



Demographic and Socioeconomic Profile 2010

TRACT: 85.02

Population by Race

	Population	Percent
Total Population	6,241	100%
White	3,899	62%
Hispanic	1,454	23%
Asian	544	9%
Two or More	211	3%
Black	86	1%
American Indian	21	<1%
Other	15	<1%
Pacific Islander	11	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,241	3,161	3,080	49%
Under 5	375	191	184	49%
5 to 9	305	159	146	48%
10 to 14	339	181	158	47%
15 to 17	198	106	92	46%
18 and 19	148	78	70	47%
20 to 24	481	262	219	46%
25 to 29	491	270	221	45%
30 to 34	420	219	201	48%
35 to 39	429	236	193	45%
40 to 44	429	211	218	51%
45 to 49	490	256	234	48%
50 to 54	501	259	242	48%
55 to 59	415	206	209	50%
60 and 61	133	63	70	53%
62 to 64	170	78	92	54%
65 to 69	205	89	116	57%
70 to 74	206	73	133	65%
75 to 79	205	96	109	53%
80 to 84	157	72	85	54%
85 and Older	144	56	88	61%
Under 18	1,217	637	580	48%
65 and older	917	386	531	58%
Median	39.2	37.4	41.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,222	100%
Never Married	1,591	30%
Married, excluding separated	2,555	49%
Separated	124	2%
Widowed	417	8%
Divorced	535	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
Total population	6,241	100%
Household	6,205	99%
Group Quarters - Other	36	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.	6,241	1,454	3,899	86	21	544	11	15	211
Under 5	375	141	180	7	1	17	0	2	27
5 to 9	305	127	135	4	1	23	0	1	14
10 to 14	339	130	152	6	1	24	2	2	22
15 to 17	198	68	107	2	2	7	0	0	12
18 and 19	148	58	67	1	1	14	0	0	7
20 to 24	481	142	229	9	1	75	0	0	25
25 to 29	491	129	278	4	2	58	1	1	18
30 to 34	420	96	253	8	2	45	1	5	10
35 to 39	429	119	245	9	0	43	0	1	12
40 to 44	429	107	271	3	2	33	2	0	11
45 to 49	490	91	344	8	1	36	1	1	8
50 to 54	501	70	374	10	2	27	1	1	16
55 to 59	415	42	332	4	2	26	0	0	9
60 and 61	133	14	106	1	0	9	0	0	3
62 to 64	170	19	134	0	0	13	0	0	4
65 to 69	205	24	147	1	1	27	1	0	4
70 to 74	206	26	157	1	2	20	0	0	0
75 to 79	205	26	150	2	0	22	1	0	4
80 to 84	157	15	119	6	0	13	1	0	3
85 and Older	144	10	119	0	0	12	0	1	2
Under 18	1,217	466	574	19	5	71	2	5	75
65 and older	917	101	692	10	3	94	3	1	13
Median		27.4	45.5	36.1	33.8	36.0	43.8	31.5	24.7

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,866	100%
Speak Only English	4,542	77%
Speak Spanish:	867	15%
Speak English "well" or "very well"	700	12%
Speak English "not well" or "not at all"	167	3%
Speak Asian/Pacific Island language:	220	4%
Speak English "well" or "very well"	176	3%
Speak English "not well" or "not at all"	44	1%
Speak other language:	237	4%
Speak English "well" or "very well"	237	4%
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	4,395	100%
Less than 9th grade	177	4%
9th through 12th grade, no diploma	309	7%
High school grad (incl. equivalency)	802	18%
Some college, no degree	1,201	27%
Associate degree	334	8%
Bachelor's degree	1,018	23%
Master's degree	249	6%
Professional school degree	67	2%
Doctorate degree	238	5%

