



## Demographic and Socioeconomic Profile 2010

TRACT: 185.13

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>9,081</b>	<b>100%</b>
White	4,944	54%
Hispanic	2,132	23%
Asian	870	10%
Black	538	6%
Two or More	440	5%
Pacific Islander	108	1%
Other	27	<1%
American Indian	22	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>9,081</b>	<b>4,410</b>	<b>4,671</b>	<b>51%</b>
Under 5	695	348	347	50%
5 to 9	648	346	302	47%
10 to 14	692	329	363	52%
15 to 17	372	191	181	49%
18 and 19	245	111	134	55%
20 to 24	898	474	424	47%
25 to 29	688	342	346	50%
30 to 34	672	297	375	56%
35 to 39	690	353	337	49%
40 to 44	704	345	359	51%
45 to 49	648	319	329	51%
50 to 54	590	273	317	54%
55 to 59	434	203	231	53%
60 and 61	119	55	64	54%
62 to 64	186	85	101	54%
65 to 69	205	104	101	49%
70 to 74	159	66	93	58%
75 to 79	124	51	73	59%
80 to 84	150	60	90	60%
85 and Older	162	58	104	64%
Under 18	2,407	1,214	1,193	50%
65 and older	800	339	461	58%
<b>Median</b>	<b>32.3</b>	<b>31.1</b>	<b>33.2</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>7,046</b>	<b>100%</b>
Never Married	1,775	25%
Married, excluding separated	4,190	59%
Separated	74	1%
Widowed	217	3%
Divorced	790	11%

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>9,081</b>	<b>100%</b>
Household	9,075	100%
Group Quarters - Other	6	<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>9,081</b>	<b>2,132</b>	<b>4,944</b>	<b>538</b>	<b>22</b>	<b>870</b>	<b>108</b>	<b>27</b>	<b>440</b>
Under 5	695	218	297	29	2	44	21	8	76
5 to 9	648	210	287	20	1	44	5	2	79
10 to 14	692	225	315	33	1	40	9	0	69
15 to 17	372	125	153	25	1	36	8	0	24
18 and 19	245	87	90	33	1	17	4	1	12
20 to 24	898	260	480	49	6	56	8	3	36
25 to 29	688	154	382	43	0	60	13	3	33
30 to 34	672	184	344	31	0	76	9	0	28
35 to 39	690	153	351	46	3	108	5	4	20
40 to 44	704	147	396	45	2	83	5	3	23
45 to 49	648	117	379	62	1	68	7	0	14
50 to 54	590	108	354	47	1	64	5	0	11
55 to 59	434	51	288	28	0	56	4	2	5
60 and 61	119	7	79	11	0	17	1	1	3
62 to 64	186	16	138	10	2	16	2	0	2
65 to 69	205	22	146	15	0	20	0	0	2
70 to 74	159	14	112	4	1	27	0	0	1
75 to 79	124	11	90	2	0	19	1	0	1
80 to 84	150	15	115	3	0	15	1	0	1
85 and Older	162	8	148	2	0	4	0	0	0
Under 18	2,407	778	1,052	107	5	164	43	10	248
65 and older	800	70	611	26	1	85	2	0	5
<b>Median</b>		<b>23.9</b>	<b>36.8</b>	<b>35.7</b>	<b>24.2</b>	<b>37.9</b>	<b>24.4</b>	<b>24.2</b>	<b>14.7</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>8,386</b>	<b>100%</b>
Speak Only English	6,648	79%
Speak Spanish:	1,081	13%
Speak English "well" or "very well"	912	11%
Speak English "not well" or "not at all"	169	2%
Speak Asian/Pacific Island language:	498	6%
Speak English "well" or "very well"	448	5%
Speak English "not well" or "not at all"	50	1%
Speak other language:	159	2%
Speak English "well" or "very well"	149	2%
Speak English "not well" or "not at all"	10	<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>5,531</b>	<b>100%</b>
Less than 9th grade	106	2%
9th through 12th grade, no diploma	368	7%
High school grad (incl. equivalency)	1,067	19%
Some college, no degree	1,561	28%
Associate degree	540	10%
Bachelor's degree	1,297	23%
Master's degree	440	8%
Professional school degree	91	2%
Doctorate degree	61	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>8,655</b>	<b>100%</b>	---	---	---	---
Enrolled in school	2,669	31%	2,239	26%	430	5%
Nursery / Preschool	75	3%	23	1%	52	12%
Kindergarten to grade 4	772	29%	686	31%	86	20%
Grade 5 to grade 8	619	23%	562	25%	57	13%
Grade 9 to grade 12	473	18%	394	18%	79	18%
College, undergraduate	646	24%	543	24%	103	24%
Graduate or Professional school	84	3%	31	1%	53	12%
Not enrolled in school	5,986	69%	---	---	---	---

