



## Demographic and Socioeconomic Profile 2010

TRACT: 83.60

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,857</b>	<b>100%</b>
Asian	2,185	37%
White	1,754	30%
Hispanic	1,169	20%
Black	369	6%
Two or More	301	5%
Pacific Islander	44	1%
Other	26	<1%
American Indian	9	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,857</b>	<b>2,924</b>	<b>2,933</b>	<b>50%</b>
Under 5	386	197	189	49%
5 to 9	280	130	150	54%
10 to 14	320	164	156	49%
15 to 17	202	104	98	49%
18 and 19	134	73	61	46%
20 to 24	536	283	253	47%
25 to 29	606	319	287	47%
30 to 34	563	320	243	43%
35 to 39	500	271	229	46%
40 to 44	423	211	212	50%
45 to 49	371	182	189	51%
50 to 54	353	165	188	53%
55 to 59	334	146	188	56%
60 and 61	130	64	66	51%
62 to 64	181	73	108	60%
65 to 69	186	85	101	54%
70 to 74	135	61	74	55%
75 to 79	101	41	60	59%
80 to 84	55	19	36	65%
85 and Older	61	16	45	74%
Under 18	1,188	595	593	50%
65 and older	538	222	316	59%
<b>Median</b>	<b>34.1</b>	<b>33.0</b>	<b>35.6</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,871</b>	<b>100%</b>
Never Married	2,014	41%
Married, excluding separated	2,172	45%
Separated	76	2%
Widowed	121	2%
Divorced	488	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
<b>Total population</b>	<b>5,857</b>	<b>100%</b>
Household	5,813	99%
Group Quarters - Other	44	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>5,857</b>	<b>1,169</b>	<b>1,754</b>	<b>369</b>	<b>9</b>	<b>2,185</b>	<b>44</b>	<b>26</b>	<b>301</b>
Under 5	386	121	70	17	1	121	3	2	51
5 to 9	280	72	51	22	0	97	2	0	36
10 to 14	320	98	44	31	0	115	4	5	23
15 to 17	202	52	31	23	0	72	3	1	20
18 and 19	134	27	34	12	0	56	0	0	5
20 to 24	536	138	127	36	0	198	6	2	29
25 to 29	606	135	181	16	3	223	9	7	32
30 to 34	563	124	175	26	0	195	3	6	34
35 to 39	500	88	179	29	2	182	1	0	19
40 to 44	423	94	132	25	1	154	3	0	14
45 to 49	371	55	126	37	0	142	3	0	8
50 to 54	353	43	130	23	0	145	3	1	8
55 to 59	334	44	123	20	2	137	1	1	6
60 and 61	130	11	57	7	0	52	0	0	3
62 to 64	181	18	87	10	0	64	0	0	2
65 to 69	186	23	68	11	0	81	1	0	2
70 to 74	135	11	46	14	0	61	1	1	1
75 to 79	101	7	37	7	0	47	1	0	2
80 to 84	55	3	23	3	0	24	0	0	2
85 and Older	61	5	33	0	0	19	0	0	4
Under 18	1,188	343	196	93	1	405	12	8	130
65 and older	538	49	207	35	0	232	3	1	11
<b>Median</b>		<b>27.8</b>	<b>39.6</b>	<b>35.3</b>	<b>36.3</b>	<b>35.4</b>	<b>27.2</b>	<b>27.1</b>	<b>22.7</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>5,471</b>	<b>100%</b>
Speak Only English	3,092	57%
Speak Spanish:	757	14%
Speak English "well" or "very well"	519	9%
Speak English "not well" or "not at all"	238	4%
Speak Asian/Pacific Island language:	1,395	25%
Speak English "well" or "very well"	1,166	21%
Speak English "not well" or "not at all"	229	4%
Speak other language:	227	4%
Speak English "well" or "very well"	218	4%
Speak English "not well" or "not at all"	9	<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>3,999</b>	<b>100%</b>
Less than 9th grade	119	3%
9th through 12th grade, no diploma	250	6%
High school grad (incl. equivalency)	952	24%
Some college, no degree	1,242	31%
Associate degree	281	7%
Bachelor's degree	835	21%
Master's degree	231	6%
Professional school degree	55	1%
Doctorate degree	34	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>5,611</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,606	29%	1,396	25%	210	4%
Nursery / Preschool	11	1%	11	1%	0	0%
Kindergarten to grade 4	338	21%	295	21%	43	20%
Grade 5 to grade 8	220	14%	220	16%	0	0%
Grade 9 to grade 12	385	24%	385	28%	0	0%
College, undergraduate	538	33%	380	27%	158	75%
Graduate or Professional school	114	7%	105	8%	9	4%
Not enrolled in school	4,005	71%	---	---	---	---

