



Demographic and Socioeconomic Profile 2010

TRACT: 83.35

Population by Race

	Population	Percent
Total Population	9,548	100%
White	4,654	49%
Asian	3,413	36%
Hispanic	780	8%
Two or More	470	5%
Black	168	2%
Other	26	<1%
Pacific Islander	23	<1%
American Indian	14	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	9,548	5,123	4,425	46%
Under 5	802	535	267	33%
5 to 9	758	293	465	61%
10 to 14	781	523	258	33%
15 to 17	599	299	300	50%
18 and 19	218	145	73	33%
20 to 24	480	259	221	46%
25 to 29	506	298	208	41%
30 to 34	654	313	341	52%
35 to 39	703	339	364	52%
40 to 44	961	499	462	48%
45 to 49	841	465	376	45%
50 to 54	603	274	329	55%
55 to 59	675	388	287	43%
60 and 61	61	18	43	70%
62 to 64	279	209	70	25%
65 to 69	313	175	138	44%
70 to 74	187	41	146	78%
75 to 79	75	13	62	83%
80 to 84	40	29	11	28%
85 and Older	12	8	4	33%
Under 18	2,940	1,650	1,290	44%
65 and older	627	266	361	58%
Median	34.8	33.3	36.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	7,207	100%
Never Married	1,634	23%
Married, excluding separated	5,095	71%
Separated	18	<1%
Widowed	103	1%
Divorced	357	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	9,548	100%
Household	9,543	100%
Group Quarters - Other	5	<1%
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.	9,548	780	4,654	168	14	3,413	23	26	470
Under 5	802	54	384	11	1	236	3	0	113
5 to 9	758	94	294	3	2	292	2	4	67
10 to 14	781	57	356	1	0	256	1	2	108
15 to 17	599	59	321	2	0	143	0	12	62
18 and 19	218	27	81	41	0	56	0	0	13
20 to 24	480	32	308	25	0	98	0	7	10
25 to 29	506	83	175	19	0	226	0	0	3
30 to 34	654	92	235	17	2	286	15	1	6
35 to 39	703	75	299	8	0	319	1	0	1
40 to 44	961	47	485	23	9	388	0	0	9
45 to 49	841	51	428	7	0	329	0	0	26
50 to 54	603	48	314	6	0	191	1	0	43
55 to 59	675	44	417	3	0	202	0	0	9
60 and 61	61	0	47	0	0	14	0	0	0
62 to 64	279	5	185	0	0	89	0	0	0
65 to 69	313	6	153	2	0	152	0	0	0
70 to 74	187	6	110	0	0	71	0	0	0
75 to 79	75	0	11	0	0	64	0	0	0
80 to 84	40	0	39	0	0	1	0	0	0
85 and Older	12	0	12	0	0	0	0	0	0
Under 18	2,940	264	1,355	17	3	927	6	18	350
65 and older	627	12	325	2	0	288	0	0	0
Median		29.0	37.9	25.3	41.1	36.8	31.8	16.7	12.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	8,746	100%
Speak Only English	5,100	58%
Speak Spanish:	405	5%
Speak English "well" or "very well"	361	4%
Speak English "not well" or "not at all"	44	1%
Speak Asian/Pacific Island language:	2,302	26%
Speak English "well" or "very well"	1,884	22%
Speak English "not well" or "not at all"	418	5%
Speak other language:	939	8%
Speak English "well" or "very well"	738	8%
Speak English "not well" or "not at all"	201	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	5,910	100%
Less than 9th grade	121	2%
9th through 12th grade, no diploma	131	2%
High school grad (incl. equivalency)	292	5%
Some college, no degree	733	12%
Associate degree	399	7%
Bachelor's degree	2,087	35%
Master's degree	1,421	24%
Professional school degree	257	4%
Doctorate degree	469	8%