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	6,002	100%	---	---	---	---
Enrolled in school	1,245	21%	1,066	18%	179	3%
Nursery / Preschool	132	11%	72	7%	60	34%
Kindergarten to grade 4	323	26%	323	30%	0	0%
Grade 5 to grade 8	148	12%	138	13%	10	6%
Grade 9 to grade 12	160	13%	131	12%	29	16%
College, undergraduate	381	31%	356	33%	25	14%
Graduate or Professional school	101	8%	46	4%	55	31%
Not enrolled in school	4,757	79%	---	---	---	---

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	2,313	100%	631	100%	1,682	100%
Family Households:	1,457	63%	631	100%	826	49%
Married couple family	1,047	45%	434	69%	613	36%
Other family:	410	18%	197	31%	213	13%
Male householder, no wife	76	3%	38	6%	38	2%
Female householder, no husband	334	14%	159	25%	175	10%
Nonfamily households:	856	37%	0	0%	856	51%
Householder living alone	573	25%	----	----	----	----
Other nonfamily households	283	12%	----	----	----	----

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	2,404	100%	2313	91	4%	2.68
Single family (detached)	1,739	72%	1,686	53	3%	2.74
Single family (attached)	452	19%	435	17	4%	2.58
2 to 4 units	4	<1%	4	0	0%	3.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	209	9%	188	21	10%	2.42
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	1,502	100%
Less than \$150,000	38	3%
\$150,000 to \$199,999	16	1%
\$200,000 to \$249,999	103	7%
\$250,000 to \$299,999	53	4%
\$300,000 to \$399,999	150	10%
\$400,000 to \$499,999	382	25%
\$500,000 to \$749,999	760	51%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$501,974**

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	2,404	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	10	<1%
1980 to 1989	31	1%
1970 to 1979	449	19%
1960 to 1969	451	19%
1950 to 1959	1,387	58%
1940 to 1949	76	3%
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	2,313	100%	811	100%	1,502	100%
1.00 occupant housing per room or less	2,204	95%	718	89%	1,486	99%
1.01 to 1.50 occupants per room	109	5%	93	11%	16	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	811	100%
Less than \$500	57	7%
\$500 to \$599	0	0%
\$600 to \$699	16	2%
\$700 to \$799	10	1%
\$800 to \$899	27	3%
\$900 to \$999	33	4%
\$1,000 to \$1,249	237	29%
\$1,250 to \$1,499	148	18%
\$1,500 to \$1,999	201	25%
\$2,000 or more	52	6%
No cash rent	30	4%
Median contract rent	\$1,290	

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	811	100%
Less than 20 percent	96	12%
20.0 to 24.9 percent	151	19%
25.0 to 29.9 percent	60	7%
30.0 to 34.9 percent	78	10%
35.0 to 39.9 percent	29	4%
40.0 to 49.9 percent	138	17%
50.0 percent or more	229	28%
Not computed	30	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
Total Availability	2,313	100%
No vehicle	115	5%
1 vehicle	678	29%
2 vehicles	1,047	45%
3 vehicles	291	13%
4 or more vehicles	182	8%

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	3,402	100%
Worked in state of residence	3,402	100%
Worked in county of residence	3,361	99%
Worked outside county of residence	41	1%
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	5,152	100%	2,586	50%
In labor force	3,560	69%	1,843	52%
Armed forces	0	0%	0	0%
Civilian (employed)	3,307	93%	1,732	52%
Civilian (unemployed)	253	7%	111	44%
Not in labor force	1,592	31%	743	47%
Pct. of civilian labor force unemployed	7.1%		6.0%	

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	3,402	100%
Car, truck or van:	3,018	89%
Drove Alone	2,826	83%
Carpooled	192	6%
Public Transportation:	125	4%
Bus	125	4%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	24	1%
Bicycle	0	0%
Walked	47	1%
Other means	0	0%
Worked at home	188	6%

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	3,402	100%
Did not work at home	3,214	94%
Less than 10 minutes	309	9%
10 to 19 minutes	1,393	41%
20 to 29 minutes	914	27%
30 to 44 minutes	405	12%
45 to 59 minutes	113	3%
60 to 89 minutes	15	<1%
90 minutes or more	65	2%
Worked at home	188	6%
Average time to work (minutes)	24	--

