



## Demographic and Socioeconomic Profile 2010

TRACT: 146.02

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,729</b>	<b>100%</b>
White	2,762	58%
Hispanic	898	19%
Black	417	9%
Asian	406	9%
Two or More	191	4%
American Indian	23	<1%
Pacific Islander	21	<1%
Other	11	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,729</b>	<b>2,284</b>	<b>2,445</b>	<b>52%</b>
Under 5	427	222	205	48%
5 to 9	268	132	136	51%
10 to 14	185	101	84	45%
15 to 17	141	68	73	52%
18 and 19	109	50	59	54%
20 to 24	424	215	209	49%
25 to 29	391	182	209	53%
30 to 34	313	146	167	53%
35 to 39	297	147	150	51%
40 to 44	285	142	143	50%
45 to 49	318	147	171	54%
50 to 54	327	168	159	49%
55 to 59	343	156	187	55%
60 and 61	115	57	58	50%
62 to 64	168	85	83	49%
65 to 69	189	91	98	52%
70 to 74	131	53	78	60%
75 to 79	123	58	65	53%
80 to 84	86	31	55	64%
85 and Older	89	33	56	63%
Under 18	1,021	523	498	49%
65 and older	618	266	352	57%
<b>Median</b>	<b>36.8</b>	<b>35.9</b>	<b>37.7</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,849</b>	<b>100%</b>
Never Married	891	23%
Married, excluding separated	2,209	57%
Separated	64	2%
Widowed	210	5%
Divorced	475	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
<b>Total population</b>	<b>4,729</b>	<b>100%</b>
Household	4,724	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
<b>Total Pop.</b>	<b>4,729</b>	<b>898</b>	<b>2,762</b>	<b>417</b>	<b>23</b>	<b>406</b>	<b>21</b>	<b>11</b>	<b>191</b>
Under 5	427	128	174	61	0	22	2	2	38
5 to 9	268	88	96	38	1	18	3	2	22
10 to 14	185	50	81	22	1	11	0	0	20
15 to 17	141	43	63	10	1	12	1	1	10
18 and 19	109	29	43	13	1	10	1	0	12
20 to 24	424	102	200	66	4	37	1	0	14
25 to 29	391	93	163	54	4	54	5	2	16
30 to 34	313	77	163	27	0	29	1	2	14
35 to 39	297	54	181	24	1	28	1	1	7
40 to 44	285	54	165	29	1	31	0	0	5
45 to 49	318	49	199	23	3	29	2	1	12
50 to 54	327	43	222	17	3	32	3	0	7
55 to 59	343	33	253	9	0	39	0	0	9
60 and 61	115	9	90	2	0	12	1	0	1
62 to 64	168	14	141	5	1	4	0	0	3
65 to 69	189	14	157	9	1	8	0	0	0
70 to 74	131	6	110	3	0	12	0	0	0
75 to 79	123	6	106	3	0	7	0	0	1
80 to 84	86	3	73	2	1	7	0	0	0
85 and Older	89	3	82	0	0	4	0	0	0
Under 18	1,021	309	414	131	3	63	6	5	90
65 and older	618	32	528	17	2	38	0	0	1
<b>Median</b>		<b>25.5</b>	<b>46.3</b>	<b>24.9</b>	<b>29.4</b>	<b>36.8</b>	<b>27.5</b>	<b>26.3</b>	<b>18.9</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>4,302</b>	<b>100%</b>
Speak Only English	3,476	81%
Speak Spanish:	318	7%
Speak English "well" or "very well"	292	7%
Speak English "not well" or "not at all"	26	1%
Speak Asian/Pacific Island language:	377	9%
Speak English "well" or "very well"	360	8%
Speak English "not well" or "not at all"	17	<1%
Speak other language:	131	3%
Speak English "well" or "very well"	118	3%
Speak English "not well" or "not at all"	13	<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>3,175</b>	<b>100%</b>
Less than 9th grade	104	3%
9th through 12th grade, no diploma	206	6%
High school grad (incl. equivalency)	298	9%
Some college, no degree	751	24%
Associate degree	445	14%
Bachelor's degree	893	28%
Master's degree	337	11%
Professional school degree	65	2%
Doctorate degree	76	2%

