



## Demographic and Socioeconomic Profile 2010

TRACT: 79.03

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,487</b>	<b>100%</b>
White	3,625	81%
Hispanic	519	12%
Asian	168	4%
Two or More	107	2%
Black	45	1%
Other	10	<1%
Pacific Islander	7	<1%
American Indian	6	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,487</b>	<b>2,391</b>	<b>2,096</b>	<b>47%</b>
Under 5	125	63	62	50%
5 to 9	68	40	28	41%
10 to 14	51	27	24	47%
15 to 17	32	15	17	53%
18 and 19	34	22	12	35%
20 to 24	840	383	457	54%
25 to 29	1,154	604	550	48%
30 to 34	702	436	266	38%
35 to 39	349	211	138	40%
40 to 44	224	141	83	37%
45 to 49	165	104	61	37%
50 to 54	156	74	82	53%
55 to 59	148	73	75	51%
60 and 61	52	22	30	58%
62 to 64	65	34	31	48%
65 to 69	76	43	33	43%
70 to 74	95	42	53	56%
75 to 79	51	26	25	49%
80 to 84	56	19	37	66%
85 and Older	44	12	32	73%
Under 18	276	145	131	47%
65 and older	322	142	180	56%
<b>Median</b>	<b>29.7</b>	<b>30.5</b>	<b>29.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,243</b>	<b>100%</b>
Never Married	2,791	66%
Married, excluding separated	745	18%
Separated	105	2%
Widowed	184	4%
Divorced	418	10%

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
<b>Total population</b>	<b>4,487</b>	<b>100%</b>
Household	4,478	100%
Group Quarters - Other	9	<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
<b>Total Pop.</b>	<b>4,487</b>	<b>519</b>	<b>3,625</b>	<b>45</b>	<b>6</b>	<b>168</b>	<b>7</b>	<b>10</b>	<b>107</b>
Under 5	125	26	88	0	0	2	0	0	9
5 to 9	68	15	47	0	0	0	0	1	5
10 to 14	51	15	32	0	0	2	0	0	2
15 to 17	32	3	25	2	0	0	0	0	2
18 and 19	34	7	25	0	0	0	0	0	2
20 to 24	840	74	698	9	1	38	3	3	14
25 to 29	1,154	132	934	10	3	43	2	1	29
30 to 34	702	84	561	7	1	29	1	1	18
35 to 39	349	41	286	4	0	8	0	2	8
40 to 44	224	42	161	0	0	19	0	0	2
45 to 49	165	23	126	6	0	5	0	0	5
50 to 54	156	22	124	2	0	6	0	1	1
55 to 59	148	11	126	1	1	5	1	0	3
60 and 61	52	4	44	2	0	2	0	0	0
62 to 64	65	3	60	0	0	2	0	0	0
65 to 69	76	2	69	1	0	3	0	0	1
70 to 74	95	8	81	1	0	1	0	0	4
75 to 79	51	1	49	0	0	0	0	0	1
80 to 84	56	4	50	0	0	1	0	1	0
85 and Older	44	2	39	0	0	2	0	0	1
Under 18	276	59	192	2	0	4	0	1	18
65 and older	322	17	288	2	0	7	0	1	7
<b>Median</b>		<b>29.5</b>	<b>29.8</b>	<b>31.1</b>	<b>28.3</b>	<b>29.9</b>	<b>26.3</b>	<b>30.0</b>	<b>28.4</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>4,362</b>	<b>100%</b>
Speak Only English	4,092	94%
Speak Spanish:	77	2%
Speak English "well" or "very well"	77	2%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	13	<1%
Speak English "well" or "very well"	13	<1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	180	3%
Speak English "well" or "very well"	149	3%
Speak English "not well" or "not at all"	31	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