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+	3,402	100%
Agriculture, forestry, mining	14	<1%
Utilities	55	2%
Construction	224	7%
Manufacturing	233	7%
Wholesale trade	112	3%
Retail trade	322	9%
Transportation & warehousing	121	4%
Information & communications	82	2%
Finance, insurance, & real estate	260	8%
Professional, scientific, management, administration	87	3%
Educational, social, & health services	601	18%
Art, entertainment, recreation, accommodations, food	220	6%
Other services	182	5%
Public administration	889	26%

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+	3,402	100%
Management, professional & related:	1,253	37%
Management (incl. farm managers)	170	5%
Business & financial	191	6%
Computer & mathematical	158	5%
Architecture & engineering	29	1%
Life, physical & social science	257	8%
Community & social service	17	<1%
Legal	46	1%
Education, training, & library	139	4%
Art, entertainment, sports & media	69	2%
Healthcare practitioners	177	5%
Service:	644	19%
Healthcare support	28	1%
Protective service	75	2%
Food preparation & serving	119	3%
Building & grounds cleaning / maintenance	282	8%
Personal care & service	140	4%
Sales & office	927	27%
Farming, fishing & forestry	31	1%
Construction, extraction & maintenance	300	9%
Production, transport & material moving	247	7%

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

Household Income

	Number	Percent
Total Households	2,313	100%
Less than \$15,000	169	7%
\$15,000 to \$29,999	396	17%
\$30,000 to \$44,999	183	8%
\$45,000 to \$59,999	330	14%
\$60,000 to \$74,999	417	18%
\$75,000 to \$99,999	219	9%
\$100,000 to \$124,999	257	11%
\$125,000 to \$149,999	70	3%
\$150,000 to \$199,999	133	6%
\$200,000 or more	139	6%
Median Income	\$62,824	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,313	100%
With earnings	1,883	81%
With wage and salary income	1,800	78%
With self-employment income	389	17%
With interest, dividend, or net rental income	731	32%
With Social Security income	721	31%
With Supplemental Security income	95	4%
With public assistance income	16	1%
With retirement income	479	21%
With other types of income	295	13%

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	6,241	100%
Under .50	207	3%
.50 to .99	258	4%
1.00 to 1.24	219	4%
1.25 to 1.49	619	10%
1.50 to 1.84	239	4%
1.85 to 1.99	250	4%
2.00 and over	4,449	71%

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	6,241	100%
Above Poverty	5,776	93%
Below Poverty	465	7%