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>3,399</b>	<b>100%</b>	<b>1,396</b>	<b>100%</b>	<b>2,003</b>	<b>100%</b>
Family Households:	2,650	78%	1,338	96%	1,312	66%
Married couple family	2,115	62%	935	67%	1,180	59%
Other family:	535	16%	403	29%	132	7%
Male householder, no wife	164	5%	101	7%	63	3%
Female householder, no husband	371	11%	302	22%	69	3%
Nonfamily households:	749	22%	58	4%	691	34%
Householder living alone	440	13%	----	----	----	----
Other nonfamily households	309	9%	----	----	----	----

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>3,615</b>	<b>100%</b>	<b>3399</b>	<b>216</b>	<b>6%</b>	<b>2.67</b>
Single family (detached)	1,729	48%	1,637	92	5%	2.80
Single family (attached)	199	6%	196	3	2%	2.80
2 to 4 units	295	8%	269	26	9%	2.20
5 to 9 units	621	17%	570	51	8%	2.51
10 or more units	771	21%	727	44	6%	2.64
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>1,929</b>	<b>100%</b>
Less than \$150,000	0	0%
\$150,000 to \$199,999	58	3%
\$200,000 to \$249,999	35	2%
\$250,000 to \$299,999	110	6%
\$300,000 to \$399,999	600	31%
\$400,000 to \$499,999	513	27%
\$500,000 to \$749,999	450	23%
\$750,000 to \$999,999	126	7%
\$1,000,000 or more	37	2%

**Median Value** **\$430,897**

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>3,615</b>	<b>100%</b>
2005 or Later	65	2%
2000 to 2004	502	14%
1990 to 1999	1,722	48%
1980 to 1989	1,012	28%
1970 to 1979	252	7%
1960 to 1969	45	1%
1950 to 1959	17	<1%
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
<b>Total occupied housing units</b>	<b>3,399</b>	<b>100%</b>	<b>1,470</b>	<b>100%</b>	<b>1,929</b>	<b>100%</b>
1.00 occupant housing per room or less	3,258	96%	1,329	90%	1,929	100%
1.01 to 1.50 occupants per room	126	4%	126	9%	0	0%
1.51 to 2.00 occupants per room	15	<1%	15	1%	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>1,470</b>	<b>100%</b>
Less than \$500	15	1%
\$500 to \$599	46	3%
\$600 to \$699	0	0%
\$700 to \$799	42	3%
\$800 to \$899	31	2%
\$900 to \$999	35	2%
\$1,000 to \$1,249	122	8%
\$1,250 to \$1,499	759	52%
\$1,500 to \$1,999	308	21%
\$2,000 or more	112	8%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,396</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>1,470</b>	<b>100%</b>
Less than 20 percent	266	18%
20.0 to 24.9 percent	236	16%
25.0 to 29.9 percent	263	18%
30.0 to 34.9 percent	113	8%
35.0 to 39.9 percent	82	6%
40.0 to 49.9 percent	176	12%
50.0 percent or more	334	23%
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
<b>Total Availability</b>	<b>3,399</b>	<b>100%</b>
No vehicle	20	1%
1 vehicle	1,027	30%
2 vehicles	1,748	51%
3 vehicles	445	13%
4 or more vehicles	159	5%

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>4,318</b>	<b>100%</b>
Worked in state of residence	4,295	99%
Worked in county of residence	3,893	90%
Worked outside county of residence	402	9%
Worked outside state of residence	23	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>6,908</b>	<b>100%</b>	<b>3,309</b>	<b>48%</b>
In labor force	5,041	73%	2,577	51%
Armed forces	405	8%	402	99%
Civilian (employed)	4,181	83%	1,880	45%
Civilian (unemployed)	455	9%	295	65%
Not in labor force	1,867	27%	732	39%
Pct. of civilian labor force unemployed	9.8%		13.6%	

