



Demographic and Socioeconomic Profile 2010

TRACT: 83.63

Population by Race

	Population	Percent
Total Population	4,921	100%
Asian	2,620	53%
White	1,610	33%
Hispanic	452	9%
Two or More	158	3%
Black	52	1%
Other	22	<1%
American Indian	6	<1%
Pacific Islander	1	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,921	2,466	2,455	50%
Under 5	224	111	113	50%
5 to 9	90	41	49	54%
10 to 14	47	31	16	34%
15 to 17	37	14	23	62%
18 and 19	110	56	54	49%
20 to 24	1,927	900	1,027	53%
25 to 29	894	474	420	47%
30 to 34	624	325	299	48%
35 to 39	336	195	141	42%
40 to 44	160	89	71	44%
45 to 49	124	69	55	44%
50 to 54	96	51	45	47%
55 to 59	85	42	43	51%
60 and 61	28	11	17	61%
62 to 64	31	16	15	48%
65 to 69	28	12	16	57%
70 to 74	21	9	12	57%
75 to 79	15	3	12	80%
80 to 84	21	10	11	52%
85 and Older	23	7	16	70%
Under 18	398	197	201	51%
65 and older	108	41	67	62%
Median	25.1	25.8	24.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,560	100%
Never Married	3,148	69%
Married, excluding separated	1,143	25%
Separated	54	1%
Widowed	66	1%
Divorced	149	3%

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	4,921	100%
Household	4,921	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.	4,921	452	1,610	52	6	2,620	1	22	158
Under 5	224	17	77	2	1	115	0	1	11
5 to 9	90	8	26	0	0	43	0	2	11
10 to 14	47	13	10	1	0	16	0	1	6
15 to 17	37	9	13	0	0	14	0	0	1
18 and 19	110	16	24	0	0	63	1	1	5
20 to 24	1,927	180	393	11	2	1,280	0	5	56
25 to 29	894	64	355	9	2	430	0	3	31
30 to 34	624	52	229	6	1	322	0	2	12
35 to 39	336	28	131	8	0	158	0	2	9
40 to 44	160	22	73	7	0	52	0	2	4
45 to 49	124	18	52	3	0	46	0	1	4
50 to 54	96	10	46	3	0	32	0	0	5
55 to 59	85	4	59	1	0	21	0	0	0
60 and 61	28	2	16	1	0	9	0	0	0
62 to 64	31	3	21	0	0	7	0	0	0
65 to 69	28	3	16	0	0	6	0	1	2
70 to 74	21	0	18	0	0	2	0	0	1
75 to 79	15	0	15	0	0	0	0	0	0
80 to 84	21	2	17	0	0	2	0	0	0
85 and Older	23	1	19	0	0	2	0	1	0
Under 18	398	47	126	3	1	188	0	4	29
65 and older	108	6	85	0	0	12	0	2	3
Median		24.5	28.7	32.5	25.0	24.1	19.0	26.7	24.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,697	100%
Speak Only English	2,256	48%
Speak Spanish:	362	8%
Speak English "well" or "very well"	362	8%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	1,278	27%
Speak English "well" or "very well"	1,121	24%
Speak English "not well" or "not at all"	157	3%
Speak other language:	801	15%
Speak English "well" or "very well"	728	15%
Speak English "not well" or "not at all"	73	2%

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	18	1%
9th through 12th grade, no diploma	0	0%
High school grad (incl. equivalency)	62	2%
Some college, no degree	180	7%
Associate degree	167	7%
Bachelor's degree	938	38%
Master's degree	518	21%
Professional school degree	36	1%
Doctorate degree	567	23%

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	4,759	100%	---	---	---	---
Enrolled in school	2,796	59%	2,665	56%	131	3%
Nursery / Preschool	0	0%	0	0%	0	0%
Kindergarten to grade 4	177	6%	144	5%	33	25%
Grade 5 to grade 8	47	2%	47	2%	0	0%
Grade 9 to grade 12	105	4%	105	4%	0	0%
College, undergraduate	1,621	58%	1,604	60%	17	13%
Graduate or Professional school	846	30%	765	29%	81	62%
Not enrolled in school	1,963	41%	---	---	---	---

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	2,156	100%	427	100%	1,729	100%
Family Households:	769	36%	419	98%	350	20%
Married couple family	553	26%	311	73%	242	14%
Other family:	216	10%	108	25%	108	6%
Male householder, no wife	47	2%	26	6%	21	1%
Female householder, no husband	169	8%	82	19%	87	5%
Nonfamily households:	1,387	64%	8	2%	1,379	80%
Householder living alone	534	25%	----	----	----	----
Other nonfamily households	853	40%	----	----	----	----

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	2,310	100%	2156	154	7%	2.28
Single family (detached)	0	0%	0	0	0%	0.00
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	103	4%	99	4	4%	2.04
5 to 9 units	205	9%	194	11	5%	2.15
10 or more units	2,002	87%	1,863	139	7%	2.31
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	162	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	52	32%
\$300,000 to \$399,999	73	45%
\$400,000 to \$499,999	28	17%
\$500,000 to \$749,999	9	6%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$339,726**