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>4,464</b>	<b>100%</b>	---	---	---	---
Enrolled in school	998	22%	784	18%	214	5%
Nursery / Preschool	73	7%	20	3%	53	25%
Kindergarten to grade 4	255	26%	155	20%	100	47%
Grade 5 to grade 8	121	12%	112	14%	9	4%
Grade 9 to grade 12	138	14%	138	18%	0	0%
College, undergraduate	373	37%	321	41%	52	24%
Graduate or Professional school	38	4%	38	5%	0	0%
Not enrolled in school	3,466	78%	---	---	---	---

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>1,811</b>	<b>100%</b>	<b>589</b>	<b>100%</b>	<b>1,222</b>	<b>100%</b>
Family Households:	1,341	74%	589	100%	752	62%
Married couple family	1,016	56%	387	66%	629	51%
Other family:	325	18%	202	34%	123	10%
Male householder, no wife	105	6%	40	7%	65	5%
Female householder, no husband	220	12%	162	28%	58	5%
Nonfamily households:	470	26%	0	0%	470	38%
Householder living alone	374	21%	----	----	----	----
Other nonfamily households	96	5%	----	----	----	----

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>1,881</b>	<b>100%</b>	<b>1811</b>	<b>70</b>	<b>4%</b>	<b>2.61</b>
Single family (detached)	1,211	64%	1,165	46	4%	2.62
Single family (attached)	439	23%	420	19	4%	2.70
2 to 4 units	87	5%	82	5	6%	2.18
5 to 9 units	42	2%	42	0	0%	2.29
10 or more units	102	5%	102	0	0%	2.60
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>1,278</b>	<b>100%</b>
Less than \$150,000	25	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	18	1%
\$250,000 to \$299,999	45	4%
\$300,000 to \$399,999	99	8%
\$400,000 to \$499,999	219	17%
\$500,000 to \$749,999	540	42%
\$750,000 to \$999,999	266	21%
\$1,000,000 or more	66	5%

**Median Value** **\$607,671**

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>1,881</b>	<b>100%</b>
2005 or Later	194	10%
2000 to 2004	12	1%
1990 to 1999	113	6%
1980 to 1989	121	6%
1970 to 1979	422	22%
1960 to 1969	286	15%
1950 to 1959	438	23%
1940 to 1949	100	5%
1939 or earlier	195	10%

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>1,811</b>	<b>100%</b>	<b>533</b>	<b>100%</b>	<b>1,278</b>	<b>100%</b>
1.00 occupant housing per room or less	1,801	99%	533	100%	1,268	99%
1.01 to 1.50 occupants per room	10	1%	0	0%	10	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
<b>Total Units</b>	<b>533</b>	<b>100%</b>
Less than \$500	9	2%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	20	4%
\$800 to \$899	24	5%
\$900 to \$999	41	8%
\$1,000 to \$1,249	135	25%
\$1,250 to \$1,499	37	7%
\$1,500 to \$1,999	120	23%
\$2,000 or more	38	7%
No cash rent	109	20%
<b>Median contract rent</b>	<b>\$1,502</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>533</b>	<b>100%</b>
Less than 20 percent	53	10%
20.0 to 24.9 percent	54	10%
25.0 to 29.9 percent	60	11%
30.0 to 34.9 percent	16	3%
35.0 to 39.9 percent	20	4%
40.0 to 49.9 percent	89	17%
50.0 percent or more	97	18%
Not computed	144	27%

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>1,811</b>	<b>100%</b>
No vehicle	52	3%
1 vehicle	607	34%
2 vehicles	762	42%
3 vehicles	270	15%
4 or more vehicles	120	7%

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>2,182</b>	<b>100%</b>
Worked in state of residence	2,166	99%
Worked in county of residence	2,156	99%
Worked outside county of residence	10	<1%
Worked outside state of residence	16	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
<b>Population age 16 and older</b>	<b>3,806</b>	<b>100%</b>	<b>1,809</b>	<b>48%</b>
In labor force	2,432	64%	1,375	57%
Armed forces	276	11%	217	79%
Civilian (employed)	1,965	81%	1,014	52%
Civilian (unemployed)	191	8%	144	75%
Not in labor force	1,374	36%	434	32%
Pct. of civilian labor force unemployed	8.9%		12.4%	