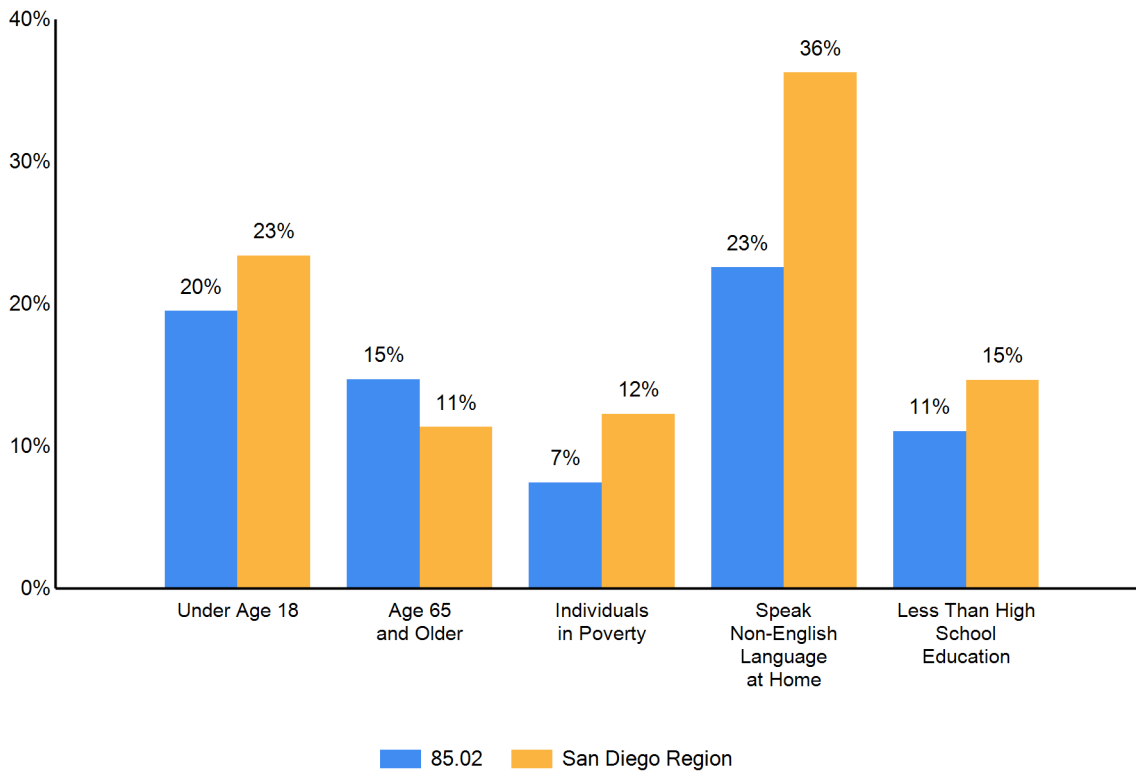
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,457	631	826	1,392	580	812	65	51	14
Married couple family	1,047	434	613	1,037	424	613	10	10	0
Male householder, no wife present	76	38	38	76	38	38	0	0	0
Female householder, no husband present	334	159	175	279	118	161	55	41	14

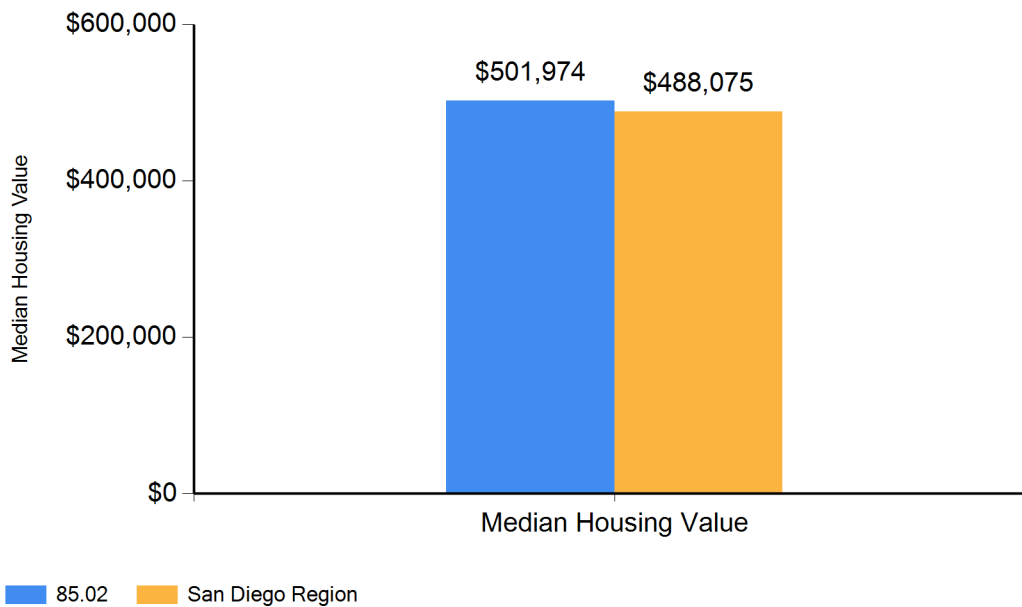
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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