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	2,310	100%
2005 or Later	0	0%
2000 to 2004	9	<1%
1990 to 1999	722	31%
1980 to 1989	1,146	50%
1970 to 1979	348	15%
1960 to 1969	85	4%
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	2,156	100%	1,994	100%	162	100%
1.00 occupant housing per room or less	1,973	92%	1,821	91%	152	94%
1.01 to 1.50 occupants per room	82	4%	72	4%	10	6%
1.51 to 2.00 occupants per room	32	1%	32	2%	0	0%
2.01 or more occupants per room	69	3%	69	3%	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	1,994	100%
Less than \$500	16	1%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	4	<1%
\$800 to \$899	0	0%
\$900 to \$999	31	2%
\$1,000 to \$1,249	159	8%
\$1,250 to \$1,499	689	35%
\$1,500 to \$1,999	819	41%
\$2,000 or more	102	5%
No cash rent	174	9%
Median contract rent	\$1,560	

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	1,994	100%
Less than 20 percent	324	16%
20.0 to 24.9 percent	176	9%
25.0 to 29.9 percent	235	12%
30.0 to 34.9 percent	114	6%
35.0 to 39.9 percent	240	12%
40.0 to 49.9 percent	105	5%
50.0 percent or more	538	27%
Not computed	262	13%

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	2,156	100%
No vehicle	88	4%
1 vehicle	1,066	49%
2 vehicles	683	32%
3 vehicles	267	12%
4 or more vehicles	52	2%

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	2,677	100%
Worked in state of residence	2,677	100%
Worked in county of residence	2,600	97%
Worked outside county of residence	77	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	4,545	100%	2,277	50%
In labor force	3,156	69%	1,474	47%
Armed forces	0	0%	0	0%
Civilian (employed)	2,903	92%	1,415	49%
Civilian (unemployed)	253	8%	59	23%
Not in labor force	1,389	31%	803	58%
Pct. of civilian labor force unemployed	8.0%		11.5%	

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	2,677	100%
Car, truck or van:	1,973	74%
Drove Alone	1,526	57%
Carpooled	447	17%
Public Transportation:	546	20%
Bus	533	20%
Trolley / Streetcar	13	<1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	59	2%
Walked	60	2%
Other means	25	1%
Worked at home	14	1%

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	2,677	100%
Did not work at home	2,663	99%
Less than 10 minutes	358	13%
10 to 19 minutes	1,163	43%
20 to 29 minutes	668	25%
30 to 44 minutes	401	15%
45 to 59 minutes	20	1%
60 to 89 minutes	53	2%
90 minutes or more	0	0%
Worked at home	14	1%
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+	2,677	100%
Agriculture, forestry, mining	0	0%
Utilities	52	2%
Construction	0	0%
Manufacturing	287	11%
Wholesale trade	14	1%
Retail trade	98	4%
Transportation & warehousing	11	<1%
Information & communications	102	4%
Finance, insurance, & real estate	162	6%
Professional, scientific, management, administration	0	0%
Educational, social, & health services	1,134	42%
Art, entertainment, recreation, accommodations, food	126	5%
Other services	77	3%
Public administration	614	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+	2,677	100%
Management, professional & related:	1,965	73%
Management (incl. farm managers)	180	7%
Business & financial	48	2%
Computer & mathematical	326	12%
Architecture & engineering	226	8%
Life, physical & social science	425	16%
Community & social service	0	0%
Legal	0	0%
Education, training, & library	540	20%
Art, entertainment, sports & media	80	3%
Healthcare practitioners	140	5%
Service:	316	12%
Healthcare support	46	2%
Protective service	31	1%
Food preparation & serving	122	5%
Building & grounds cleaning / maintenance	53	2%
Personal care & service	64	2%
Sales & office	340	13%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	7	<1%
Production, transport & material moving	49	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	2,156	100%
Less than \$15,000	382	18%
\$15,000 to \$29,999	325	15%
\$30,000 to \$44,999	177	8%
\$45,000 to \$59,999	268	12%
\$60,000 to \$74,999	296	14%
\$75,000 to \$99,999	424	20%
\$100,000 to \$124,999	92	4%
\$125,000 to \$149,999	88	4%
\$150,000 to \$199,999	73	3%
\$200,000 or more	31	1%
Median Income	\$55,858	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,156	100%
With earnings	1,966	91%
With wage and salary income	1,933	90%
With self-employment income	51	2%
With interest, dividend, or net rental income	627	29%
With Social Security income	148	7%
With Supplemental Security income	11	1%
With public assistance income	0	0%
With retirement income	123	6%
With other types of income	204	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	4,910	100%
Under .50	1,332	27%
.50 to .99	371	8%
1.00 to 1.24	17	<1%
1.25 to 1.49	136	3%
1.50 to 1.84	117	2%
1.85 to 1.99	113	2%
2.00 and over	2,824	58%

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	4,910	100%
Above Poverty	3,207	65%
Below Poverty	1,703	35%

