



Demographic and Socioeconomic Profile 2010

TRACT: 83.45

Population by Race

	Population	Percent
Total Population	3,254	100%
White	2,396	74%
Asian	374	11%
Hispanic	335	10%
Two or More	81	2%
Black	53	2%
Pacific Islander	7	<1%
Other	5	<1%
American Indian	3	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	3,254	1,538	1,716	53%
Under 5	111	51	60	54%
5 to 9	146	70	76	52%
10 to 14	126	63	63	50%
15 to 17	55	31	24	44%
18 and 19	44	27	17	39%
20 to 24	224	125	99	44%
25 to 29	143	90	53	37%
30 to 34	135	74	61	45%
35 to 39	164	75	89	54%
40 to 44	167	89	78	47%
45 to 49	239	127	112	47%
50 to 54	244	115	129	53%
55 to 59	297	127	170	57%
60 and 61	119	52	67	56%
62 to 64	160	67	93	58%
65 to 69	233	100	133	57%
70 to 74	180	76	104	58%
75 to 79	186	70	116	62%
80 to 84	145	62	83	57%
85 and Older	136	47	89	65%
Under 18	438	215	223	51%
65 and older	880	355	525	60%
Median	51.5	47.9	54.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	2,871	100%
Never Married	772	27%
Married, excluding separated	1,277	44%
Separated	40	1%
Widowed	302	11%
Divorced	480	17%

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	3,254	100%
Household	3,254	100%
Group Quarters - Military	0	0%
Group Quarters - College	0	0%
Group Quarters - Other	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.	3,254	335	2,396	53	3	374	7	5	81
Under 5	111	18	68	1	0	6	0	1	17
5 to 9	146	24	93	3	0	14	0	1	11
10 to 14	126	20	85	2	0	10	0	1	8
15 to 17	55	15	34	0	0	5	0	0	1
18 and 19	44	4	32	0	0	7	0	0	1
20 to 24	224	37	109	0	1	66	0	0	11
25 to 29	143	15	95	2	0	24	1	0	6
30 to 34	135	14	87	4	1	26	2	0	1
35 to 39	164	23	106	3	0	30	0	0	2
40 to 44	167	29	119	0	0	17	0	0	2
45 to 49	239	33	161	5	0	36	0	1	3
50 to 54	244	21	196	5	0	19	0	1	2
55 to 59	297	25	230	8	0	25	1	0	8
60 and 61	119	2	96	5	0	13	1	0	2
62 to 64	160	14	133	3	0	9	0	0	1
65 to 69	233	17	190	2	0	23	1	0	0
70 to 74	180	5	155	2	0	14	0	0	4
75 to 79	186	7	156	4	1	18	0	0	0
80 to 84	145	6	130	3	0	6	0	0	0
85 and Older	136	6	121	1	0	6	1	0	1
Under 18	438	77	280	6	0	35	0	3	37
65 and older	880	41	752	12	1	67	2	0	5
Median		39.5	55.3	55.9	32.5	39.8	57.5	12.5	21.1

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	3,143	100%
Speak Only English	2,474	79%
Speak Spanish:	173	6%
Speak English "well" or "very well"	173	6%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	187	6%
Speak English "well" or "very well"	142	5%
Speak English "not well" or "not at all"	45	1%
Speak other language:	309	7%
Speak English "well" or "very well"	232	7%
Speak English "not well" or "not at all"	77	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	2,548	100%
Less than 9th grade	69	3%
9th through 12th grade, no diploma	39	2%
High school grad (incl. equivalency)	336	13%
Some college, no degree	518	20%
Associate degree	207	8%
Bachelor's degree	697	27%
Master's degree	401	16%
Professional school degree	121	5%
Doctorate degree	160	6%

