



## Demographic and Socioeconomic Profile 2010

TRACT: 203.04

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,061</b>	<b>100%</b>
White	4,339	72%
Hispanic	1,083	18%
Asian	385	6%
Two or More	151	2%
Black	67	1%
American Indian	18	<1%
Other	9	<1%
Pacific Islander	9	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,061</b>	<b>2,976</b>	<b>3,085</b>	<b>51%</b>
Under 5	345	184	161	47%
5 to 9	329	165	164	50%
10 to 14	335	169	166	50%
15 to 17	212	106	106	50%
18 and 19	142	84	58	41%
20 to 24	262	130	132	50%
25 to 29	335	184	151	45%
30 to 34	325	164	161	50%
35 to 39	338	171	167	49%
40 to 44	408	201	207	51%
45 to 49	471	237	234	50%
50 to 54	493	240	253	51%
55 to 59	439	209	230	52%
60 and 61	172	86	86	50%
62 to 64	258	111	147	57%
65 to 69	337	148	189	56%
70 to 74	269	117	152	57%
75 to 79	227	107	120	53%
80 to 84	191	93	98	51%
85 and Older	173	70	103	60%
Under 18	1,221	624	597	49%
65 and older	1,197	535	662	55%
<b>Median</b>	<b>45.0</b>	<b>43.3</b>	<b>46.5</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,052</b>	<b>100%</b>
Never Married	953	19%
Married, excluding separated	3,191	63%
Separated	0	0%
Widowed	447	9%
Divorced	461	9%

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>6,061</b>	<b>100%</b>
Household	6,035	100%
Group Quarters - Other	26	<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
<b>Total Pop.</b>	<b>6,061</b>	<b>1,083</b>	<b>4,339</b>	<b>67</b>	<b>18</b>	<b>385</b>	<b>9</b>	<b>9</b>	<b>151</b>
Under 5	345	105	189	4	0	20	0	1	26
5 to 9	329	91	187	5	0	21	0	1	24
10 to 14	335	80	222	2	0	9	0	2	20
15 to 17	212	64	125	1	0	11	1	0	10
18 and 19	142	39	89	2	0	4	1	0	7
20 to 24	262	68	159	2	1	18	1	0	13
25 to 29	335	86	210	4	3	24	1	0	7
30 to 34	325	80	199	5	0	30	1	0	10
35 to 39	338	83	210	5	0	31	1	1	7
40 to 44	408	88	280	6	2	26	0	0	6
45 to 49	471	98	327	7	0	34	1	1	3
50 to 54	493	69	373	9	0	38	0	0	4
55 to 59	439	31	359	2	4	38	0	0	5
60 and 61	172	10	145	2	1	11	1	0	2
62 to 64	258	16	225	5	1	9	0	1	1
65 to 69	337	21	293	3	0	18	0	1	1
70 to 74	269	22	228	2	0	17	0	0	0
75 to 79	227	12	195	1	2	12	0	1	4
80 to 84	191	14	163	0	1	11	1	0	1
85 and Older	173	6	161	0	3	3	0	0	0
Under 18	1,221	340	723	12	0	61	1	4	80
65 and older	1,197	75	1,040	6	6	61	1	2	6
<b>Median</b>		<b>30.5</b>	<b>49.6</b>	<b>42.9</b>	<b>58.8</b>	<b>44.7</b>	<b>32.5</b>	<b>37.5</b>	<b>16.7</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>5,716</b>	<b>100%</b>
Speak Only English	4,470	78%
Speak Spanish:	664	12%
Speak English "well" or "very well"	581	10%
Speak English "not well" or "not at all"	83	1%
Speak Asian/Pacific Island language:	323	6%
Speak English "well" or "very well"	283	5%
Speak English "not well" or "not at all"	40	1%
Speak other language:	259	5%
Speak English "well" or "very well"	259	5%
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
<b>Total population age 25 and older</b>	<b>4,436</b>	<b>100%</b>
Less than 9th grade	160	4%
9th through 12th grade, no diploma	173	4%
High school grad (incl. equivalency)	561	13%
Some college, no degree	1,346	30%
Associate degree	573	13%
Bachelor's degree	996	22%
Master's degree	447	10%
Professional school degree	170	4%
Doctorate degree	10	<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>5,866</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,401	24%	1,180	20%	221	4%
Nursery / Preschool	139	10%	24	2%	115	52%
Kindergarten to grade 4	283	20%	272	23%	11	5%
Grade 5 to grade 8	295	21%	295	25%	0	0%
Grade 9 to grade 12	291	21%	291	25%	0	0%
College, undergraduate	265	19%	230	19%	35	16%
Graduate or Professional school	128	9%	68	6%	60	27%
Not enrolled in school	4,465	76%	---	---	---	---

