



Demographic and Socioeconomic Profile 2010

TRACT: 85.01

Population by Race

	Population	Percent
Total Population	5,271	100%
White	3,842	73%
Hispanic	881	17%
Asian	266	5%
Two or More	173	3%
Black	62	1%
American Indian	25	<1%
Pacific Islander	11	<1%
Other	11	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,271	2,658	2,613	50%
Under 5	303	144	159	52%
5 to 9	296	152	144	49%
10 to 14	278	134	144	52%
15 to 17	158	79	79	50%
18 and 19	86	44	42	49%
20 to 24	312	189	123	39%
25 to 29	369	200	169	46%
30 to 34	367	188	179	49%
35 to 39	433	218	215	50%
40 to 44	355	204	151	43%
45 to 49	442	222	220	50%
50 to 54	464	241	223	48%
55 to 59	387	186	201	52%
60 and 61	121	57	64	53%
62 to 64	179	81	98	55%
65 to 69	191	88	103	54%
70 to 74	179	82	97	54%
75 to 79	129	61	68	53%
80 to 84	112	48	64	57%
85 and Older	110	40	70	64%
Under 18	1,035	509	526	51%
65 and older	721	319	402	56%
Median	40.5	39.6	41.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,394	100%
Never Married	1,646	37%
Married, excluding separated	2,074	47%
Separated	61	1%
Widowed	180	4%
Divorced	433	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	5,271	100%
Household	5,248	100%
Group Quarters - Other	23	<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.	5,271	881	3,842	62	25	266	11	11	173
Under 5	303	80	193	3	1	6	1	0	19
5 to 9	296	70	185	5	4	9	0	1	22
10 to 14	278	78	156	4	1	11	0	2	26
15 to 17	158	42	93	2	2	7	0	1	11
18 and 19	86	25	52	0	0	3	0	1	5
20 to 24	312	59	209	8	1	27	0	0	8
25 to 29	369	62	268	5	1	14	1	0	18
30 to 34	367	81	250	3	4	14	2	0	13
35 to 39	433	70	302	6	2	36	2	0	15
40 to 44	355	50	271	2	1	14	3	2	12
45 to 49	442	64	339	8	3	21	0	0	7
50 to 54	464	54	367	5	2	26	1	1	8
55 to 59	387	41	312	5	3	25	0	0	1
60 and 61	121	12	102	0	0	6	1	0	0
62 to 64	179	19	152	1	0	6	0	0	1
65 to 69	191	25	155	1	0	7	0	2	1
70 to 74	179	23	137	0	0	15	0	1	3
75 to 79	129	8	108	2	0	10	0	0	1
80 to 84	112	10	94	1	0	6	0	0	1
85 and Older	110	8	97	1	0	3	0	0	1
Under 18	1,035	270	627	14	8	33	1	4	78
65 and older	721	74	591	5	0	41	0	3	7
Median		31.5	43.9	35.8	33.1	42.1	38.8	41.3	22.2

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,968	100%
Speak Only English	3,988	80%
Speak Spanish:	573	12%
Speak English "well" or "very well"	529	11%
Speak English "not well" or "not at all"	44	1%
Speak Asian/Pacific Island language:	233	5%
Speak English "well" or "very well"	233	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	174	4%
Speak English "well" or "very well"	174	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	3,838	100%
Less than 9th grade	50	1%
9th through 12th grade, no diploma	176	5%
High school grad (incl. equivalency)	438	11%
Some college, no degree	1,202	31%
Associate degree	302	8%
Bachelor's degree	1,116	29%
Master's degree	268	7%
Professional school degree	239	6%
Doctorate degree	47	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
Total population age 3 and older	5,092	100%	---	---	---	---
Enrolled in school	1,325	26%	1,095	22%	230	5%
Nursery / Preschool	15	1%	0	0%	15	7%
Kindergarten to grade 4	335	25%	268	24%	67	29%
Grade 5 to grade 8	235	18%	173	16%	62	27%
Grade 9 to grade 12	137	10%	83	8%	54	23%
College, undergraduate	526	40%	515	47%	11	5%
Graduate or Professional school	77	6%	56	5%	21	9%
Not enrolled in school	3,767	74%	---	---	---	---

