



Demographic and Socioeconomic Profile 2010

TRACT: 98.05

Population by Race

	Population	Percent
Total Population	4,715	100%
White	3,604	76%
Hispanic	601	13%
Asian	198	4%
Two or More	145	3%
Black	125	3%
Pacific Islander	21	<1%
American Indian	12	<1%
Other	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,715	2,247	2,468	52%
Under 5	217	133	84	39%
5 to 9	246	122	124	50%
10 to 14	307	163	144	47%
15 to 17	200	101	99	50%
18 and 19	85	41	44	52%
20 to 24	206	112	94	46%
25 to 29	215	114	101	47%
30 to 34	214	94	120	56%
35 to 39	299	146	153	51%
40 to 44	309	136	173	56%
45 to 49	396	207	189	48%
50 to 54	406	194	212	52%
55 to 59	400	168	232	58%
60 and 61	148	64	84	57%
62 to 64	233	108	125	54%
65 to 69	247	110	137	55%
70 to 74	218	83	135	62%
75 to 79	151	60	91	60%
80 to 84	134	56	78	58%
85 and Older	84	35	49	58%
Under 18	970	519	451	46%
65 and older	834	344	490	59%
Median	45.8	43.6	47.6	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,945	100%
Never Married	1,420	36%
Married, excluding separated	1,761	45%
Separated	55	1%
Widowed	218	6%
Divorced	491	12%

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	4,715	100%
Household	4,709	100%
Group Quarters - Other	6	<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.	4,715	601	3,604	125	12	198	21	9	145
Under 5	217	39	140	7	0	7	0	1	23
5 to 9	246	51	143	11	1	7	1	1	31
10 to 14	307	66	202	8	1	7	0	0	23
15 to 17	200	34	146	5	1	5	1	1	7
18 and 19	85	15	57	4	1	4	2	0	2
20 to 24	206	38	144	6	1	10	1	0	6
25 to 29	215	39	150	6	0	16	0	1	3
30 to 34	214	44	143	6	0	12	2	0	7
35 to 39	299	49	205	10	0	22	0	1	12
40 to 44	309	55	224	10	1	13	1	0	5
45 to 49	396	39	322	13	3	15	0	0	4
50 to 54	406	33	329	13	0	17	2	2	10
55 to 59	400	23	343	7	0	16	7	1	3
60 and 61	148	5	130	3	0	9	1	0	0
62 to 64	233	23	198	5	1	5	0	1	0
65 to 69	247	16	214	2	1	11	0	0	3
70 to 74	218	12	186	6	0	12	1	0	1
75 to 79	151	7	133	3	0	7	1	0	0
80 to 84	134	8	119	0	0	2	1	0	4
85 and Older	84	5	76	0	1	1	0	0	1
Under 18	970	190	631	31	3	26	2	3	84
65 and older	834	48	728	11	2	33	3	0	9
Median		32.1	48.9	39.8	45.0	43.5	55.4	37.5	14.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,498	100%
Speak Only English	3,785	84%
Speak Spanish:	176	4%
Speak English "well" or "very well"	164	4%
Speak English "not well" or "not at all"	12	<1%
Speak Asian/Pacific Island language:	133	3%
Speak English "well" or "very well"	113	3%
Speak English "not well" or "not at all"	20	<1%
Speak other language:	404	6%
Speak English "well" or "very well"	275	6%
Speak English "not well" or "not at all"	129	3%

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	3,454	100%
Less than 9th grade	132	4%
9th through 12th grade, no diploma	55	2%
High school grad (incl. equivalency)	394	11%
Some college, no degree	923	27%
Associate degree	318	9%
Bachelor's degree	1,003	29%
Master's degree	445	13%
Professional school degree	151	4%
Doctorate degree	33	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	4,579	100%	---	---	---	---
Enrolled in school	1,475	32%	1,124	25%	351	8%
Nursery / Preschool	133	9%	21	2%	112	32%
Kindergarten to grade 4	221	15%	182	16%	39	11%
Grade 5 to grade 8	242	16%	175	16%	67	19%
Grade 9 to grade 12	230	16%	198	18%	32	9%
College, undergraduate	492	33%	419	37%	73	21%
Graduate or Professional school	157	11%	129	11%	28	8%
Not enrolled in school	3,104	68%	---	---	---	---

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	1,979	100%	648	100%	1,331	100%
Family Households:	1,328	67%	622	96%	706	53%
Married couple family	905	46%	430	66%	475	36%
Other family:	423	21%	192	30%	231	17%
Male householder, no wife	130	7%	39	6%	91	7%
Female householder, no husband	293	15%	153	24%	140	11%
Nonfamily households:	651	33%	26	4%	625	47%
Householder living alone	485	25%	----	----	----	----
Other nonfamily households	166	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	2,028	100%	1979	49	2%	2.38
Single family (detached)	1,355	67%	1,306	49	4%	2.49
Single family (attached)	461	23%	461	0	0%	2.29
2 to 4 units	82	4%	82	0	0%	2.29
5 to 9 units	6	<1%	6	0	0%	2.50
10 or more units	124	6%	124	0	0%	1.63
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	1,419	100%
Less than \$150,000	35	2%
\$150,000 to \$199,999	85	6%
\$200,000 to \$249,999	57	4%
\$250,000 to \$299,999	33	2%
\$300,000 to \$399,999	198	14%
\$400,000 to \$499,999	340	24%
\$500,000 to \$749,999	615	43%
\$750,000 to \$999,999	48	3%
\$1,000,000 or more	8	1%