## Educational Attainment

	Number	Percent
<b>Total population age 25 and older</b>	<b>3,337</b>	<b>100%</b>
Less than 9th grade	29	1%
9th through 12th grade, no diploma	115	3%
High school grad (incl. equivalency)	462	14%
Some college, no degree	473	14%
Associate degree	234	7%
Bachelor's degree	1,599	48%
Master's degree	318	10%
Professional school degree	76	2%
Doctorate degree	31	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
<b>Total population age 3 and older</b>	<b>4,402</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,106	25%	751	17%	355	8%
Nursery / Preschool	46	4%	0	0%	46	13%
Kindergarten to grade 4	55	5%	55	7%	0	0%
Grade 5 to grade 8	24	2%	24	3%	0	0%
Grade 9 to grade 12	16	1%	16	2%	0	0%
College, undergraduate	700	63%	632	84%	68	19%
Graduate or Professional school	265	24%	24	3%	241	68%
Not enrolled in school	3,296	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
<b>Total households</b>	<b>2,442</b>	<b>100%</b>	<b>161</b>	<b>100%</b>	<b>2,281</b>	<b>100%</b>
Family Households:	481	20%	161	100%	320	14%
Married couple family	327	13%	103	64%	224	10%
Other family:	154	6%	58	36%	96	4%
Male householder, no wife	81	3%	0	0%	81	4%
Female householder, no husband	73	3%	58	36%	15	1%
Nonfamily households:	1,961	80%	0	0%	1,961	86%
Householder living alone	1,291	53%	----	----	----	----
Other nonfamily households	670	27%	----	----	----	----

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
<b>Total Housing Units</b>	<b>2,581</b>	<b>100%</b>	<b>2442</b>	<b>139</b>	<b>5%</b>	<b>1.83</b>
Single family (detached)	188	7%	182	6	3%	2.14
Single family (attached)	398	15%	387	11	3%	2.13
2 to 4 units	287	11%	271	16	6%	1.86
5 to 9 units	392	15%	375	17	4%	1.84
10 or more units	1,316	51%	1,227	89	7%	1.69
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
<b>Total Owner-Occupied Units</b>	<b>591</b>	<b>100%</b>
Less than \$150,000	35	6%
\$150,000 to \$199,999	57	10%
\$200,000 to \$249,999	140	24%
\$250,000 to \$299,999	86	15%
\$300,000 to \$399,999	61	10%
\$400,000 to \$499,999	51	9%
\$500,000 to \$749,999	124	21%
\$750,000 to \$999,999	25	4%
\$1,000,000 or more	12	2%

**Median Value** **\$286,919**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>2,581</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	38	1%
1980 to 1989	295	11%
1970 to 1979	1,267	49%
1960 to 1969	238	9%
1950 to 1959	431	17%
1940 to 1949	258	10%
1939 or earlier	54	2%

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
<b>Total occupied housing units</b>	<b>2,442</b>	<b>100%</b>	<b>1,851</b>	<b>100%</b>	<b>591</b>	<b>100%</b>
1.00 occupant housing per room or less	2,442	100%	1,851	100%	591	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	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
<b>Total Units</b>	<b>1,851</b>	<b>100%</b>
Less than \$500	53	3%
\$500 to \$599	26	1%
\$600 to \$699	30	2%
\$700 to \$799	33	2%
\$800 to \$899	96	5%
\$900 to \$999	263	14%
\$1,000 to \$1,249	441	24%
\$1,250 to \$1,499	462	25%
\$1,500 to \$1,999	292	16%
\$2,000 or more	124	7%
No cash rent	31	2%
<b>Median contract rent</b>	<b>\$1,238</b>	

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
<b>Total Units</b>	<b>1,851</b>	<b>100%</b>
Less than 20 percent	539	29%
20.0 to 24.9 percent	170	9%
25.0 to 29.9 percent	152	8%
30.0 to 34.9 percent	85	5%
35.0 to 39.9 percent	75	4%
40.0 to 49.9 percent	252	14%
50.0 percent or more	500	27%
Not computed	78	4%

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
<b>Total Availability</b>	<b>2,442</b>	<b>100%</b>
No vehicle	258	11%
1 vehicle	1,182	48%
2 vehicles	661	27%
3 vehicles	288	12%
4 or more vehicles	53	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
<b>Total Workers</b>	<b>2,950</b>	<b>100%</b>
Worked in state of residence	2,901	98%
Worked in county of residence	2,789	95%
Worked outside county of residence	112	4%
Worked outside state of residence	49	2%

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
<b>Population age 16 and older</b>	<b>4,237</b>	<b>100%</b>	<b>2,258</b>	<b>53%</b>
In labor force	3,481	82%	1,851	53%
Armed forces	138	4%	138	100%
Civilian (employed)	2,953	85%	1,573	53%
Civilian (unemployed)	390	11%	140	36%
Not in labor force	756	18%	407	54%
Pct. of civilian labor force unemployed	11.7%		8.2%	

