



Demographic and Socioeconomic Profile 2010

TRACT: 93.04

Population by Race

	Population	Percent
Total Population	7,944	100%
White	4,691	59%
Hispanic	1,374	17%
Asian	1,000	13%
Black	436	5%
Two or More	328	4%
Pacific Islander	50	1%
Other	34	<1%
American Indian	31	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,944	3,995	3,949	50%
Under 5	339	178	161	47%
5 to 9	114	55	59	52%
10 to 14	81	37	44	54%
15 to 17	45	27	18	40%
18 and 19	172	85	87	51%
20 to 24	1,543	658	885	57%
25 to 29	1,798	887	911	51%
30 to 34	1,214	664	550	45%
35 to 39	649	368	281	43%
40 to 44	386	218	168	44%
45 to 49	382	217	165	43%
50 to 54	378	183	195	52%
55 to 59	272	160	112	41%
60 and 61	89	41	48	54%
62 to 64	130	59	71	55%
65 to 69	139	62	77	55%
70 to 74	85	33	52	61%
75 to 79	69	34	35	51%
80 to 84	36	20	16	44%
85 and Older	23	9	14	61%
Under 18	579	297	282	49%
65 and older	352	158	194	55%
Median	29.7	30.5	29.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	7,410	100%
Never Married	4,212	57%
Married, excluding separated	2,068	28%
Separated	93	1%
Widowed	139	2%
Divorced	898	12%

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	7,944	100%
Household	7,862	99%
Group Quarters - Other	82	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.	7,944	1,374	4,691	436	31	1,000	50	34	328
Under 5	339	98	136	16	1	41	2	4	41
5 to 9	114	33	42	10	0	19	0	1	9
10 to 14	81	30	30	6	0	9	0	1	5
15 to 17	45	14	13	9	0	3	0	1	5
18 and 19	172	31	98	4	1	22	2	0	14
20 to 24	1,543	247	987	59	5	145	16	1	83
25 to 29	1,798	320	1,044	90	6	240	13	8	77
30 to 34	1,214	204	670	57	6	217	7	8	45
35 to 39	649	134	338	51	5	95	2	7	17
40 to 44	386	71	230	34	1	38	2	2	8
45 to 49	382	66	231	30	2	43	1	1	8
50 to 54	378	48	257	32	0	36	2	0	3
55 to 59	272	26	185	19	0	36	2	0	4
60 and 61	89	5	60	7	0	13	0	0	4
62 to 64	130	14	93	3	2	14	1	0	3
65 to 69	139	11	114	1	2	11	0	0	0
70 to 74	85	13	59	4	0	8	0	0	1
75 to 79	69	7	58	2	0	2	0	0	0
80 to 84	36	2	26	2	0	5	0	0	1
85 and Older	23	0	20	0	0	3	0	0	0
Under 18	579	175	221	41	1	72	2	7	60
65 and older	352	33	277	9	2	29	0	0	2
Median		28.7	30.0	32.1	32.1	30.5	26.9	30.6	25.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	7,605	100%
Speak Only English	5,995	79%
Speak Spanish:	808	11%
Speak English "well" or "very well"	762	10%
Speak English "not well" or "not at all"	46	1%
Speak Asian/Pacific Island language:	458	6%
Speak English "well" or "very well"	370	5%
Speak English "not well" or "not at all"	88	1%
Speak other language:	344	5%
Speak English "well" or "very well"	344	5%
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	5,650	100%
Less than 9th grade	74	1%
9th through 12th grade, no diploma	17	<1%
High school grad (incl. equivalency)	521	9%
Some college, no degree	1,053	19%
Associate degree	484	9%
Bachelor's degree	2,422	43%
Master's degree	632	11%
Professional school degree	386	7%
Doctorate degree	61	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	7,699	100%	---	---	---	---
Enrolled in school	2,102	27%	1,374	18%	728	9%
Nursery / Preschool	69	3%	50	4%	19	3%
Kindergarten to grade 4	77	4%	58	4%	19	3%
Grade 5 to grade 8	46	2%	46	3%	0	0%
Grade 9 to grade 12	92	4%	62	5%	30	4%
College, undergraduate	1,522	72%	1,051	76%	471	65%
Graduate or Professional school	296	14%	107	8%	189	26%
Not enrolled in school	5,597	73%	---	---	---	---