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	3,191	100%	---	---	---	---
Enrolled in school	796	25%	673	21%	123	4%
Nursery / Preschool	67	8%	0	0%	67	54%
Kindergarten to grade 4	150	19%	136	20%	14	11%
Grade 5 to grade 8	25	3%	25	4%	0	0%
Grade 9 to grade 12	81	10%	81	12%	0	0%
College, undergraduate	389	49%	353	52%	36	29%
Graduate or Professional school	84	11%	78	12%	6	5%
Not enrolled in school	2,395	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
Total households	1,567	100%	243	100%	1,324	100%
Family Households:	786	50%	243	100%	543	41%
Married couple family	622	40%	216	89%	406	31%
Other family:	164	10%	27	11%	137	10%
Male householder, no wife	26	2%	0	0%	26	2%
Female householder, no husband	138	9%	27	11%	111	8%
Nonfamily households:	781	50%	0	0%	781	59%
Householder living alone	653	42%	----	----	----	----
Other nonfamily households	128	8%	----	----	----	----

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	1,630	100%	1567	63	4%	2.08
Single family (detached)	683	42%	661	22	3%	2.16
Single family (attached)	75	5%	75	0	0%	1.81
2 to 4 units	348	21%	328	20	6%	1.77
5 to 9 units	136	8%	129	7	5%	2.14
10 or more units	388	24%	374	14	4%	2.22
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	882	100%
Less than \$150,000	9	1%
\$150,000 to \$199,999	26	3%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	20	2%
\$300,000 to \$399,999	84	10%
\$400,000 to \$499,999	147	17%
\$500,000 to \$749,999	407	46%
\$750,000 to \$999,999	170	19%
\$1,000,000 or more	19	2%

Median Value **\$594,743**

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	1,630	100%
2005 or Later	43	3%
2000 to 2004	0	0%
1990 to 1999	17	1%
1980 to 1989	140	9%
1970 to 1979	356	22%
1960 to 1969	942	58%
1950 to 1959	103	6%
1940 to 1949	29	2%
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	1,567	100%	685	100%	882	100%
1.00 occupant housing per room or less	1,561	100%	685	100%	876	99%
1.01 to 1.50 occupants per room	6	<1%	0	0%	6	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	685	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	13	2%
\$700 to \$799	11	2%
\$800 to \$899	6	1%
\$900 to \$999	84	12%
\$1,000 to \$1,249	164	24%
\$1,250 to \$1,499	217	32%
\$1,500 to \$1,999	105	15%
\$2,000 or more	61	9%
No cash rent	24	4%
Median contract rent	\$1,323	

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	685	100%
Less than 20 percent	115	17%
20.0 to 24.9 percent	24	4%
25.0 to 29.9 percent	50	7%
30.0 to 34.9 percent	51	7%
35.0 to 39.9 percent	69	10%
40.0 to 49.9 percent	129	19%
50.0 percent or more	223	33%
Not computed	24	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	1,567	100%
No vehicle	97	6%
1 vehicle	641	41%
2 vehicles	556	35%
3 vehicles	210	13%
4 or more vehicles	63	4%

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	1,556	100%
Worked in state of residence	1,534	99%
Worked in county of residence	1,534	99%
Worked outside county of residence	0	0%
Worked outside state of residence	22	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	2,863	100%	1,352	47%
In labor force	1,758	61%	953	54%
Armed forces	20	1%	20	100%
Civilian (employed)	1,617	92%	852	53%
Civilian (unemployed)	121	7%	81	67%
Not in labor force	1,105	39%	399	36%
Pct. of civilian labor force unemployed	7.0%		8.7%	

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	1,556	100%
Car, truck or van:	1,370	88%
Drove Alone	1,308	84%
Carpooled	62	4%
Public Transportation:	10	1%
Bus	10	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	14	1%
Bicycle	10	1%
Walked	14	1%
Other means	4	<1%
Worked at home	134	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
Total Workers	1,556	100%
Did not work at home	1,422	91%
Less than 10 minutes	206	13%
10 to 19 minutes	728	47%
20 to 29 minutes	293	19%
30 to 44 minutes	152	10%
45 to 59 minutes	29	2%
60 to 89 minutes	10	1%
90 minutes or more	4	<1%
Worked at home	134	9%
Average time to work (minutes)	20	--