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	2,104	100%	496	100%	1,608	100%
Family Households:	1,311	62%	496	100%	815	51%
Married couple family	1,068	51%	446	90%	622	39%
Other family:	243	12%	50	10%	193	12%
Male householder, no wife	135	6%	0	0%	135	8%
Female householder, no husband	108	5%	50	10%	58	4%
Nonfamily households:	793	38%	0	0%	793	49%
Householder living alone	524	25%	----	----	----	----
Other nonfamily households	269	13%	----	----	----	----

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	2,271	100%	2104	167	7%	2.49
Single family (detached)	1,393	61%	1,259	134	10%	2.56
Single family (attached)	563	25%	530	33	6%	2.48
2 to 4 units	31	1%	31	0	0%	2.39
5 to 9 units	74	3%	74	0	0%	2.08
10 or more units	90	4%	90	0	0%	2.08
Mobile home and Other	120	5%	120	0	0%	2.53

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	1,479	100%
Less than \$150,000	23	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	16	1%
\$250,000 to \$299,999	28	2%
\$300,000 to \$399,999	213	14%
\$400,000 to \$499,999	464	31%
\$500,000 to \$749,999	647	44%
\$750,000 to \$999,999	50	3%
\$1,000,000 or more	38	3%

Median Value **\$499,675**

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	2,271	100%
2005 or Later	0	0%
2000 to 2004	33	1%
1990 to 1999	13	1%
1980 to 1989	206	9%
1970 to 1979	627	28%
1960 to 1969	190	8%
1950 to 1959	1,158	51%
1940 to 1949	26	1%
1939 or earlier	18	1%

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	2,104	100%	625	100%	1,479	100%
1.00 occupant housing per room or less	2,038	97%	575	92%	1,463	99%
1.01 to 1.50 occupants per room	66	3%	50	8%	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	625	100%
Less than \$500	13	2%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	28	4%
\$800 to \$899	0	0%
\$900 to \$999	17	3%
\$1,000 to \$1,249	71	11%
\$1,250 to \$1,499	129	21%
\$1,500 to \$1,999	262	42%
\$2,000 or more	105	17%
No cash rent	0	0%
Median contract rent	\$1,604	

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	625	100%
Less than 20 percent	149	24%
20.0 to 24.9 percent	64	10%
25.0 to 29.9 percent	82	13%
30.0 to 34.9 percent	104	17%
35.0 to 39.9 percent	79	13%
40.0 to 49.9 percent	63	10%
50.0 percent or more	84	13%
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	2,104	100%
No vehicle	49	2%
1 vehicle	483	23%
2 vehicles	1,012	48%
3 vehicles	319	15%
4 or more vehicles	241	11%

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	3,165	100%
Worked in state of residence	3,134	99%
Worked in county of residence	3,092	98%
Worked outside county of residence	42	1%
Worked outside state of residence	31	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	4,338	100%	2,204	51%
In labor force	3,215	74%	1,786	56%
Armed forces	0	0%	0	0%
Civilian (employed)	3,059	95%	1,680	55%
Civilian (unemployed)	156	5%	106	68%
Not in labor force	1,123	26%	418	37%
Pct. of civilian labor force unemployed	4.9%		5.9%	

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	3,165	100%
Car, truck or van:	2,838	90%
Drove Alone	2,702	85%
Carpooled	136	4%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	14	<1%
Walked	127	4%
Other means	0	0%
Worked at home	186	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	3,165	100%
Did not work at home	2,979	94%
Less than 10 minutes	115	4%
10 to 19 minutes	1,462	46%
20 to 29 minutes	950	30%
30 to 44 minutes	378	12%
45 to 59 minutes	43	1%
60 to 89 minutes	16	1%
90 minutes or more	15	<1%
Worked at home	186	6%
Average time to work (minutes)	22	--