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	4,314	100%	353	100%	3,961	100%
Family Households:	1,166	27%	307	87%	859	22%
Married couple family	942	22%	225	64%	717	18%
Other family:	224	5%	82	23%	142	4%
Male householder, no wife	99	2%	40	11%	59	1%
Female householder, no husband	125	3%	42	12%	83	2%
Nonfamily households:	3,148	73%	46	13%	3,102	78%
Householder living alone	1,881	44%	----	----	----	----
Other nonfamily households	1,267	29%	----	----	----	----

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	4,859	100%	4314	545	11%	1.82
Single family (detached)	1	<1%	1	0	0%	1.00
Single family (attached)	122	3%	106	16	13%	2.05
2 to 4 units	243	5%	216	27	11%	1.75
5 to 9 units	558	11%	495	63	11%	1.81
10 or more units	3,935	81%	3,496	439	11%	1.82
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	1,135	100%
Less than \$150,000	53	5%
\$150,000 to \$199,999	171	15%
\$200,000 to \$249,999	121	11%
\$250,000 to \$299,999	46	4%
\$300,000 to \$399,999	391	34%
\$400,000 to \$499,999	183	16%
\$500,000 to \$749,999	151	13%
\$750,000 to \$999,999	19	2%
\$1,000,000 or more	0	0%

Median Value **\$345,256**

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	4,859	100%
2005 or Later	249	5%
2000 to 2004	1,538	32%
1990 to 1999	1,491	31%
1980 to 1989	796	16%
1970 to 1979	639	13%
1960 to 1969	83	2%
1950 to 1959	63	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	4,314	100%	3,179	100%	1,135	100%
1.00 occupant housing per room or less	4,256	99%	3,134	99%	1,122	99%
1.01 to 1.50 occupants per room	12	<1%	0	0%	12	1%
1.51 to 2.00 occupants per room	46	1%	45	1%	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	3,179	100%
Less than \$500	17	1%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	50	2%
\$800 to \$899	61	2%
\$900 to \$999	30	1%
\$1,000 to \$1,249	337	11%
\$1,250 to \$1,499	721	23%
\$1,500 to \$1,999	1,593	50%
\$2,000 or more	273	9%
No cash rent	97	3%
Median contract rent	\$1,617	

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	3,179	100%
Less than 20 percent	805	25%
20.0 to 24.9 percent	409	13%
25.0 to 29.9 percent	179	6%
30.0 to 34.9 percent	450	14%
35.0 to 39.9 percent	221	7%
40.0 to 49.9 percent	216	7%
50.0 percent or more	740	23%
Not computed	159	5%

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	4,314	100%
No vehicle	157	4%
1 vehicle	1,999	46%
2 vehicles	1,856	43%
3 vehicles	281	7%
4 or more vehicles	21	<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	5,853	100%
Worked in state of residence	5,790	99%
Worked in county of residence	5,637	96%
Worked outside county of residence	153	3%
Worked outside state of residence	63	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	7,399	100%	3,716	50%
In labor force	6,227	84%	3,277	53%
Armed forces	676	11%	430	64%
Civilian (employed)	5,241	84%	2,663	51%
Civilian (unemployed)	310	5%	184	59%
Not in labor force	1,172	16%	439	37%
Pct. of civilian labor force unemployed	5.6%		6.5%	