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
<b>Total Workers</b>	<b>2,950</b>	<b>100%</b>
Car, truck or van:	2,501	85%
Drove Alone	2,419	82%
Carpooled	82	3%
Public Transportation:	113	4%
Bus	102	3%
Trolley / Streetcar	0	0%
Railroad	11	<1%
Other public transportation	0	0%
Motorcycle	15	1%
Bicycle	29	1%
Walked	160	5%
Other means	36	1%
Worked at home	96	3%

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
<b>Total Workers</b>	<b>2,950</b>	<b>100%</b>
Did not work at home	2,854	97%
Less than 10 minutes	221	7%
10 to 19 minutes	772	26%
20 to 29 minutes	889	30%
30 to 44 minutes	734	25%
45 to 59 minutes	146	5%
60 to 89 minutes	69	2%
90 minutes or more	23	1%
Worked at home	96	3%
<b>Average time to work (minutes)</b>	<b>28</b>	<b>--</b>

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
<b>Total employed civilian age 16+</b>	<b>2,894</b>	<b>100%</b>
Agriculture, forestry, mining	24	1%
Utilities	0	0%
Construction	132	5%
Manufacturing	167	6%
Wholesale trade	23	1%
Retail trade	244	8%
Transportation & warehousing	41	1%
Information & communications	74	3%
Finance, insurance, & real estate	469	16%
Professional, scientific, management, administration	35	1%
Educational, social, & health services	450	16%
Art, entertainment, recreation, accommodations, food	518	18%
Other services	167	6%
Public administration	550	19%

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

<b>Total employed civilian age 16+</b>	<b>2,894</b>	<b>100%</b>
Management, professional & related:	1,555	54%
Management (incl. farm managers)	377	13%
Business & financial	364	13%
Computer & mathematical	136	5%
Architecture & engineering	90	3%
Life, physical & social science	115	4%
Community & social service	58	2%
Legal	58	2%
Education, training, & library	125	4%
Art, entertainment, sports & media	97	3%
Healthcare practitioners	135	5%
Service:	464	16%
Healthcare support	59	2%
Protective service	0	0%
Food preparation & serving	256	9%
Building & grounds cleaning / maintenance	88	3%
Personal care & service	61	2%
Sales & office	653	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	98	3%
Production, transport & material moving	124	4%

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

## Household Income

Number Percent

<b>Total Households</b>	<b>2,442</b>	<b>100%</b>
Less than \$15,000	292	12%
\$15,000 to \$29,999	376	15%
\$30,000 to \$44,999	556	23%
\$45,000 to \$59,999	196	8%
\$60,000 to \$74,999	235	10%
\$75,000 to \$99,999	317	13%
\$100,000 to \$124,999	130	5%
\$125,000 to \$149,999	127	5%
\$150,000 to \$199,999	167	7%
\$200,000 or more	46	2%
<b>Median Income</b>	<b>\$44,919</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,442</b>	<b>100%</b>
With earnings	2,079	85%
With wage and salary income	1,954	80%
With self-employment income	252	10%
With interest, dividend, or net rental income	529	22%
With Social Security income	325	13%
With Supplemental Security income	97	4%
With public assistance income	50	2%
With retirement income	189	8%
With other types of income	176	7%

*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
<b>Total</b>	<b>4,487</b>	<b>100%</b>
Under .50	605	13%
.50 to .99	327	7%
1.00 to 1.24	126	3%
1.25 to 1.49	29	1%
1.50 to 1.84	165	4%
1.85 to 1.99	94	2%
2.00 and over	3,141	70%

*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
<b>Total</b>	<b>4,487</b>	<b>100%</b>
Above Poverty	3,555	79%
Below Poverty	932	21%