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+	1,542	100%
Agriculture, forestry, mining	0	0%
Utilities	10	1%
Construction	9	1%
Manufacturing	174	11%
Wholesale trade	40	3%
Retail trade	94	6%
Transportation & warehousing	10	1%
Information & communications	45	3%
Finance, insurance, & real estate	248	16%
Professional, scientific, management, administration	89	6%
Educational, social, & health services	420	27%
Art, entertainment, recreation, accommodations, food	29	2%
Other services	45	3%
Public administration	329	21%

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+	1,542	100%
Management, professional & related:	842	55%
Management (incl. farm managers)	175	11%
Business & financial	137	9%
Computer & mathematical	113	7%
Architecture & engineering	56	4%
Life, physical & social science	66	4%
Community & social service	7	<1%
Legal	31	2%
Education, training, & library	196	13%
Art, entertainment, sports & media	7	<1%
Healthcare practitioners	54	4%
Service:	193	13%
Healthcare support	46	3%
Protective service	29	2%
Food preparation & serving	19	1%
Building & grounds cleaning / maintenance	46	3%
Personal care & service	53	3%
Sales & office	431	28%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	49	3%
Production, transport & material moving	27	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	1,567	100%
Less than \$15,000	170	11%
\$15,000 to \$29,999	145	9%
\$30,000 to \$44,999	180	11%
\$45,000 to \$59,999	129	8%
\$60,000 to \$74,999	235	15%
\$75,000 to \$99,999	114	7%
\$100,000 to \$124,999	208	13%
\$125,000 to \$149,999	194	12%
\$150,000 to \$199,999	102	7%
\$200,000 or more	90	6%
Median Income	\$70,181	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,567	100%
With earnings	1,146	73%
With wage and salary income	1,067	68%
With self-employment income	272	17%
With interest, dividend, or net rental income	682	44%
With Social Security income	663	42%
With Supplemental Security income	99	6%
With public assistance income	6	<1%
With retirement income	475	30%
With other types of income	156	10%

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	3,254	100%
Under .50	313	10%
.50 to .99	80	2%
1.00 to 1.24	51	2%
1.25 to 1.49	85	3%
1.50 to 1.84	84	3%
1.85 to 1.99	19	1%
2.00 and over	2,622	81%

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	3,254	100%
Above Poverty	2,861	88%
Below Poverty	393	12%