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>2,078</b>	<b>100%</b>	<b>594</b>	<b>100%</b>	<b>1,484</b>	<b>100%</b>
Family Households:	1,286	62%	594	100%	692	47%
Married couple family	1,006	48%	452	76%	554	37%
Other family:	280	13%	142	24%	138	9%
Male householder, no wife	131	6%	33	6%	98	7%
Female householder, no husband	149	7%	109	18%	40	3%
Nonfamily households:	792	38%	0	0%	792	53%
Householder living alone	532	26%	----	----	----	----
Other nonfamily households	260	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
<b>Total Housing Units</b>	<b>2,185</b>	<b>100%</b>	<b>2078</b>	<b>107</b>	<b>5%</b>	<b>2.80</b>
Single family (detached)	836	38%	763	73	9%	3.15
Single family (attached)	310	14%	301	9	3%	2.79
2 to 4 units	207	9%	201	6	3%	2.85
5 to 9 units	313	14%	306	7	2%	2.47
10 or more units	519	24%	507	12	2%	2.45
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>1,178</b>	<b>100%</b>
Less than \$150,000	110	9%
\$150,000 to \$199,999	60	5%
\$200,000 to \$249,999	93	8%
\$250,000 to \$299,999	118	10%
\$300,000 to \$399,999	380	32%
\$400,000 to \$499,999	151	13%
\$500,000 to \$749,999	250	21%
\$750,000 to \$999,999	10	1%
\$1,000,000 or more	6	1%

**Median Value** **\$354,881**

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>2,185</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	21	1%
1990 to 1999	170	8%
1980 to 1989	458	21%
1970 to 1979	1,474	67%
1960 to 1969	34	2%
1950 to 1959	28	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>2,078</b>	<b>100%</b>	<b>900</b>	<b>100%</b>	<b>1,178</b>	<b>100%</b>
1.00 occupant housing per room or less	1,826	88%	790	88%	1,036	88%
1.01 to 1.50 occupants per room	63	3%	15	2%	48	4%
1.51 to 2.00 occupants per room	189	9%	95	11%	94	8%
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>900</b>	<b>100%</b>
Less than \$500	27	3%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	18	2%
\$800 to \$899	51	6%
\$900 to \$999	81	9%
\$1,000 to \$1,249	203	23%
\$1,250 to \$1,499	191	21%
\$1,500 to \$1,999	298	33%
\$2,000 or more	31	3%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,342</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>900</b>	<b>100%</b>
Less than 20 percent	224	25%
20.0 to 24.9 percent	124	14%
25.0 to 29.9 percent	18	2%
30.0 to 34.9 percent	80	9%
35.0 to 39.9 percent	133	15%
40.0 to 49.9 percent	149	17%
50.0 percent or more	172	19%
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>2,078</b>	<b>100%</b>
No vehicle	79	4%
1 vehicle	655	32%
2 vehicles	803	39%
3 vehicles	327	16%
4 or more vehicles	214	10%

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>3,669</b>	<b>100%</b>
Worked in state of residence	3,654	100%
Worked in county of residence	3,561	97%
Worked outside county of residence	93	3%
Worked outside state of residence	15	<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>4,821</b>	<b>100%</b>	<b>2,400</b>	<b>50%</b>
In labor force	3,806	79%	2,063	54%
Armed forces	144	4%	68	47%
Civilian (employed)	3,376	89%	1,792	53%
Civilian (unemployed)	286	8%	203	71%
Not in labor force	1,015	21%	337	33%
Pct. of civilian labor force unemployed	7.8%		10.2%	

