



Demographic and Socioeconomic Profile 2010

TRACT: 198.08

Population by Race

	Population	Percent
Total Population	4,502	100%
White	3,670	82%
Hispanic	438	10%
Asian	207	5%
Two or More	87	2%
Black	83	2%
Pacific Islander	7	<1%
Other	6	<1%
American Indian	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,502	1,879	2,623	58%
Under 5	184	101	83	45%
5 to 9	206	89	117	57%
10 to 14	93	25	68	73%
15 to 17	116	34	82	71%
18 and 19	61	17	44	72%
20 to 24	392	205	187	48%
25 to 29	153	64	89	58%
30 to 34	167	95	72	43%
35 to 39	141	44	97	69%
40 to 44	202	104	98	49%
45 to 49	106	50	56	53%
50 to 54	191	80	111	58%
55 to 59	302	174	128	42%
60 and 61	167	59	108	65%
62 to 64	188	77	111	59%
65 to 69	406	125	281	69%
70 to 74	241	118	123	51%
75 to 79	431	151	280	65%
80 to 84	351	115	236	67%
85 and Older	404	152	252	62%
Under 18	599	249	350	58%
65 and older	1,833	661	1,172	64%
Median	59.0	55.9	61.5	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,019	100%
Never Married	402	10%
Married, excluding separated	2,648	66%
Separated	21	<1%
Widowed	433	11%
Divorced	515	13%

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	4,502	100%
Household	4,502	100%
Group Quarters - Other	0	0%
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.	4,502	438	3,670	83	4	207	7	6	87
Under 5	184	40	125	5	0	1	0	0	13
5 to 9	206	12	159	9	0	10	0	0	16
10 to 14	93	48	42	1	0	2	0	0	0
15 to 17	116	9	80	0	0	12	0	0	15
18 and 19	61	6	53	0	0	1	0	0	1
20 to 24	392	29	323	9	1	17	0	0	13
25 to 29	153	40	71	10	0	27	0	0	5
30 to 34	167	10	125	25	0	7	0	0	0
35 to 39	141	30	100	3	1	7	0	0	0
40 to 44	202	44	141	2	0	14	0	0	1
45 to 49	106	27	58	2	0	19	0	0	0
50 to 54	191	12	167	3	0	1	7	0	1
55 to 59	302	17	225	1	2	42	0	0	15
60 and 61	167	3	160	2	0	2	0	0	0
62 to 64	188	7	172	2	0	1	0	6	0
65 to 69	406	8	374	0	0	17	0	0	7
70 to 74	241	8	228	0	0	5	0	0	0
75 to 79	431	9	414	5	0	3	0	0	0
80 to 84	351	10	321	4	0	16	0	0	0
85 and Older	404	69	332	0	0	3	0	0	0
Under 18	599	109	406	15	0	25	0	0	44
65 and older	1,833	104	1,669	9	0	44	0	0	7
Median		39.2	62.1	31.5	55.0	46.4	52.5	63.5	17.9

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,318	100%
Speak Only English	3,904	90%
Speak Spanish:	215	5%
Speak English "well" or "very well"	195	5%
Speak English "not well" or "not at all"	20	<1%
Speak Asian/Pacific Island language:	123	3%
Speak English "well" or "very well"	103	2%
Speak English "not well" or "not at all"	20	<1%
Speak other language:	76	2%
Speak English "well" or "very well"	76	2%
Speak English "not well" or "not at all"	0	0%

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	3,450	100%
Less than 9th grade	0	0%
9th through 12th grade, no diploma	141	4%
High school grad (incl. equivalency)	584	17%
Some college, no degree	1,011	29%
Associate degree	273	8%
Bachelor's degree	793	23%
Master's degree	452	13%
Professional school degree	142	4%
Doctorate degree	54	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	4,382	100%	---	---	---	---
Enrolled in school	616	14%	502	11%	114	3%
Nursery / Preschool	0	0%	0	0%	0	0%
Kindergarten to grade 4	135	22%	135	27%	0	0%
Grade 5 to grade 8	130	21%	96	19%	34	30%
Grade 9 to grade 12	189	31%	135	27%	54	47%
College, undergraduate	121	20%	121	24%	0	0%
Graduate or Professional school	41	7%	15	3%	26	23%
Not enrolled in school	3,766	86%	---	---	---	---