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	5,853	100%
Car, truck or van:	5,125	88%
Drove Alone	4,649	79%
Carpooled	476	8%
Public Transportation:	311	5%
Bus	244	4%
Trolley / Streetcar	67	1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	12	<1%
Bicycle	0	0%
Walked	125	2%
Other means	19	<1%
Worked at home	261	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	5,853	100%
Did not work at home	5,592	96%
Less than 10 minutes	1,024	17%
10 to 19 minutes	2,230	38%
20 to 29 minutes	1,276	22%
30 to 44 minutes	882	15%
45 to 59 minutes	102	2%
60 to 89 minutes	13	<1%
90 minutes or more	65	1%
Worked at home	261	4%
Average time to work (minutes)	21	--

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+	5,257	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	231	4%
Manufacturing	242	5%
Wholesale trade	128	2%
Retail trade	514	10%
Transportation & warehousing	116	2%
Information & communications	218	4%
Finance, insurance, & real estate	471	9%
Professional, scientific, management, administration	367	7%
Educational, social, & health services	1,285	24%
Art, entertainment, recreation, accommodations, food	659	13%
Other services	88	2%
Public administration	938	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+	5,257	100%
Management, professional & related:	2,469	47%
Management (incl. farm managers)	321	6%
Business & financial	423	8%
Computer & mathematical	305	6%
Architecture & engineering	180	3%
Life, physical & social science	26	<1%
Community & social service	175	3%
Legal	259	5%
Education, training, & library	185	4%
Art, entertainment, sports & media	98	2%
Healthcare practitioners	497	9%
Service:	1,012	19%
Healthcare support	63	1%
Protective service	213	4%
Food preparation & serving	440	8%
Building & grounds cleaning / maintenance	101	2%
Personal care & service	195	4%
Sales & office	1,286	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	351	7%
Production, transport & material moving	139	3%

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

Household Income

Number Percent

Total Households	4,314	100%
Less than \$15,000	390	9%
\$15,000 to \$29,999	395	9%
\$30,000 to \$44,999	374	9%
\$45,000 to \$59,999	749	17%
\$60,000 to \$74,999	571	13%
\$75,000 to \$99,999	693	16%
\$100,000 to \$124,999	481	11%
\$125,000 to \$149,999	323	7%
\$150,000 to \$199,999	165	4%
\$200,000 or more	173	4%
Median Income	\$66,541	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	4,314	100%
With earnings	4,095	95%
With wage and salary income	3,788	88%
With self-employment income	603	14%
With interest, dividend, or net rental income	866	20%
With Social Security income	246	6%
With Supplemental Security income	44	1%
With public assistance income	24	1%
With retirement income	348	8%
With other types of income	387	9%

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	7,907	100%
Under .50	872	11%
.50 to .99	427	5%
1.00 to 1.24	155	2%
1.25 to 1.49	220	3%
1.50 to 1.84	108	1%
1.85 to 1.99	202	3%
2.00 and over	5,923	75%

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	7,907	100%
Above Poverty	6,608	84%
Below Poverty	1,299	16%