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+	3,165	100%
Agriculture, forestry, mining	13	<1%
Utilities	29	1%
Construction	197	6%
Manufacturing	178	6%
Wholesale trade	179	6%
Retail trade	324	10%
Transportation & warehousing	177	6%
Information & communications	81	3%
Finance, insurance, & real estate	146	5%
Professional, scientific, management, administration	91	3%
Educational, social, & health services	595	19%
Art, entertainment, recreation, accommodations, food	296	9%
Other services	148	5%
Public administration	711	22%

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+	3,165	100%
Management, professional & related:	1,553	49%
Management (incl. farm managers)	288	9%
Business & financial	171	5%
Computer & mathematical	187	6%
Architecture & engineering	92	3%
Life, physical & social science	127	4%
Community & social service	16	1%
Legal	9	<1%
Education, training, & library	173	5%
Art, entertainment, sports & media	60	2%
Healthcare practitioners	430	14%
Service:	386	12%
Healthcare support	0	0%
Protective service	21	1%
Food preparation & serving	240	8%
Building & grounds cleaning / maintenance	71	2%
Personal care & service	54	2%
Sales & office	760	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	139	4%
Production, transport & material moving	327	10%

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

Household Income

	Number	Percent
Total Households	2,104	100%
Less than \$15,000	91	4%
\$15,000 to \$29,999	222	11%
\$30,000 to \$44,999	139	7%
\$45,000 to \$59,999	269	13%
\$60,000 to \$74,999	208	10%
\$75,000 to \$99,999	567	27%
\$100,000 to \$124,999	149	7%
\$125,000 to \$149,999	211	10%
\$150,000 to \$199,999	142	7%
\$200,000 or more	106	5%
Median Income	\$80,423	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,104	100%
With earnings	1,810	86%
With wage and salary income	1,699	81%
With self-employment income	405	19%
With interest, dividend, or net rental income	669	32%
With Social Security income	391	19%
With Supplemental Security income	72	3%
With public assistance income	23	1%
With retirement income	347	16%
With other types of income	272	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	5,271	100%
Under .50	146	3%
.50 to .99	406	8%
1.00 to 1.24	112	2%
1.25 to 1.49	261	5%
1.50 to 1.84	277	5%
1.85 to 1.99	51	1%
2.00 and over	4,018	76%

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	5,271	100%
Above Poverty	4,719	90%
Below Poverty	552	10%