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	2,300	100%	292	100%	2,008	100%
Family Households:	1,357	59%	292	100%	1,065	53%
Married couple family	1,226	53%	194	66%	1,032	51%
Other family:	131	6%	98	34%	33	2%
Male householder, no wife	14	1%	14	5%	0	0%
Female householder, no husband	117	5%	84	29%	33	2%
Nonfamily households:	943	41%	0	0%	943	47%
Householder living alone	806	35%	----	----	----	----
Other nonfamily households	137	6%	----	----	----	----

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	2,450	100%	2300	150	6%	1.96
Single family (detached)	1,064	43%	987	77	7%	2.01
Single family (attached)	1,092	45%	1,019	73	7%	1.82
2 to 4 units	15	1%	15	0	0%	2.80
5 to 9 units	152	6%	152	0	0%	2.21
10 or more units	127	5%	127	0	0%	2.21
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	1,809	100%
Less than \$150,000	86	5%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	16	1%
\$250,000 to \$299,999	25	1%
\$300,000 to \$399,999	206	11%
\$400,000 to \$499,999	399	22%
\$500,000 to \$749,999	1,001	55%
\$750,000 to \$999,999	63	3%
\$1,000,000 or more	13	1%

Median Value **\$543,125**

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	2,450	100%
2005 or Later	13	1%
2000 to 2004	32	1%
1990 to 1999	851	35%
1980 to 1989	1,410	58%
1970 to 1979	73	3%
1960 to 1969	30	1%
1950 to 1959	0	0%
1940 to 1949	8	<1%
1939 or earlier	33	1%

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	2,300	100%	491	100%	1,809	100%
1.00 occupant housing per room or less	2,289	100%	480	98%	1,809	100%
1.01 to 1.50 occupants per room	11	<1%	11	2%	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	491	100%
Less than \$500	0	0%
\$500 to \$599	11	2%
\$600 to \$699	0	0%
\$700 to \$799	21	4%
\$800 to \$899	123	25%
\$900 to \$999	8	2%
\$1,000 to \$1,249	30	6%
\$1,250 to \$1,499	105	21%
\$1,500 to \$1,999	143	29%
\$2,000 or more	11	2%
No cash rent	39	8%
Median contract rent	\$1,375	

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	491	100%
Less than 20 percent	41	8%
20.0 to 24.9 percent	57	12%
25.0 to 29.9 percent	32	7%
30.0 to 34.9 percent	21	4%
35.0 to 39.9 percent	31	6%
40.0 to 49.9 percent	187	38%
50.0 percent or more	82	17%
Not computed	40	8%

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	2,300	100%
No vehicle	98	4%
1 vehicle	1,134	49%
2 vehicles	939	41%
3 vehicles	104	5%
4 or more vehicles	25	1%

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	1,443	100%
Worked in state of residence	1,443	100%
Worked in county of residence	1,328	92%
Worked outside county of residence	115	8%
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	3,990	100%	1,652	41%
In labor force	1,516	38%	691	46%
Armed forces	55	4%	32	58%
Civilian (employed)	1,372	91%	618	45%
Civilian (unemployed)	89	6%	41	46%
Not in labor force	2,474	62%	961	39%
Pct. of civilian labor force unemployed	6.1%		6.2%	

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	1,443	100%
Car, truck or van:	1,234	86%
Drove Alone	1,090	76%
Carpooled	144	10%
Public Transportation:	34	2%
Bus	17	1%
Trolley / Streetcar	0	0%
Railroad	17	1%
Other public transportation	0	0%
Motorcycle	14	1%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	161	11%