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	9,126	100%	---	---	---	---
Enrolled in school	3,046	33%	2,722	30%	324	4%
Nursery / Preschool	297	10%	176	6%	121	37%
Kindergarten to grade 4	848	28%	811	30%	37	11%
Grade 5 to grade 8	649	21%	601	22%	48	15%
Grade 9 to grade 12	719	24%	695	26%	24	7%
College, undergraduate	436	14%	371	14%	65	20%
Graduate or Professional school	97	3%	68	2%	29	9%
Not enrolled in school	6,080	67%	---	---	---	---

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	2,794	100%	1,551	100%	1,243	100%
Family Households:	2,497	89%	1,551	100%	946	76%
Married couple family	2,253	81%	1,375	89%	878	71%
Other family:	244	9%	176	11%	68	5%
Male householder, no wife	70	3%	39	3%	31	2%
Female householder, no husband	174	6%	137	9%	37	3%
Nonfamily households:	297	11%	0	0%	297	24%
Householder living alone	228	8%	----	----	----	----
Other nonfamily households	69	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	2,828	100%	2794	34	1%	3.42
Single family (detached)	2,158	76%	2,129	29	1%	3.47
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	82	3%	81	1	1%	2.93
5 to 9 units	121	4%	120	1	1%	3.30
10 or more units	467	17%	464	3	1%	3.30
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	2,317	100%
Less than \$150,000	42	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	21	1%
\$300,000 to \$399,999	30	1%
\$400,000 to \$499,999	194	8%
\$500,000 to \$749,999	1,080	47%
\$750,000 to \$999,999	766	33%
\$1,000,000 or more	184	8%

Median Value **\$702,530**

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	2,828	100%
2005 or Later	143	5%
2000 to 2004	1,427	50%
1990 to 1999	250	9%
1980 to 1989	943	33%
1970 to 1979	57	2%
1960 to 1969	8	<1%
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	2,794	100%	477	100%	2,317	100%
1.00 occupant housing per room or less	2,785	100%	477	100%	2,308	100%
1.01 to 1.50 occupants per room	9	<1%	0	0%	9	<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	477	100%
Less than \$500	17	4%
\$500 to \$599	28	6%
\$600 to \$699	17	4%
\$700 to \$799	0	0%
\$800 to \$899	30	6%
\$900 to \$999	33	7%
\$1,000 to \$1,249	71	15%
\$1,250 to \$1,499	21	4%
\$1,500 to \$1,999	32	7%
\$2,000 or more	228	48%
No cash rent	0	0%
Median contract rent	\$1,836	

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	477	100%
Less than 20 percent	94	20%
20.0 to 24.9 percent	35	7%
25.0 to 29.9 percent	109	23%
30.0 to 34.9 percent	113	24%
35.0 to 39.9 percent	31	6%
40.0 to 49.9 percent	52	11%
50.0 percent or more	43	9%
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	2,794	100%
No vehicle	0	0%
1 vehicle	334	12%
2 vehicles	1,614	58%
3 vehicles	584	21%
4 or more vehicles	262	9%

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	4,716	100%
Worked in state of residence	4,695	100%
Worked in county of residence	4,593	97%
Worked outside county of residence	102	2%
Worked outside state of residence	21	<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	7,004	100%	3,672	52%
In labor force	4,938	71%	2,871	58%
Armed forces	42	1%	42	100%
Civilian (employed)	4,681	95%	2,669	57%
Civilian (unemployed)	215	4%	160	74%
Not in labor force	2,066	29%	801	39%
Pct. of civilian labor force unemployed	4.4%		5.7%	

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	4,716	100%
Car, truck or van:	4,250	90%
Drove Alone	3,782	80%
Carpooled	468	10%
Public Transportation:	28	1%
Bus	21	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	7	<1%
Motorcycle	9	<1%
Bicycle	0	0%
Walked	29	1%
Other means	46	1%
Worked at home	354	8%