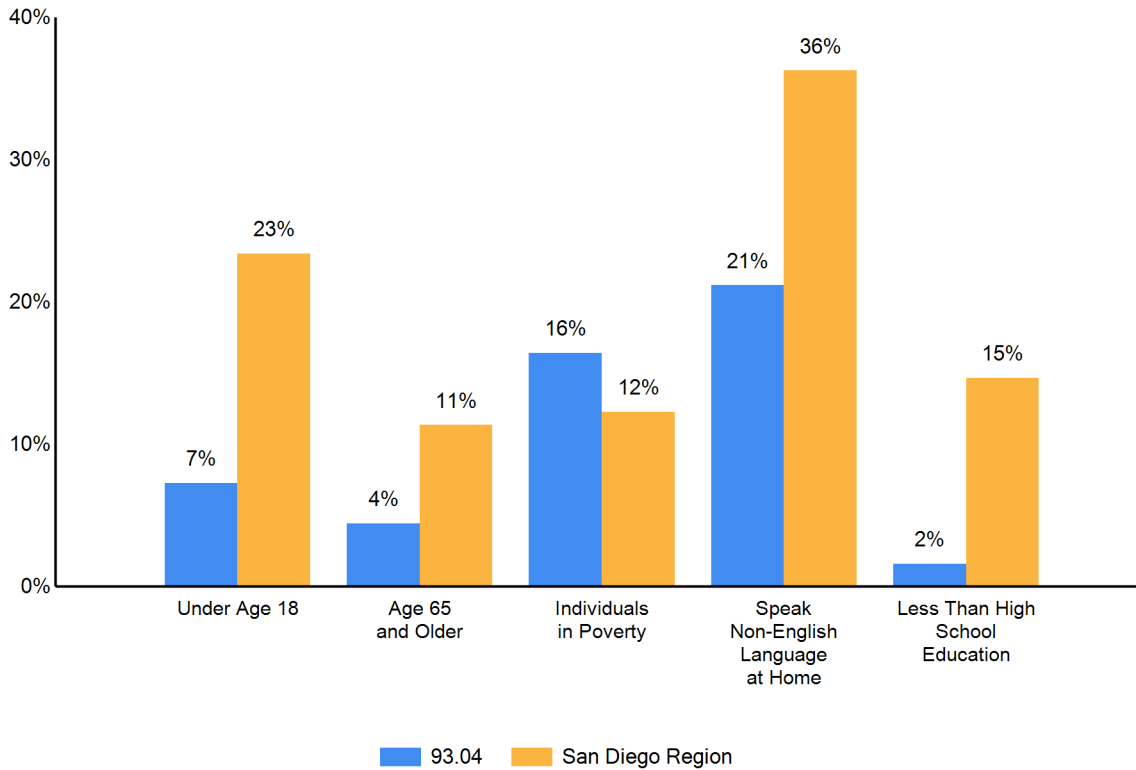
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,166	307	859	1,096	265	831	70	42	28
Married couple family	942	225	717	911	212	699	31	13	18
Male householder, no wife present	99	40	59	86	27	59	13	13	0
Female householder, no husband present	125	42	83	99	26	73	26	16	10

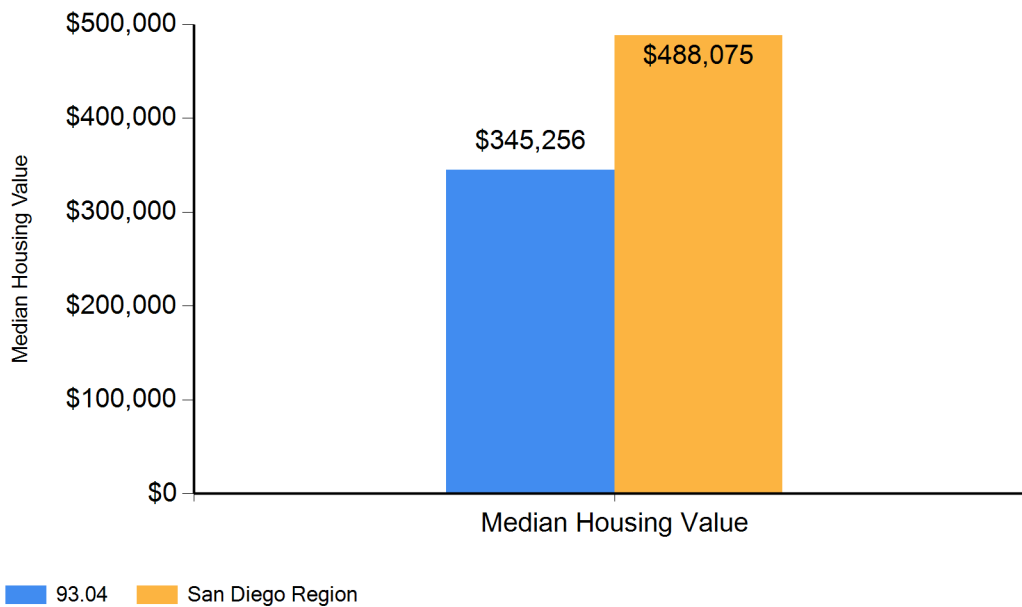
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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