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>2,329</b>	<b>100%</b>	<b>771</b>	<b>100%</b>	<b>1,558</b>	<b>100%</b>
Family Households:	1,691	73%	770	100%	921	59%
Married couple family	1,448	62%	681	88%	767	49%
Other family:	243	10%	89	12%	154	10%
Male householder, no wife	80	3%	0	0%	80	5%
Female householder, no husband	163	7%	89	12%	74	5%
Nonfamily households:	638	27%	1	<1%	637	41%
Householder living alone	548	24%	----	----	----	----
Other nonfamily households	90	4%	----	----	----	----

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>2,420</b>	<b>100%</b>	<b>2329</b>	<b>91</b>	<b>4%</b>	<b>2.59</b>
Single family (detached)	1,986	82%	1,899	87	4%	2.63
Single family (attached)	279	12%	277	2	1%	2.34
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
Mobile home and Other	155	6%	153	2	1%	2.61

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>2,061</b>	<b>100%</b>
Less than \$150,000	98	5%
\$150,000 to \$199,999	11	1%
\$200,000 to \$249,999	80	4%
\$250,000 to \$299,999	133	6%
\$300,000 to \$399,999	495	24%
\$400,000 to \$499,999	336	16%
\$500,000 to \$749,999	808	39%
\$750,000 to \$999,999	52	3%
\$1,000,000 or more	48	2%

**Median Value** **\$465,030**

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>2,420</b>	<b>100%</b>
2005 or Later	32	1%
2000 to 2004	32	1%
1990 to 1999	799	33%
1980 to 1989	491	20%
1970 to 1979	819	34%
1960 to 1969	183	8%
1950 to 1959	48	2%
1940 to 1949	16	1%
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>2,329</b>	<b>100%</b>	<b>268</b>	<b>100%</b>	<b>2,061</b>	<b>100%</b>
1.00 occupant housing per room or less	2,329	100%	268	100%	2,061	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	0	0%
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>268</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	1	<1%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	1	<1%
\$900 to \$999	0	0%
\$1,000 to \$1,249	38	14%
\$1,250 to \$1,499	74	28%
\$1,500 to \$1,999	154	57%
\$2,000 or more	0	0%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,571</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>268</b>	<b>100%</b>
Less than 20 percent	0	0%
20.0 to 24.9 percent	52	19%
25.0 to 29.9 percent	37	14%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	12	4%
40.0 to 49.9 percent	20	7%
50.0 percent or more	104	39%
Not computed	43	16%

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>2,329</b>	<b>100%</b>
No vehicle	59	3%
1 vehicle	711	31%
2 vehicles	1,014	44%
3 vehicles	404	17%
4 or more vehicles	141	6%

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>2,850</b>	<b>100%</b>
Worked in state of residence	2,850	100%
Worked in county of residence	2,742	96%
Worked outside county of residence	108	4%
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
<b>Population age 16 and older</b>	<b>4,980</b>	<b>100%</b>	<b>2,424</b>	<b>49%</b>
In labor force	2,873	58%	1,563	54%
Armed forces	8	<1%	8	100%
Civilian (employed)	2,660	93%	1,394	52%
Civilian (unemployed)	205	7%	161	79%
Not in labor force	2,107	42%	861	41%
Pct. of civilian labor force unemployed	7.2%		10.4%	

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>2,850</b>	<b>100%</b>
Car, truck or van:	2,620	92%
Drove Alone	2,260	79%
Carpooled	360	13%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	11	<1%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	219	8%