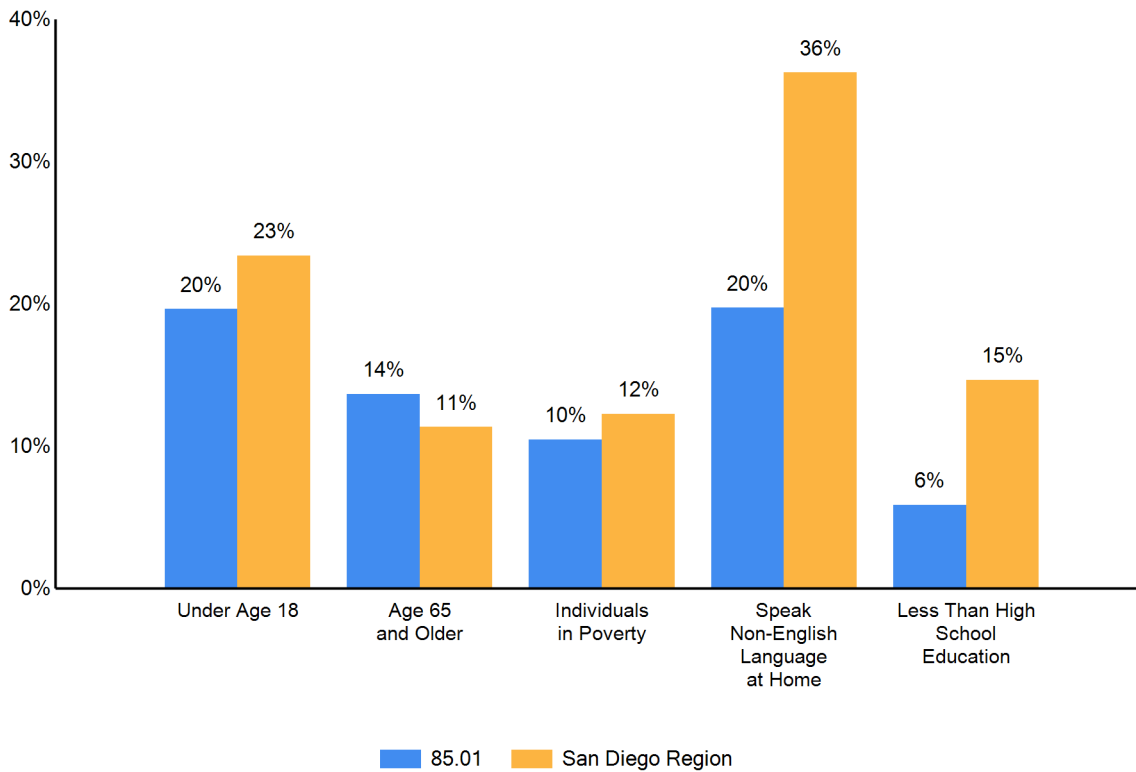
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,311	496	815	1,214	408	806	97	88	9
Married couple family	1,068	446	622	1,017	395	622	51	51	0
Male householder, no wife present	135	0	135	135	0	135	0	0	0
Female householder, no husband present	108	50	58	62	13	49	46	37	9

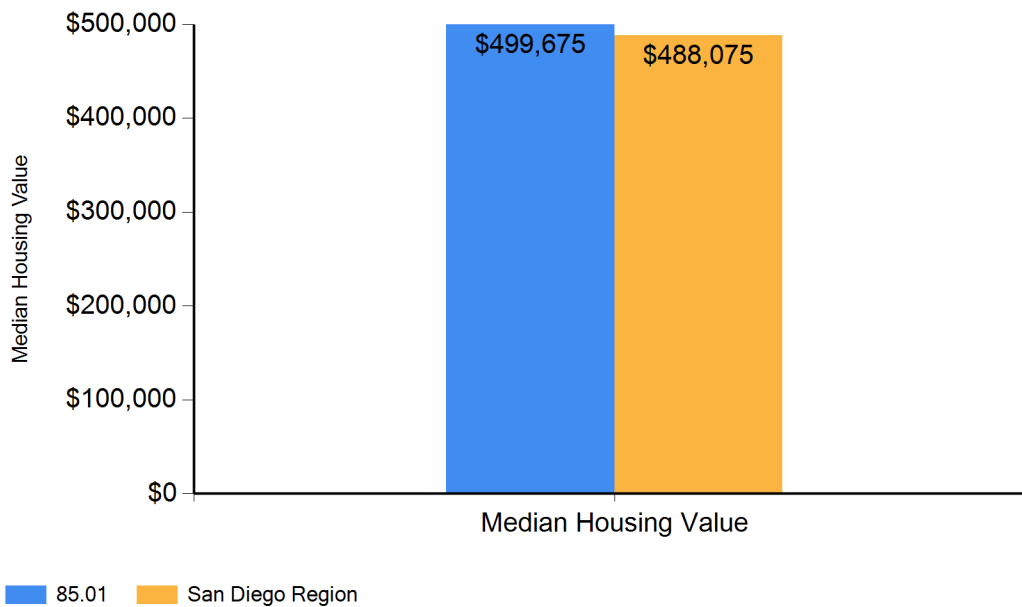
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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