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>4,318</b>	<b>100%</b>
Car, truck or van:	3,972	92%
Drove Alone	3,586	83%
Carpooled	386	9%
Public Transportation:	101	2%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	94	2%
Other public transportation	7	<1%
Motorcycle	0	0%
Bicycle	12	<1%
Walked	16	<1%
Other means	27	1%
Worked at home	190	4%

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>4,318</b>	<b>100%</b>
Did not work at home	4,128	96%
Less than 10 minutes	165	4%
10 to 19 minutes	837	19%
20 to 29 minutes	998	23%
30 to 44 minutes	1,005	23%
45 to 59 minutes	507	12%
60 to 89 minutes	522	12%
90 minutes or more	94	2%
Worked at home	190	4%
<b>Average time to work (minutes)</b>	<b>37</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>3,861</b>	<b>100%</b>
Agriculture, forestry, mining	14	<1%
Utilities	81	2%
Construction	143	4%
Manufacturing	474	12%
Wholesale trade	160	4%
Retail trade	473	12%
Transportation & warehousing	29	1%
Information & communications	92	2%
Finance, insurance, & real estate	128	3%
Professional, scientific, management, administration	369	10%
Educational, social, & health services	852	22%
Art, entertainment, recreation, accommodations, food	325	8%
Other services	192	5%
Public administration	529	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>3,861</b>	<b>100%</b>
Management, professional & related:	1,889	49%
Management (incl. farm managers)	551	14%
Business & financial	293	8%
Computer & mathematical	154	4%
Architecture & engineering	218	6%
Life, physical & social science	15	<1%
Community & social service	46	1%
Legal	65	2%
Education, training, & library	265	7%
Art, entertainment, sports & media	96	2%
Healthcare practitioners	186	5%
Service:	596	15%
Healthcare support	54	1%
Protective service	41	1%
Food preparation & serving	147	4%
Building & grounds cleaning / maintenance	75	2%
Personal care & service	279	7%
Sales & office	845	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	364	9%
Production, transport & material moving	167	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>3,399</b>	<b>100%</b>
Less than \$15,000	162	5%
\$15,000 to \$29,999	211	6%
\$30,000 to \$44,999	319	9%
\$45,000 to \$59,999	194	6%
\$60,000 to \$74,999	504	15%
\$75,000 to \$99,999	729	21%
\$100,000 to \$124,999	632	19%
\$125,000 to \$149,999	292	9%
\$150,000 to \$199,999	191	6%
\$200,000 or more	165	5%
<b>Median Income</b>	<b>\$85,614</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>3,399</b>	<b>100%</b>
With earnings	3,085	91%
With wage and salary income	3,063	90%
With self-employment income	396	12%
With interest, dividend, or net rental income	1,002	29%
With Social Security income	519	15%
With Supplemental Security income	13	<1%
With public assistance income	157	5%
With retirement income	458	13%
With other types of income	809	24%

*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>9,031</b>	<b>100%</b>
Under .50	361	4%
.50 to .99	256	3%
1.00 to 1.24	157	2%
1.25 to 1.49	260	3%
1.50 to 1.84	387	4%
1.85 to 1.99	278	3%
2.00 and over	7,332	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
<b>Total</b>	<b>9,031</b>	<b>100%</b>
Above Poverty	8,414	93%
Below Poverty	617	7%