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	4,716	100%
Did not work at home	4,362	92%
Less than 10 minutes	104	2%
10 to 19 minutes	1,087	23%
20 to 29 minutes	1,476	31%
30 to 44 minutes	1,310	28%
45 to 59 minutes	235	5%
60 to 89 minutes	74	2%
90 minutes or more	76	2%
Worked at home	354	8%
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+	4,664	100%
Agriculture, forestry, mining	2	<1%
Utilities	47	1%
Construction	91	2%
Manufacturing	695	15%
Wholesale trade	84	2%
Retail trade	311	7%
Transportation & warehousing	87	2%
Information & communications	230	5%
Finance, insurance, & real estate	447	10%
Professional, scientific, management, administration	226	5%
Educational, social, & health services	1,020	22%
Art, entertainment, recreation, accommodations, food	260	6%
Other services	84	2%
Public administration	1,080	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+	4,664	100%
Management, professional & related:	3,411	73%
Management (incl. farm managers)	764	16%
Business & financial	338	7%
Computer & mathematical	618	13%
Architecture & engineering	306	7%
Life, physical & social science	337	7%
Community & social service	157	3%
Legal	94	2%
Education, training, & library	290	6%
Art, entertainment, sports & media	136	3%
Healthcare practitioners	371	8%
Service:	241	5%
Healthcare support	12	<1%
Protective service	9	<1%
Food preparation & serving	122	3%
Building & grounds cleaning / maintenance	22	<1%
Personal care & service	76	2%
Sales & office	689	15%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	131	3%
Production, transport & material moving	192	4%

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

Household Income

Number Percent

Total Households	2,794	100%
Less than \$15,000	69	2%
\$15,000 to \$29,999	67	2%
\$30,000 to \$44,999	131	5%
\$45,000 to \$59,999	116	4%
\$60,000 to \$74,999	129	5%
\$75,000 to \$99,999	287	10%
\$100,000 to \$124,999	388	14%
\$125,000 to \$149,999	389	14%
\$150,000 to \$199,999	577	21%
\$200,000 or more	641	23%
Median Income	\$138,496	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,794	100%
With earnings	2,617	94%
With wage and salary income	2,559	92%
With self-employment income	392	14%
With interest, dividend, or net rental income	1,132	41%
With Social Security income	236	8%
With Supplemental Security income	106	4%
With public assistance income	0	0%
With retirement income	297	11%
With other types of income	255	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	9,548	100%
Under .50	81	1%
.50 to .99	31	<1%
1.00 to 1.24	35	<1%
1.25 to 1.49	134	1%
1.50 to 1.84	119	1%
1.85 to 1.99	66	1%
2.00 and over	9,082	95%

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	9,548	100%
Above Poverty	9,436	99%
Below Poverty	112	1%