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>3,669</b>	<b>100%</b>
Car, truck or van:	3,265	89%
Drove Alone	2,950	80%
Carpooled	315	9%
Public Transportation:	30	1%
Bus	30	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	74	2%
Bicycle	95	3%
Walked	91	2%
Other means	44	1%
Worked at home	70	2%

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>3,669</b>	<b>100%</b>
Did not work at home	3,599	98%
Less than 10 minutes	243	7%
10 to 19 minutes	1,670	46%
20 to 29 minutes	1,065	29%
30 to 44 minutes	513	14%
45 to 59 minutes	58	2%
60 to 89 minutes	0	0%
90 minutes or more	50	1%
Worked at home	70	2%
<b>Average time to work (minutes)</b>	<b>23</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>3,459</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	23	1%
Construction	111	3%
Manufacturing	529	15%
Wholesale trade	66	2%
Retail trade	415	12%
Transportation & warehousing	163	5%
Information & communications	78	2%
Finance, insurance, & real estate	302	9%
Professional, scientific, management, administration	165	5%
Educational, social, & health services	503	15%
Art, entertainment, recreation, accommodations, food	343	10%
Other services	195	6%
Public administration	566	16%

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>3,459</b>	<b>100%</b>
Management, professional & related:	1,357	39%
Management (incl. farm managers)	230	7%
Business & financial	280	8%
Computer & mathematical	88	3%
Architecture & engineering	227	7%
Life, physical & social science	107	3%
Community & social service	45	1%
Legal	10	<1%
Education, training, & library	86	2%
Art, entertainment, sports & media	62	2%
Healthcare practitioners	222	6%
Service:	542	16%
Healthcare support	42	1%
Protective service	41	1%
Food preparation & serving	139	4%
Building & grounds cleaning / maintenance	182	5%
Personal care & service	138	4%
Sales & office	1,001	29%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	149	4%
Production, transport & material moving	410	12%

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>2,078</b>	<b>100%</b>
Less than \$15,000	97	5%
\$15,000 to \$29,999	243	12%
\$30,000 to \$44,999	204	10%
\$45,000 to \$59,999	185	9%
\$60,000 to \$74,999	300	14%
\$75,000 to \$99,999	437	21%
\$100,000 to \$124,999	248	12%
\$125,000 to \$149,999	264	13%
\$150,000 to \$199,999	36	2%
\$200,000 or more	64	3%
<b>Median Income</b>	<b>\$75,572</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,078</b>	<b>100%</b>
With earnings	1,946	94%
With wage and salary income	1,856	89%
With self-employment income	205	10%
With interest, dividend, or net rental income	255	12%
With Social Security income	181	9%
With Supplemental Security income	78	4%
With public assistance income	15	1%
With retirement income	250	12%
With other types of income	164	8%

*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>5,857</b>	<b>100%</b>
Under .50	78	1%
.50 to .99	168	3%
1.00 to 1.24	206	4%
1.25 to 1.49	476	8%
1.50 to 1.84	265	5%
1.85 to 1.99	14	<1%
2.00 and over	4,650	79%

*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>5,857</b>	<b>100%</b>
Above Poverty	5,611	96%
Below Poverty	246	4%