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>2,182</b>	<b>100%</b>
Car, truck or van:	1,850	85%
Drove Alone	1,558	71%
Carpooled	292	13%
Public Transportation:	45	2%
Bus	31	1%
Trolley / Streetcar	14	1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	8	<1%
Walked	41	2%
Other means	41	2%
Worked at home	197	9%

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>2,182</b>	<b>100%</b>
Did not work at home	1,985	91%
Less than 10 minutes	200	9%
10 to 19 minutes	576	26%
20 to 29 minutes	674	31%
30 to 44 minutes	409	19%
45 to 59 minutes	107	5%
60 to 89 minutes	19	1%
90 minutes or more	0	0%
Worked at home	197	9%
<b>Average time to work (minutes)</b>	<b>25</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>1,898</b>	<b>100%</b>
Agriculture, forestry, mining	19	1%
Utilities	0	0%
Construction	142	7%
Manufacturing	99	5%
Wholesale trade	11	1%
Retail trade	149	8%
Transportation & warehousing	93	5%
Information & communications	40	2%
Finance, insurance, & real estate	181	10%
Professional, scientific, management, administration	204	11%
Educational, social, & health services	499	26%
Art, entertainment, recreation, accommodations, food	51	3%
Other services	141	7%
Public administration	269	14%

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>1,898</b>	<b>100%</b>
Management, professional & related:	892	47%
Management (incl. farm managers)	198	10%
Business & financial	91	5%
Computer & mathematical	88	5%
Architecture & engineering	87	5%
Life, physical & social science	5	<1%
Community & social service	33	2%
Legal	27	1%
Education, training, & library	240	13%
Art, entertainment, sports & media	31	2%
Healthcare practitioners	92	5%
Service:	203	11%
Healthcare support	13	1%
Protective service	34	2%
Food preparation & serving	5	<1%
Building & grounds cleaning / maintenance	39	2%
Personal care & service	112	6%
Sales & office	525	28%
Farming, fishing & forestry	19	1%
Construction, extraction & maintenance	133	7%
Production, transport & material moving	126	7%

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>1,811</b>	<b>100%</b>
Less than \$15,000	114	6%
\$15,000 to \$29,999	197	11%
\$30,000 to \$44,999	299	17%
\$45,000 to \$59,999	173	10%
\$60,000 to \$74,999	101	6%
\$75,000 to \$99,999	348	19%
\$100,000 to \$124,999	247	14%
\$125,000 to \$149,999	133	7%
\$150,000 to \$199,999	126	7%
\$200,000 or more	73	4%
<b>Median Income</b>	<b>\$76,545</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,811</b>	<b>100%</b>
With earnings	1,467	81%
With wage and salary income	1,340	74%
With self-employment income	371	20%
With interest, dividend, or net rental income	698	39%
With Social Security income	516	28%
With Supplemental Security income	32	2%
With public assistance income	15	1%
With retirement income	464	26%
With other types of income	269	15%

*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>4,729</b>	<b>100%</b>
Under .50	323	7%
.50 to .99	100	2%
1.00 to 1.24	134	3%
1.25 to 1.49	15	<1%
1.50 to 1.84	524	11%
1.85 to 1.99	63	1%
2.00 and over	3,570	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
<b>Total</b>	<b>4,729</b>	<b>100%</b>
Above Poverty	4,306	91%
Below Poverty	423	9%

