	6%
Not enrolled in school	4,394	66%	---	---	---	---

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	2,163	100%	1,245	100%	918	100%
Family Households:	1,897	88%	1,245	100%	652	71%
Married couple family	1,622	75%	1,123	90%	499	54%
Other family:	275	13%	122	10%	153	17%
Male householder, no wife	76	4%	13	1%	63	7%
Female householder, no husband	199	9%	109	9%	90	10%
Nonfamily households:	266	12%	0	0%	266	29%
Householder living alone	228	11%	----	----	----	----
Other nonfamily households	38	2%	----	----	----	----

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	2,163	100%	2163	0	0%	3.18
Single family (detached)	2,137	99%	2,137	0	0%	3.18
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	12	1%	12	0	0%	3.33
5 to 9 units	14	1%	14	0	0%	3.07
10 or more units	0	0%	0	0	0%	0.00
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	1,961	100%
Less than \$150,000	16	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	22	1%
\$300,000 to \$399,999	22	1%
\$400,000 to \$499,999	125	6%
\$500,000 to \$749,999	1,261	64%
\$750,000 to \$999,999	423	22%
\$1,000,000 or more	92	5%

Median Value **\$657,837**

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	2,163	100%
2005 or Later	0	0%
2000 to 2004	206	10%
1990 to 1999	1,019	47%
1980 to 1989	854	39%
1970 to 1979	54	2%
1960 to 1969	21	1%
1950 to 1959	9	<1%
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	2,163	100%	202	100%	1,961	100%
1.00 occupant housing per room or less	2,150	99%	202	100%	1,948	99%
1.01 to 1.50 occupants per room	13	1%	0	0%	13	1%
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	202	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	14	7%
\$900 to \$999	0	0%
\$1,000 to \$1,249	17	8%
\$1,250 to \$1,499	17	8%
\$1,500 to \$1,999	27	13%
\$2,000 or more	127	63%
No cash rent	0	0%
Median contract rent	\$2,307	

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	202	100%
Less than 20 percent	20	10%
20.0 to 24.9 percent	39	19%
25.0 to 29.9 percent	42	21%
30.0 to 34.9 percent	38	19%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	24	12%
50.0 percent or more	39	19%
Not computed	0	0%

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	2,163	100%
No vehicle	0	0%
1 vehicle	227	10%
2 vehicles	1,170	54%
3 vehicles	583	27%
4 or more vehicles	183	8%

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	3,442	100%
Worked in state of residence	3,442	100%
Worked in county of residence	3,400	99%
Worked outside county of residence	42	1%
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	5,109	100%	2,735	54%
In labor force	3,747	73%	2,369	63%
Armed forces	17	<1%	17	100%
Civilian (employed)	3,575	95%	2,240	63%
Civilian (unemployed)	155	4%	112	72%
Not in labor force	1,362	27%	366	27%
Pct. of civilian labor force unemployed	4.2%		4.8%	

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	3,442	100%
Car, truck or van:	3,243	94%
Drove Alone	3,086	90%
Carpooled	157	5%
Public Transportation:	21	1%
Bus	21	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	21	1%
Bicycle	0	0%
Walked	17	0%
Other means	0	0%
Worked at home	140	4%

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	3,442	100%
Did not work at home	3,302	96%
Less than 10 minutes	182	5%
10 to 19 minutes	798	23%
20 to 29 minutes	1,221	35%
30 to 44 minutes	935	27%
45 to 59 minutes	125	4%
60 to 89 minutes	41	1%
90 minutes or more	0	0%
Worked at home	140	4%
Average time to work (minutes)	27	--

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+	3,422	100%
Agriculture, forestry, mining	0	0%
Utilities	17	0%
Construction	117	3%
Manufacturing	460	13%
Wholesale trade	118	3%
Retail trade	316	9%
Transportation & warehousing	64	2%
Information & communications	172	5%
Finance, insurance, & real estate	290	8%
Professional, scientific, management, administration	146	4%
Educational, social, & health services	887	26%
Art, entertainment, recreation, accommodations, food	157	5%
Other services	64	2%
Public administration	614	18%

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+	3,422	100%
Management, professional & related:	2,227	65%
Management (incl. farm managers)	507	15%
Business & financial	193	6%
Computer & mathematical	381	11%
Architecture & engineering	235	7%
Life, physical & social science	111	3%
Community & social service	32	1%
Legal	104	3%
Education, training, & library	347	10%
Art, entertainment, sports & media	144	4%
Healthcare practitioners	173	5%
Service:	395	12%
Healthcare support	49	1%
Protective service	100	3%
Food preparation & serving	94	3%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	152	4%
Sales & office	689	20%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	36	1%
Production, transport & material moving	75	2%

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

Household Income

Number Percent

Total Households	2,163	100%
Less than \$15,000	8	<1%
\$15,000 to \$29,999	32	1%
\$30,000 to \$44,999	88	4%
\$45,000 to \$59,999	126	6%
\$60,000 to \$74,999	90	4%
\$75,000 to \$99,999	314	15%
\$100,000 to \$124,999	426	20%
\$125,000 to \$149,999	242	11%
\$150,000 to \$199,999	538	25%
\$200,000 or more	299	14%
Median Income	\$124,853	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,163	100%
With earnings	2,008	93%
With wage and salary income	1,959	91%
With self-employment income	382	18%
With interest, dividend, or net rental income	1,020	47%
With Social Security income	305	14%
With Supplemental Security income	77	4%
With public assistance income	40	2%
With retirement income	168	8%
With other types of income	273	13%