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

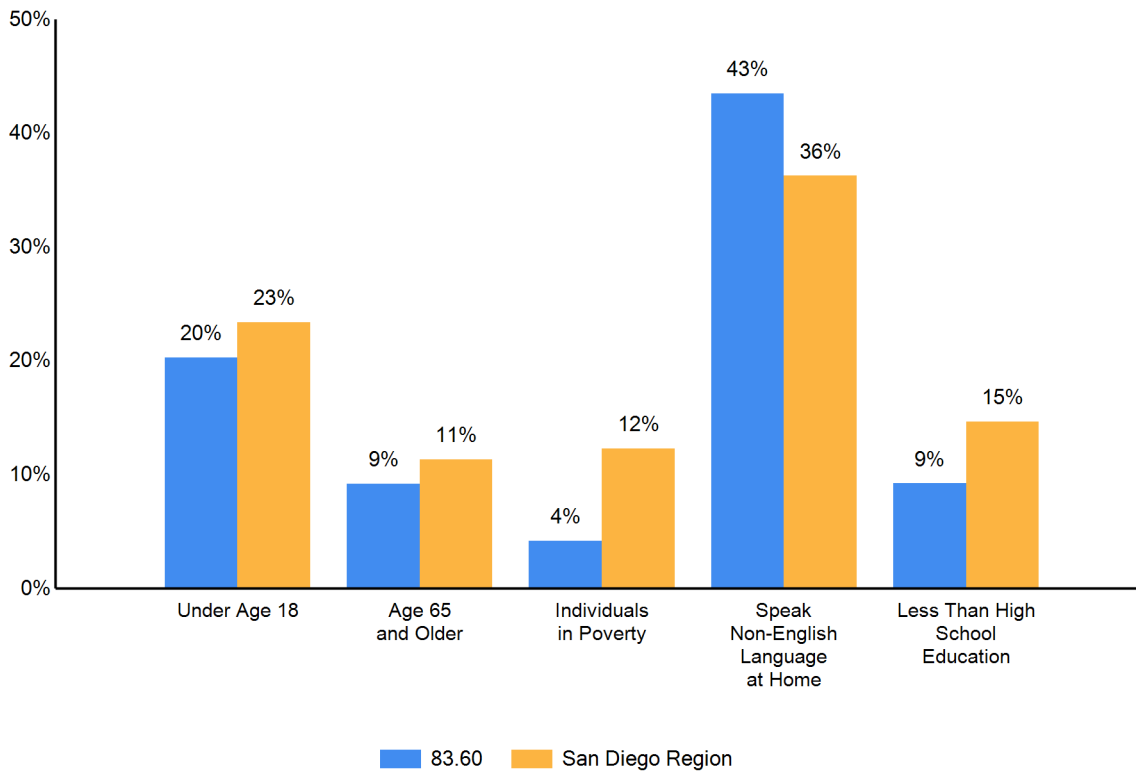
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,286</b>	<b>594</b>	<b>692</b>	<b>1,258</b>	<b>581</b>	<b>677</b>	<b>28</b>	<b>13</b>	<b>15</b>
Married couple family	1,006	452	554	991	452	539	15	0	15
Male householder, no wife present	131	33	98	131	33	98	0	0	0
Female householder, no husband present	149	109	40	136	96	40	13	13	0

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

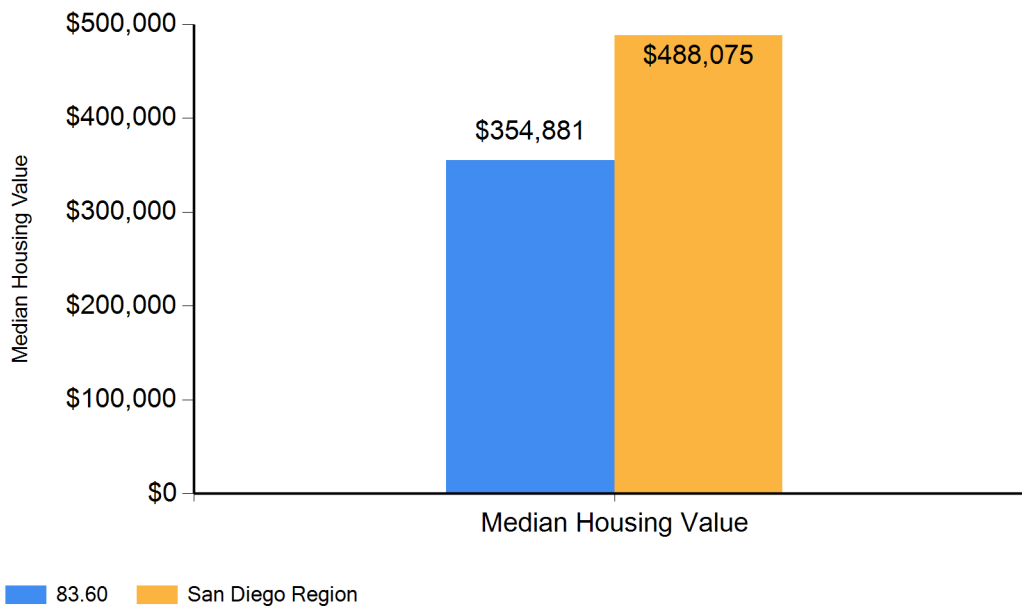


## Demographic and Socioeconomic Characteristics



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