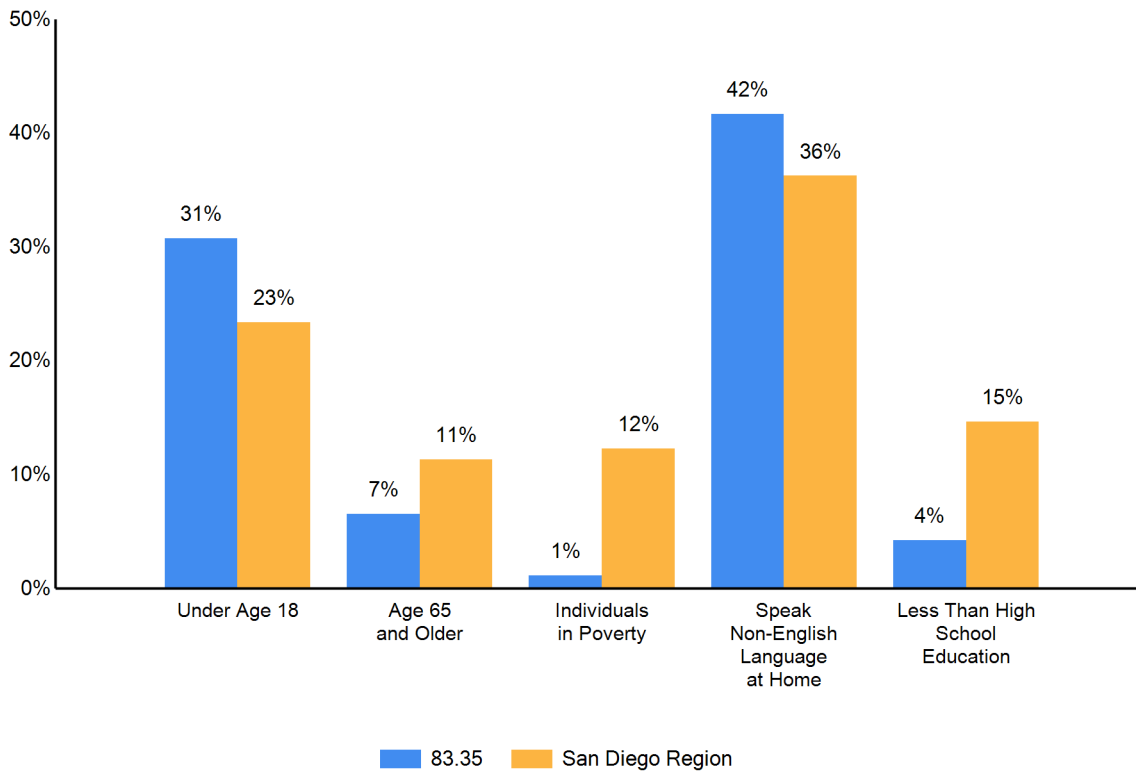
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	2,497	1,551	946	2,477	1,531	946	20	20	0
Married couple family	2,253	1,375	878	2,253	1,375	878	0	0	0
Male householder, no wife present	70	39	31	70	39	31	0	0	0
Female householder, no husband present	174	137	37	154	117	37	20	20	0

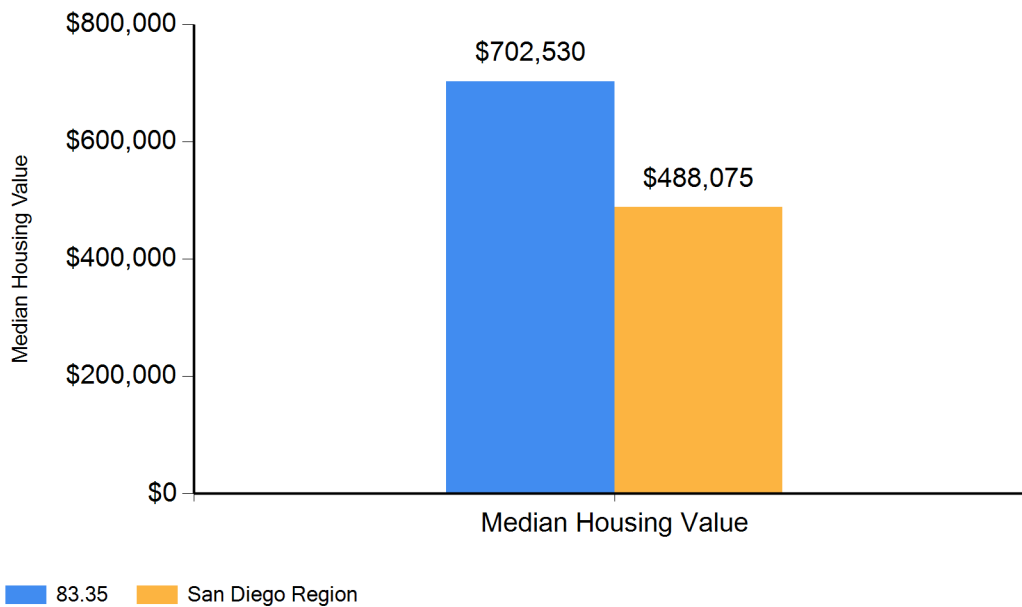
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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