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>2,850</b>	<b>100%</b>
Did not work at home	2,631	92%
Less than 10 minutes	124	4%
10 to 19 minutes	934	33%
20 to 29 minutes	364	13%
30 to 44 minutes	609	21%
45 to 59 minutes	327	11%
60 to 89 minutes	273	10%
90 minutes or more	0	0%
Worked at home	219	8%
<b>Average time to work (minutes)</b>	<b>32</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>2,841</b>	<b>100%</b>
Agriculture, forestry, mining	9	<1%
Utilities	71	2%
Construction	248	9%
Manufacturing	345	12%
Wholesale trade	120	4%
Retail trade	229	8%
Transportation & warehousing	118	4%
Information & communications	10	<1%
Finance, insurance, & real estate	297	10%
Professional, scientific, management, administration	184	6%
Educational, social, & health services	537	19%
Art, entertainment, recreation, accommodations, food	283	10%
Other services	146	5%
Public administration	244	9%

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>2,841</b>	<b>100%</b>
Management, professional & related:	1,360	48%
Management (incl. farm managers)	499	18%
Business & financial	127	4%
Computer & mathematical	188	7%
Architecture & engineering	88	3%
Life, physical & social science	52	2%
Community & social service	73	3%
Legal	20	1%
Education, training, & library	106	4%
Art, entertainment, sports & media	10	<1%
Healthcare practitioners	197	7%
Service:	407	14%
Healthcare support	70	2%
Protective service	82	3%
Food preparation & serving	67	2%
Building & grounds cleaning / maintenance	58	2%
Personal care & service	130	5%
Sales & office	660	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	280	10%
Production, transport & material moving	134	5%

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>2,329</b>	<b>100%</b>
Less than \$15,000	235	10%
\$15,000 to \$29,999	241	10%
\$30,000 to \$44,999	279	12%
\$45,000 to \$59,999	239	10%
\$60,000 to \$74,999	209	9%
\$75,000 to \$99,999	364	16%
\$100,000 to \$124,999	284	12%
\$125,000 to \$149,999	230	10%
\$150,000 to \$199,999	106	5%
\$200,000 or more	142	6%
<b>Median Income</b>	<b>\$72,237</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,329</b>	<b>100%</b>
With earnings	1,688	72%
With wage and salary income	1,611	69%
With self-employment income	323	14%
With interest, dividend, or net rental income	860	37%
With Social Security income	854	37%
With Supplemental Security income	116	5%
With public assistance income	57	2%
With retirement income	625	27%
With other types of income	248	11%

*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>6,061</b>	<b>100%</b>
Under .50	169	3%
.50 to .99	154	3%
1.00 to 1.24	218	4%
1.25 to 1.49	35	1%
1.50 to 1.84	38	1%
1.85 to 1.99	153	3%
2.00 and over	5,294	87%

*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>6,061</b>	<b>100%</b>
Above Poverty	5,738	95%
Below Poverty	323	5%