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	1,443	100%
Did not work at home	1,282	89%
Less than 10 minutes	45	3%
10 to 19 minutes	508	35%
20 to 29 minutes	425	29%
30 to 44 minutes	85	6%
45 to 59 minutes	124	9%
60 to 89 minutes	46	3%
90 minutes or more	49	3%
Worked at home	161	11%
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+	1,359	100%
Agriculture, forestry, mining	12	1%
Utilities	21	2%
Construction	55	4%
Manufacturing	129	9%
Wholesale trade	72	5%
Retail trade	103	8%
Transportation & warehousing	28	2%
Information & communications	28	2%
Finance, insurance, & real estate	129	9%
Professional, scientific, management, administration	13	1%
Educational, social, & health services	360	26%
Art, entertainment, recreation, accommodations, food	58	4%
Other services	39	3%
Public administration	312	23%

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+	1,359	100%
Management, professional & related:	623	46%
Management (incl. farm managers)	119	9%
Business & financial	272	20%
Computer & mathematical	0	0%
Architecture & engineering	50	4%
Life, physical & social science	0	0%
Community & social service	34	3%
Legal	21	2%
Education, training, & library	59	4%
Art, entertainment, sports & media	7	1%
Healthcare practitioners	61	4%
Service:	177	13%
Healthcare support	99	7%
Protective service	47	3%
Food preparation & serving	7	1%
Building & grounds cleaning / maintenance	24	2%
Personal care & service	0	0%
Sales & office	456	34%
Farming, fishing & forestry	12	1%
Construction, extraction & maintenance	24	2%
Production, transport & material moving	67	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	2,300	100%
Less than \$15,000	109	5%
\$15,000 to \$29,999	443	19%
\$30,000 to \$44,999	328	14%
\$45,000 to \$59,999	233	10%
\$60,000 to \$74,999	161	7%
\$75,000 to \$99,999	455	20%
\$100,000 to \$124,999	186	8%
\$125,000 to \$149,999	99	4%
\$150,000 to \$199,999	193	8%
\$200,000 or more	93	4%
Median Income	\$63,447	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,300	100%
With earnings	958	42%
With wage and salary income	875	38%
With self-employment income	240	10%
With interest, dividend, or net rental income	1,293	56%
With Social Security income	1,468	64%
With Supplemental Security income	48	2%
With public assistance income	49	2%
With retirement income	985	43%
With other types of income	354	15%

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	4,502	100%
Under .50	73	2%
.50 to .99	34	1%
1.00 to 1.24	53	1%
1.25 to 1.49	85	2%
1.50 to 1.84	223	5%
1.85 to 1.99	325	7%
2.00 and over	3,709	82%

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	4,502	100%
Above Poverty	4,395	98%
Below Poverty	107	2%