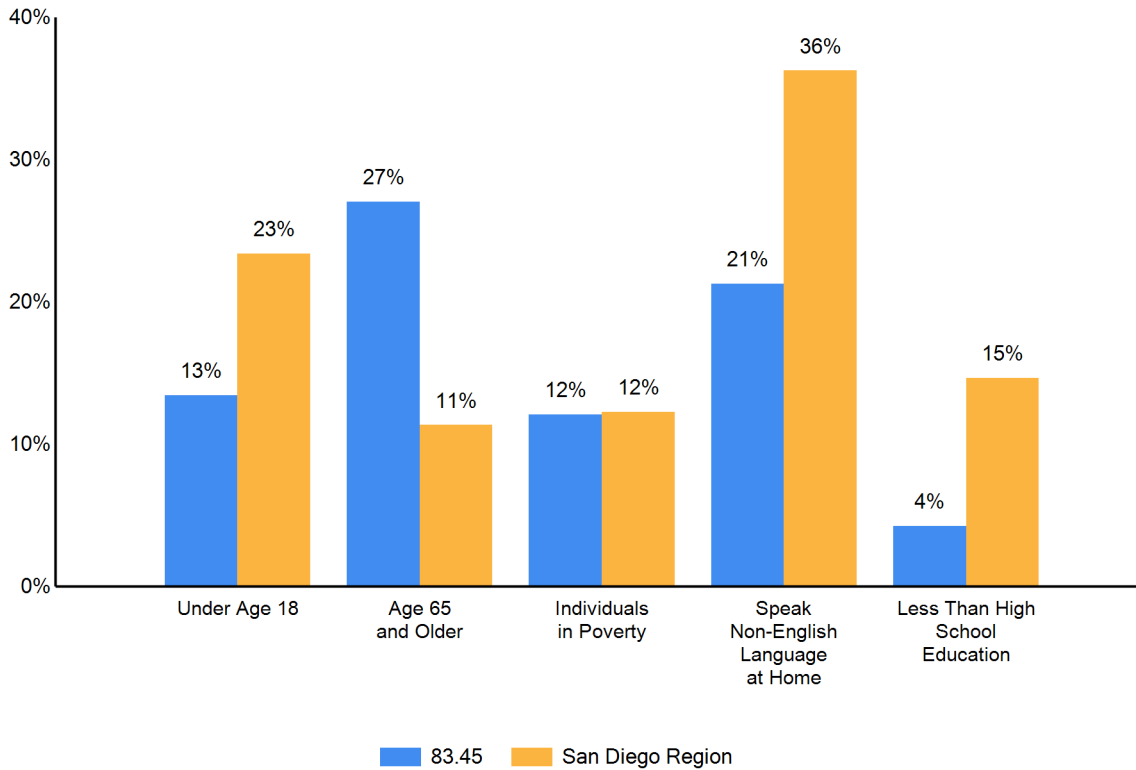
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	786	243	543	780	243	537	6	0	6
Married couple family	622	216	406	616	216	400	6	0	6
Male householder, no wife present	26	0	26	26	0	26	0	0	0
Female householder, no husband present	138	27	111	138	27	111	0	0	0

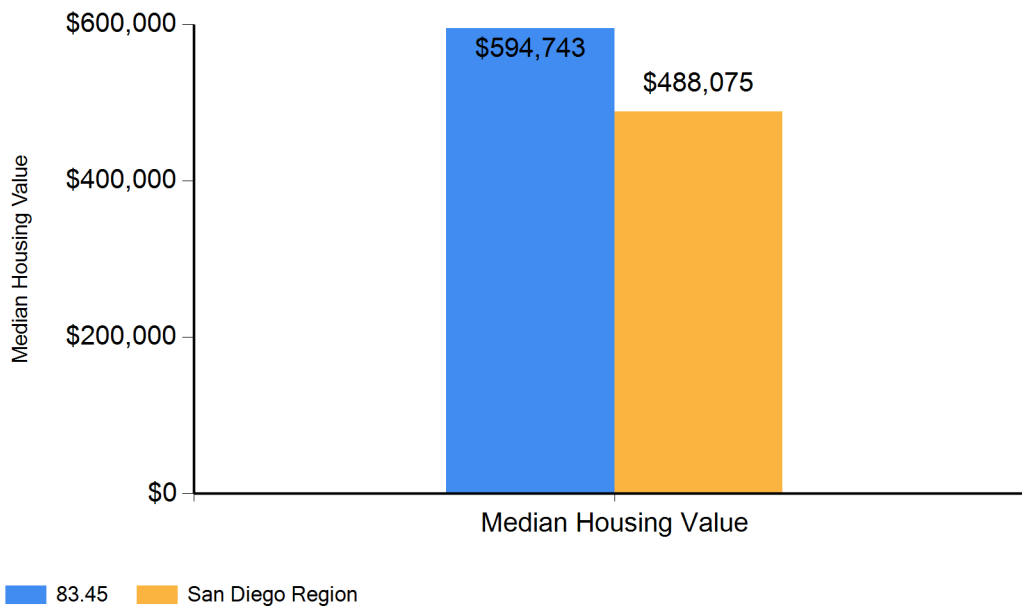
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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