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

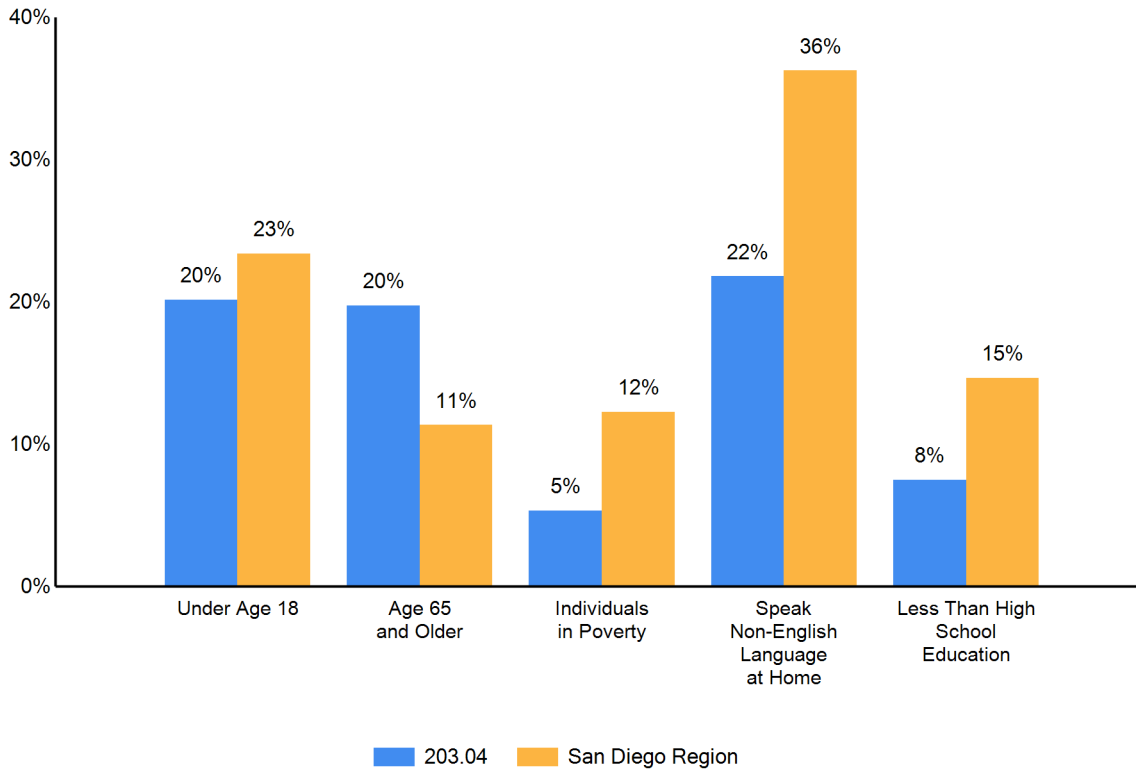
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,691</b>	<b>770</b>	<b>921</b>	<b>1,635</b>	<b>737</b>	<b>898</b>	<b>56</b>	<b>33</b>	<b>23</b>
Married couple family	1,448	681	767	1,418	663	755	30	18	12
Male householder, no wife present	80	0	80	80	0	80	0	0	0
Female householder, no husband present	163	89	74	137	74	63	26	15	11

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

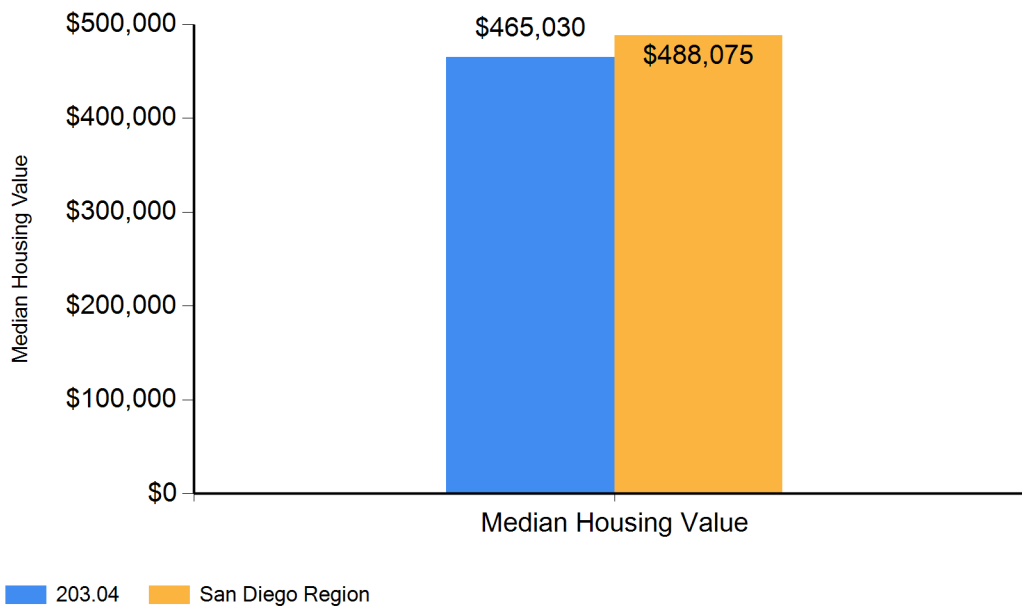


## Demographic and Socioeconomic Characteristics



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