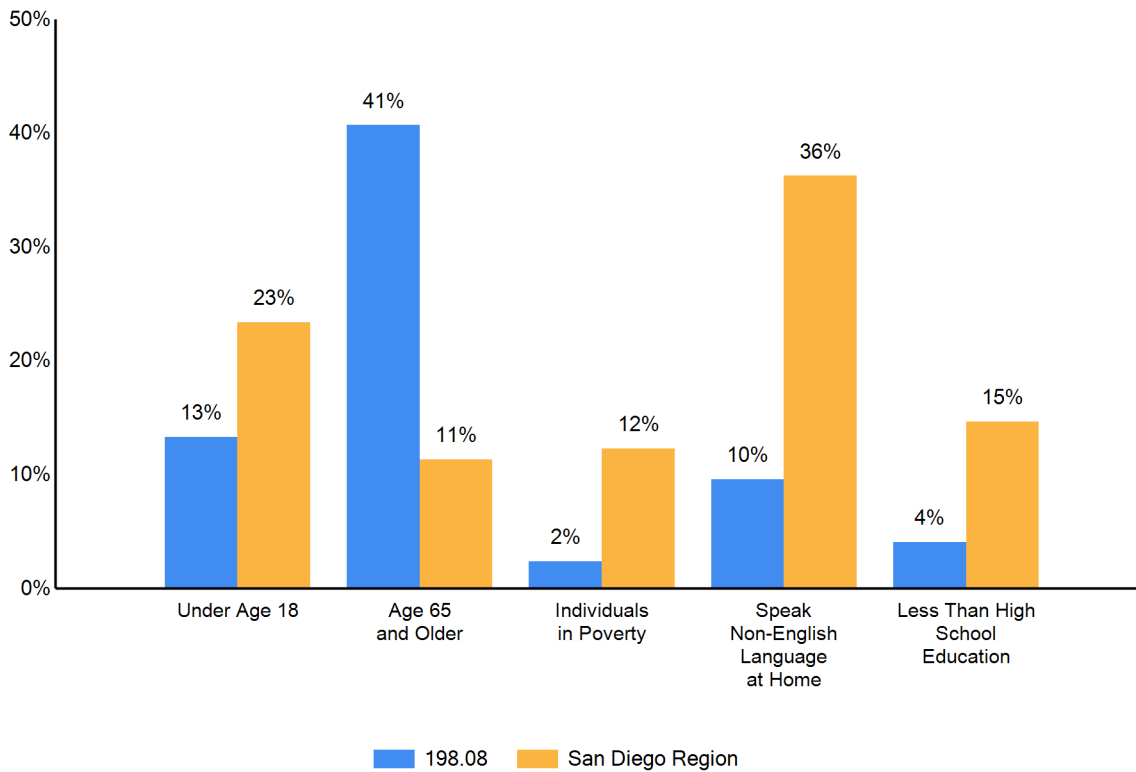
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,357	292	1,065	1,350	292	1,058	7	0	7
Married couple family	1,226	194	1,032	1,219	194	1,025	7	0	7
Male householder, no wife present	14	14	0	14	14	0	0	0	0
Female householder, no husband present	117	84	33	117	84	33	0	0	0

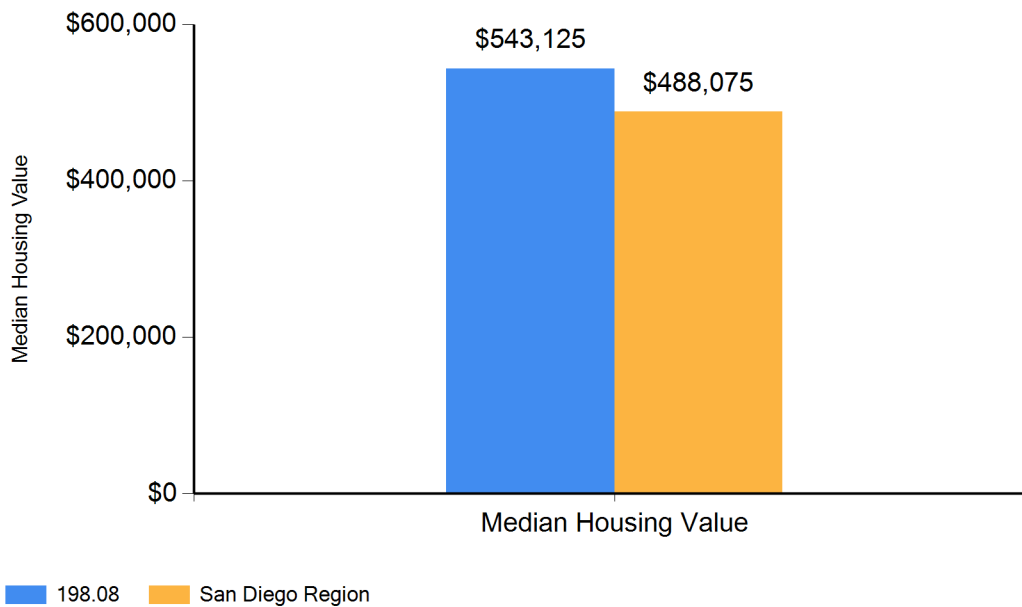
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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