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	6,874	100%
Under .50	36	1%
.50 to .99	0	0%
1.00 to 1.24	0	0%
1.25 to 1.49	0	0%
1.50 to 1.84	79	1%
1.85 to 1.99	54	1%
2.00 and over	6,705	98%

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	6,874	100%
Above Poverty	6,838	99%
Below Poverty	36	1%

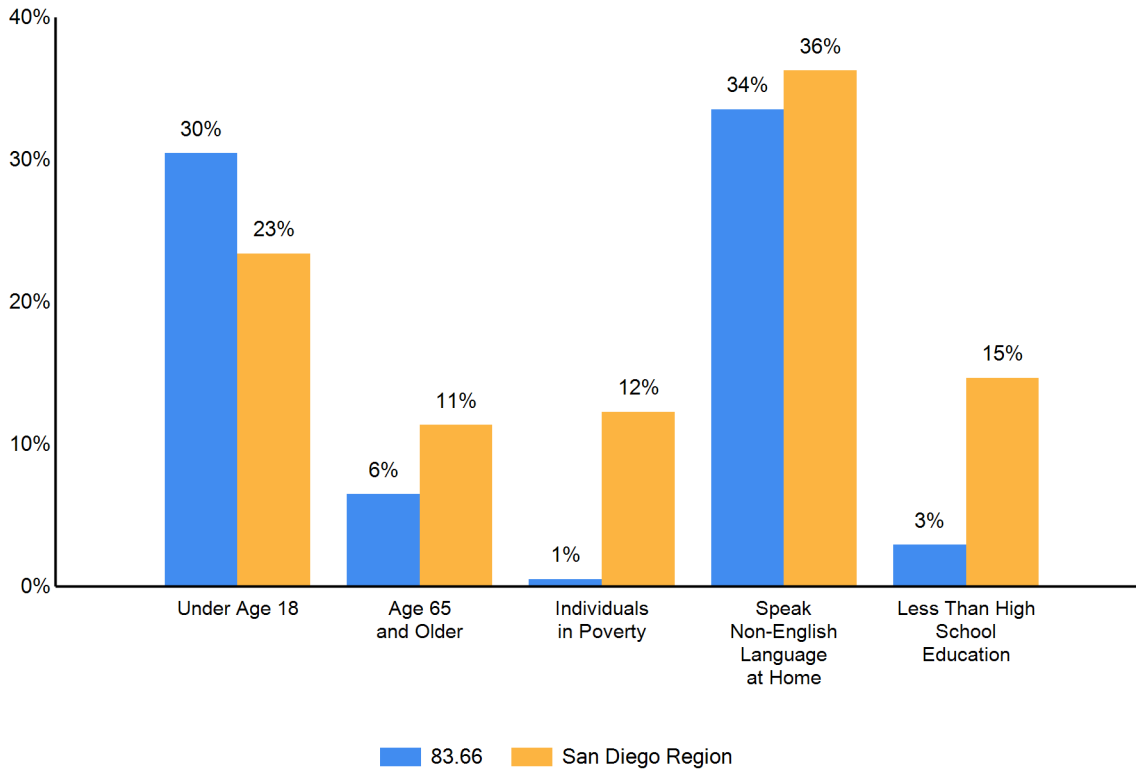
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,897	1,245	652	1,888	1,245	643	9	0	9
Married couple family	1,622	1,123	499	1,613	1,123	490	9	0	9
Male householder, no wife present	76	13	63	76	13	63	0	0	0
Female householder, no husband present	199	109	90	199	109	90	0	0	0

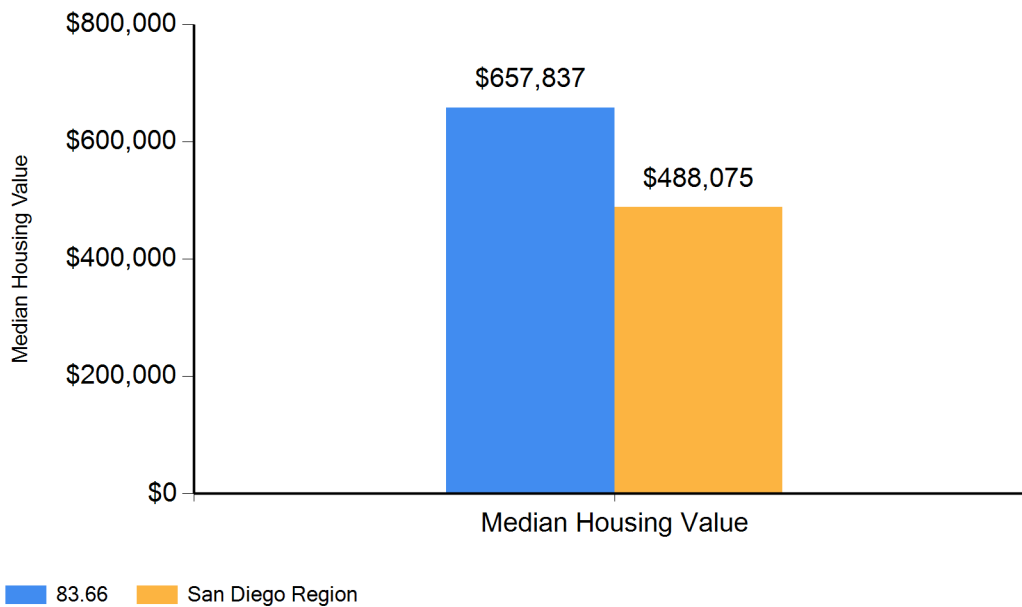
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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