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

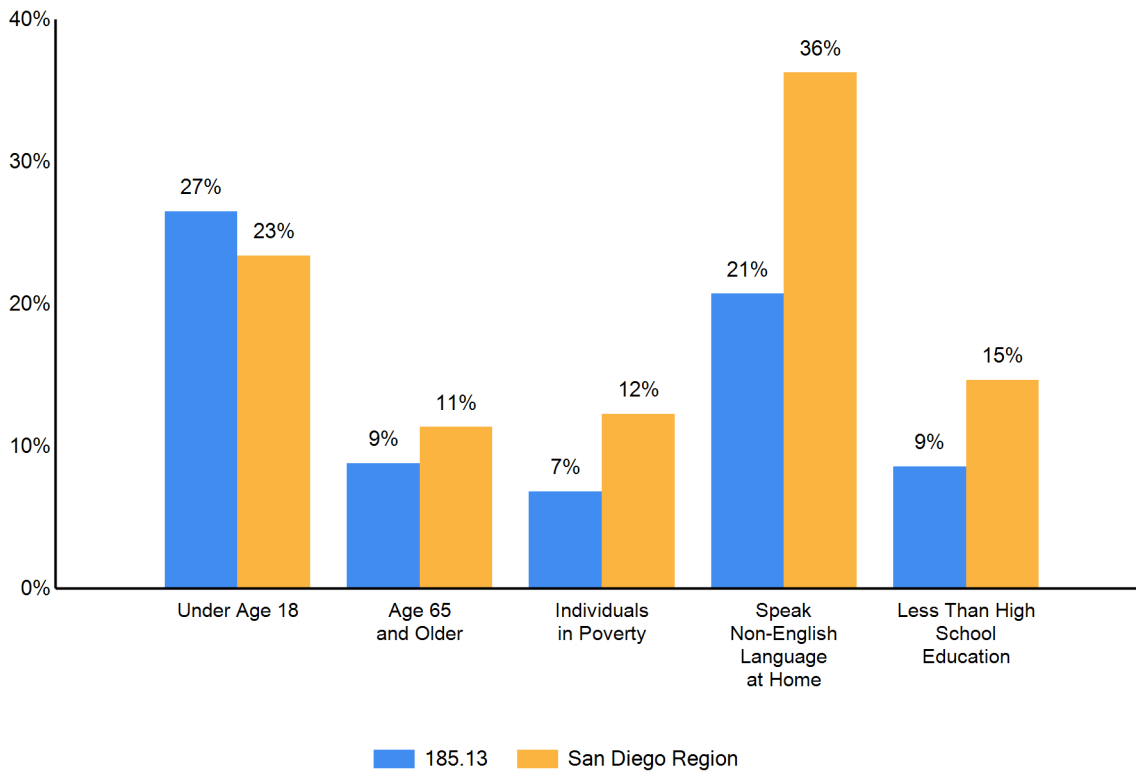
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>2,650</b>	<b>1,338</b>	<b>1,312</b>	<b>2,521</b>	<b>1,233</b>	<b>1,288</b>	<b>129</b>	<b>105</b>	<b>24</b>
Married couple family	2,115	935	1,180	2,045	877	1,168	70	58	12
Male householder, no wife present	164	101	63	164	101	63	0	0	0
Female householder, no husband present	371	302	69	312	255	57	59	47	12

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

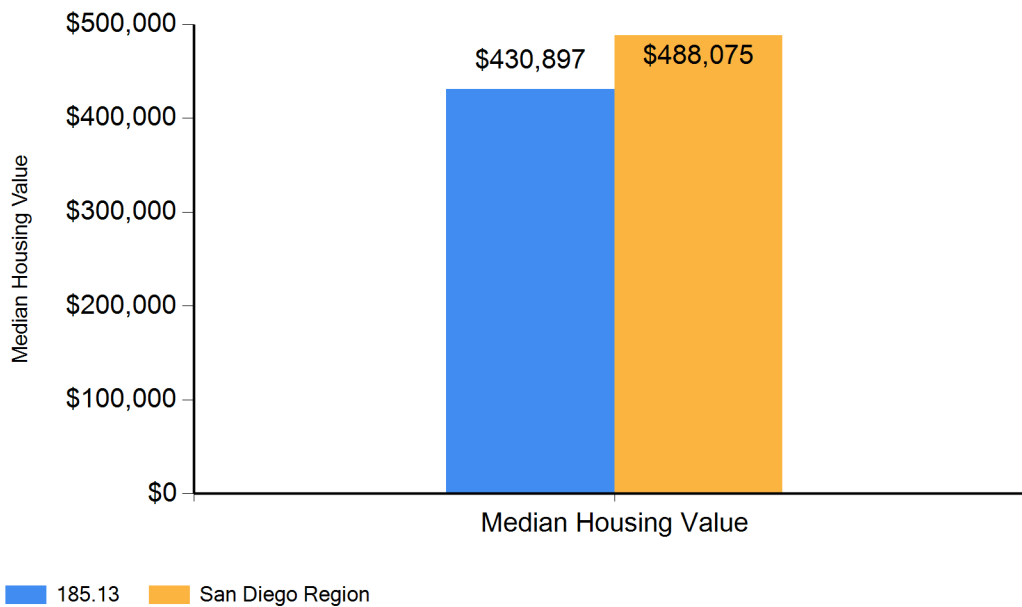


## Demographic and Socioeconomic Characteristics



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