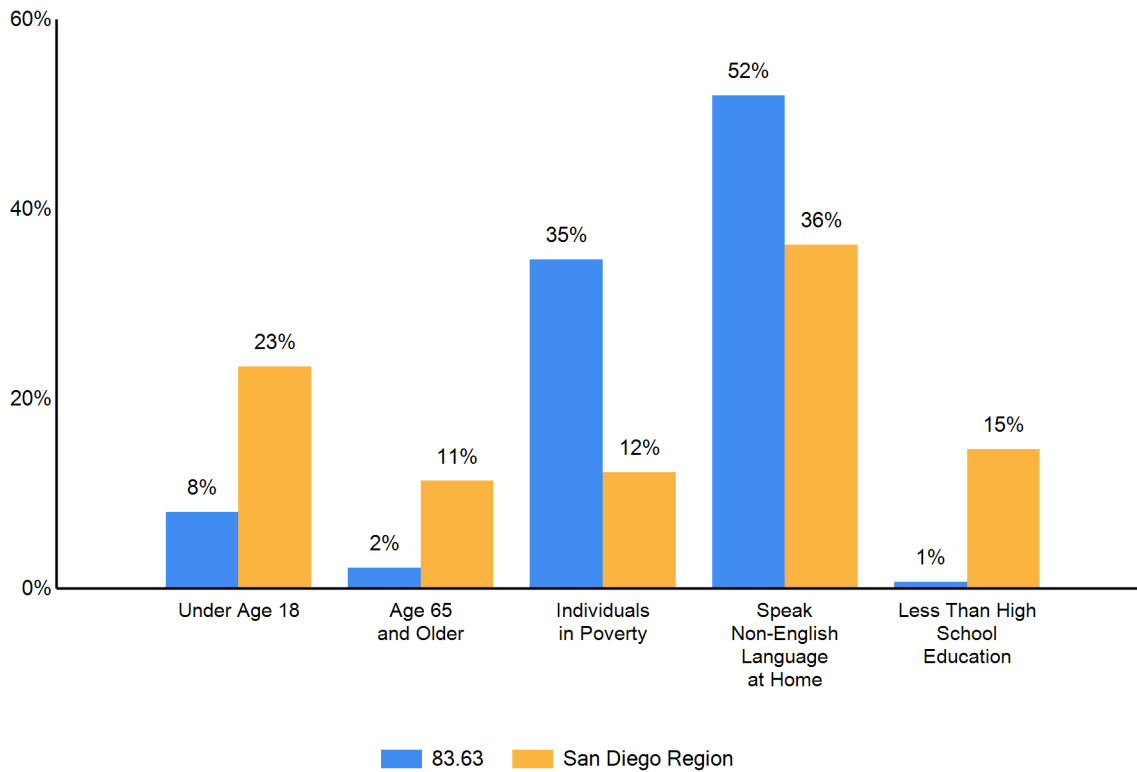
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	769	419	350	702	419	283	67	0	67
Married couple family	553	311	242	544	311	233	9	0	9
Male householder, no wife present	47	26	21	39	26	13	8	0	8
Female householder, no husband present	169	82	87	119	82	37	50	0	50

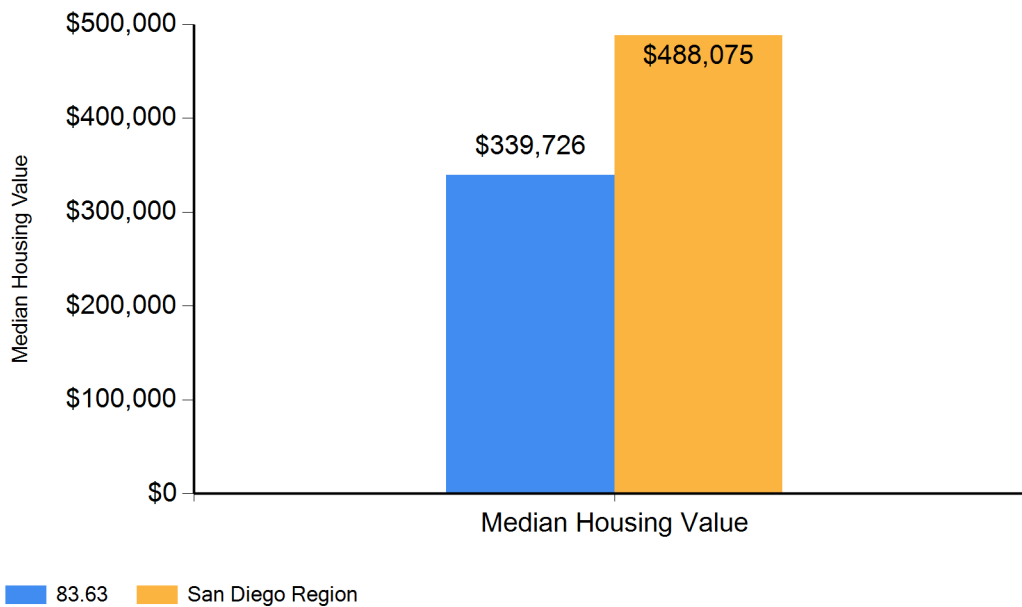
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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