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

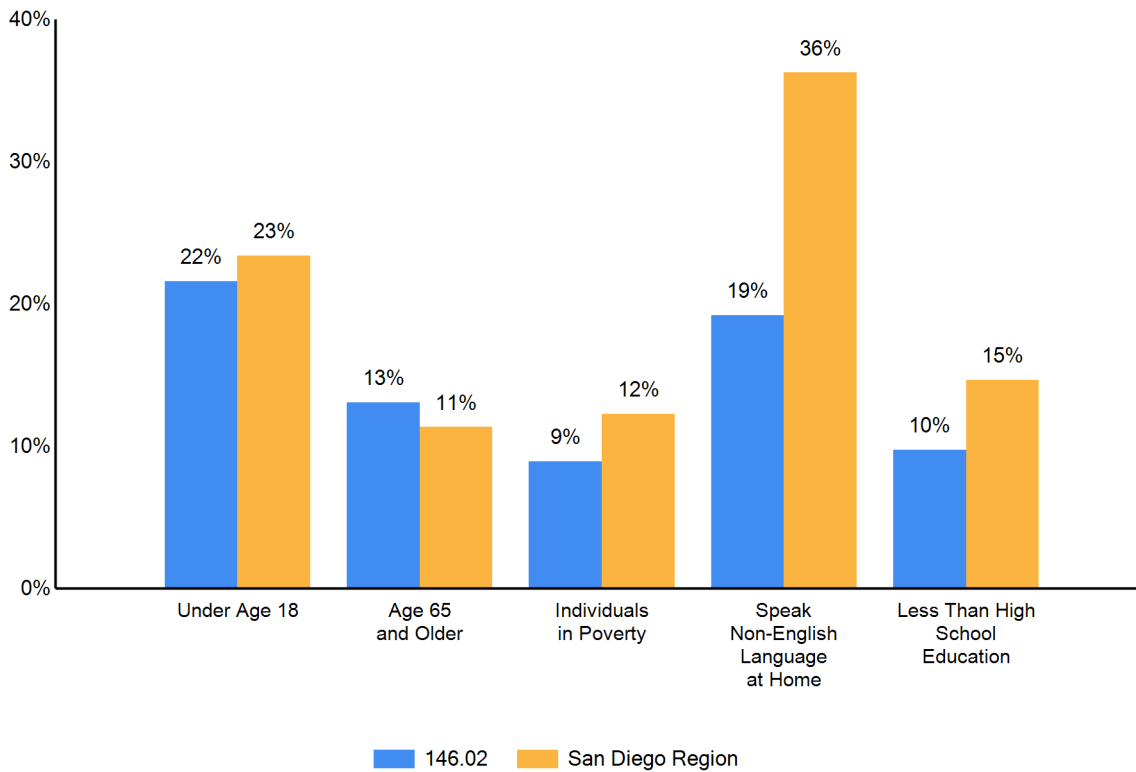
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,341</b>	<b>589</b>	<b>752</b>	<b>1,286</b>	<b>534</b>	<b>752</b>	<b>55</b>	<b>55</b>	<b>0</b>
Married couple family	1,016	387	629	1,008	379	629	8	8	0
Male householder, no wife present	105	40	65	79	14	65	26	26	0
Female householder, no husband present	220	162	58	199	141	58	21	21	0

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

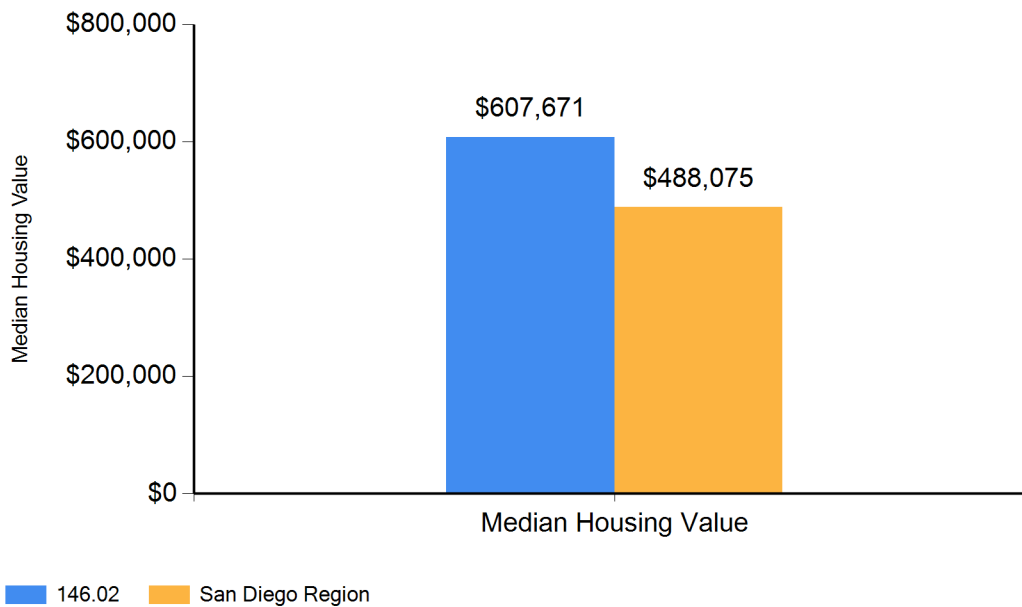


## Demographic and Socioeconomic Characteristics



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