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

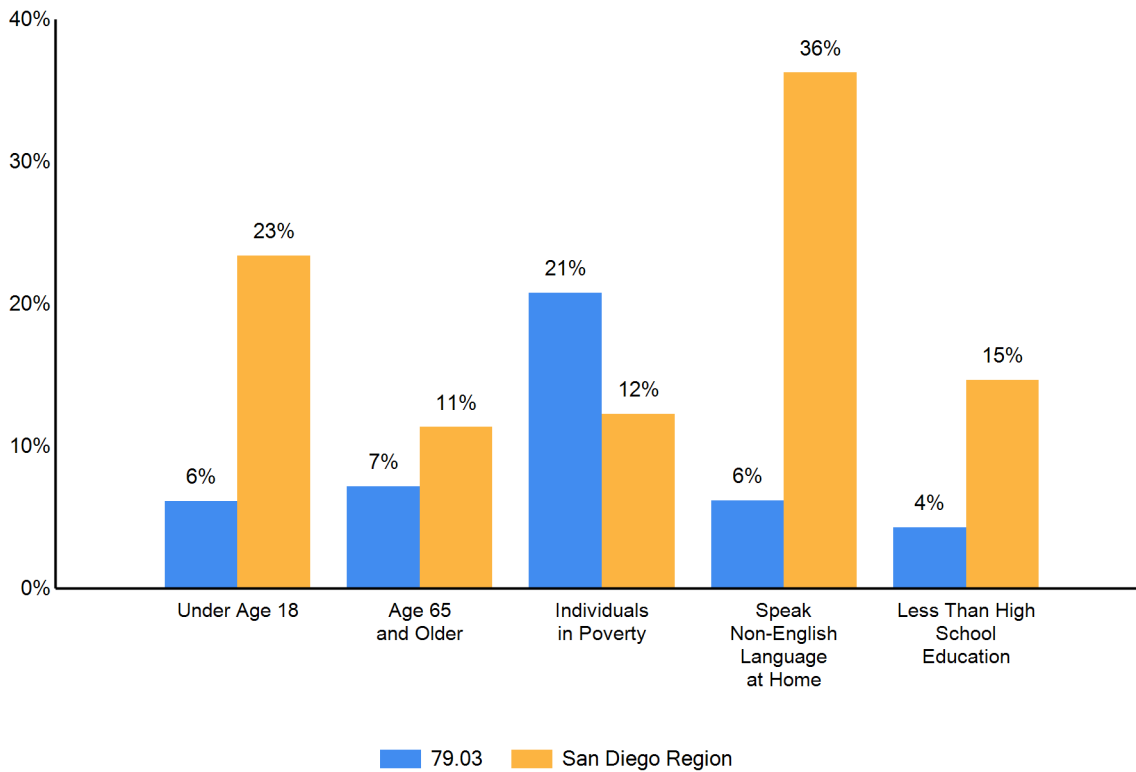
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>481</b>	<b>161</b>	<b>320</b>	<b>481</b>	<b>161</b>	<b>320</b>	<b>0</b>	<b>0</b>	<b>0</b>
Married couple family	327	103	224	327	103	224	0	0	0
Male householder, no wife present	81	0	81	81	0	81	0	0	0
Female householder, no husband present	73	58	15	73	58	15	0	0	0

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

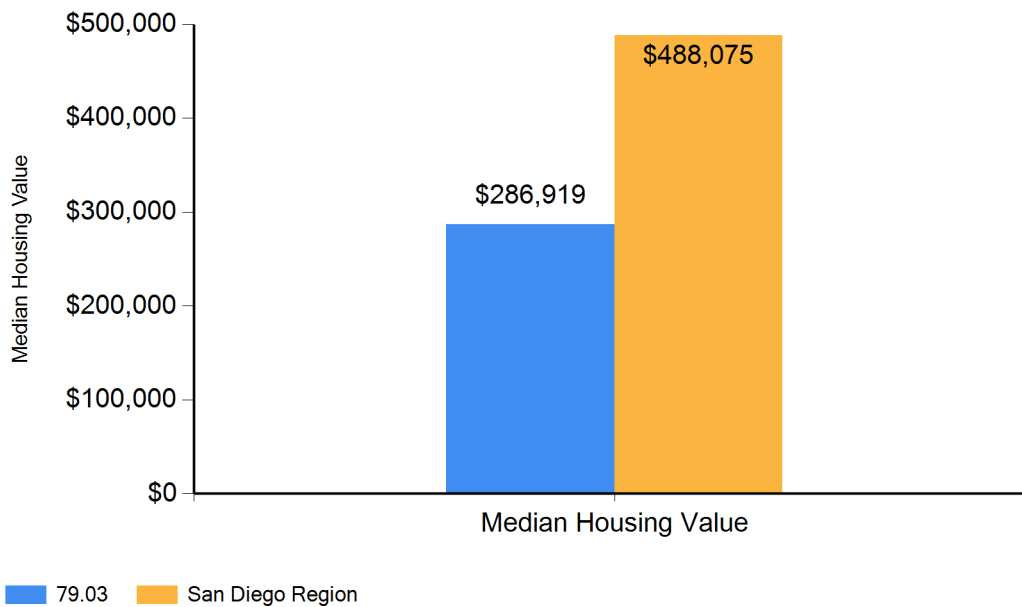


## Demographic and Socioeconomic Characteristics



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