Median Value **\$488,416**

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	2,028	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	36	2%
1980 to 1989	509	25%
1970 to 1979	1,184	58%
1960 to 1969	253	12%
1950 to 1959	17	1%
1940 to 1949	0	0%
1939 or earlier	29	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	1,979	100%	560	100%	1,419	100%
1.00 occupant housing per room or less	1,958	99%	539	96%	1,419	100%
1.01 to 1.50 occupants per room	21	1%	21	4%	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
Total Units	560	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	26	5%
\$800 to \$899	61	11%
\$900 to \$999	0	0%
\$1,000 to \$1,249	180	32%
\$1,250 to \$1,499	106	19%
\$1,500 to \$1,999	68	12%
\$2,000 or more	86	15%
No cash rent	33	6%
Median contract rent	\$1,281	

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	560	100%
Less than 20 percent	86	15%
20.0 to 24.9 percent	84	15%
25.0 to 29.9 percent	121	22%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	29	5%
40.0 to 49.9 percent	29	5%
50.0 percent or more	161	29%
Not computed	50	9%

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	1,979	100%
No vehicle	53	3%
1 vehicle	673	34%
2 vehicles	723	37%
3 vehicles	298	15%
4 or more vehicles	232	12%

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	2,555	100%
Worked in state of residence	2,555	100%
Worked in county of residence	2,551	100%
Worked outside county of residence	4	<1%
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
Population age 16 and older	3,878	100%	1,802	46%
In labor force	2,713	70%	1,395	51%
Armed forces	16	1%	16	100%
Civilian (employed)	2,606	96%	1,305	50%
Civilian (unemployed)	91	3%	74	81%
Not in labor force	1,165	30%	407	35%
Pct. of civilian labor force unemployed	3.4%		5.4%	

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
Total Workers	2,555	100%
Car, truck or van:	2,274	89%
Drove Alone	2,183	85%
Carpooled	91	4%
Public Transportation:	183	7%
Bus	96	4%
Trolley / Streetcar	87	3%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	25	1%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	73	3%

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	2,555	100%
Did not work at home	2,482	97%
Less than 10 minutes	331	13%
10 to 19 minutes	679	27%
20 to 29 minutes	712	28%
30 to 44 minutes	483	19%
45 to 59 minutes	81	3%
60 to 89 minutes	142	6%
90 minutes or more	54	2%
Worked at home	73	3%
Average time to work (minutes)	28	--

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+	2,532	100%
Agriculture, forestry, mining	0	0%
Utilities	40	2%
Construction	47	2%
Manufacturing	181	7%
Wholesale trade	121	5%
Retail trade	147	6%
Transportation & warehousing	0	0%
Information & communications	57	2%
Finance, insurance, & real estate	272	11%
Professional, scientific, management, administration	86	3%
Educational, social, & health services	675	27%
Art, entertainment, recreation, accommodations, food	295	12%
Other services	105	4%
Public administration	506	20%

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+	2,532	100%
Management, professional & related:	1,433	57%
Management (incl. farm managers)	407	16%
Business & financial	235	9%
Computer & mathematical	105	4%
Architecture & engineering	101	4%
Life, physical & social science	4	<1%
Community & social service	72	3%
Legal	31	1%
Education, training, & library	189	7%
Art, entertainment, sports & media	45	2%
Healthcare practitioners	244	10%
Service:	277	11%
Healthcare support	11	<1%
Protective service	62	2%
Food preparation & serving	129	5%
Building & grounds cleaning / maintenance	34	1%
Personal care & service	41	2%
Sales & office	741	29%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	35	1%
Production, transport & material moving	46	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	1,979	100%
Less than \$15,000	170	9%
\$15,000 to \$29,999	124	6%
\$30,000 to \$44,999	170	9%
\$45,000 to \$59,999	233	12%
\$60,000 to \$74,999	208	11%
\$75,000 to \$99,999	309	16%
\$100,000 to \$124,999	242	12%
\$125,000 to \$149,999	200	10%
\$150,000 to \$199,999	192	10%
\$200,000 or more	131	7%
Median Income	\$81,837	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,979	100%
With earnings	1,543	78%
With wage and salary income	1,492	75%
With self-employment income	232	12%
With interest, dividend, or net rental income	693	35%
With Social Security income	588	30%
With Supplemental Security income	16	1%
With public assistance income	58	3%
With retirement income	415	21%
With other types of income	451	23%

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	4,702	100%
Under .50	201	4%
.50 to .99	129	3%
1.00 to 1.24	12	<1%
1.25 to 1.49	191	4%
1.50 to 1.84	216	5%
1.85 to 1.99	30	1%
2.00 and over	3,923	83%

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	4,702	100%
Above Poverty	4,372	93%
Below Poverty	330	7%

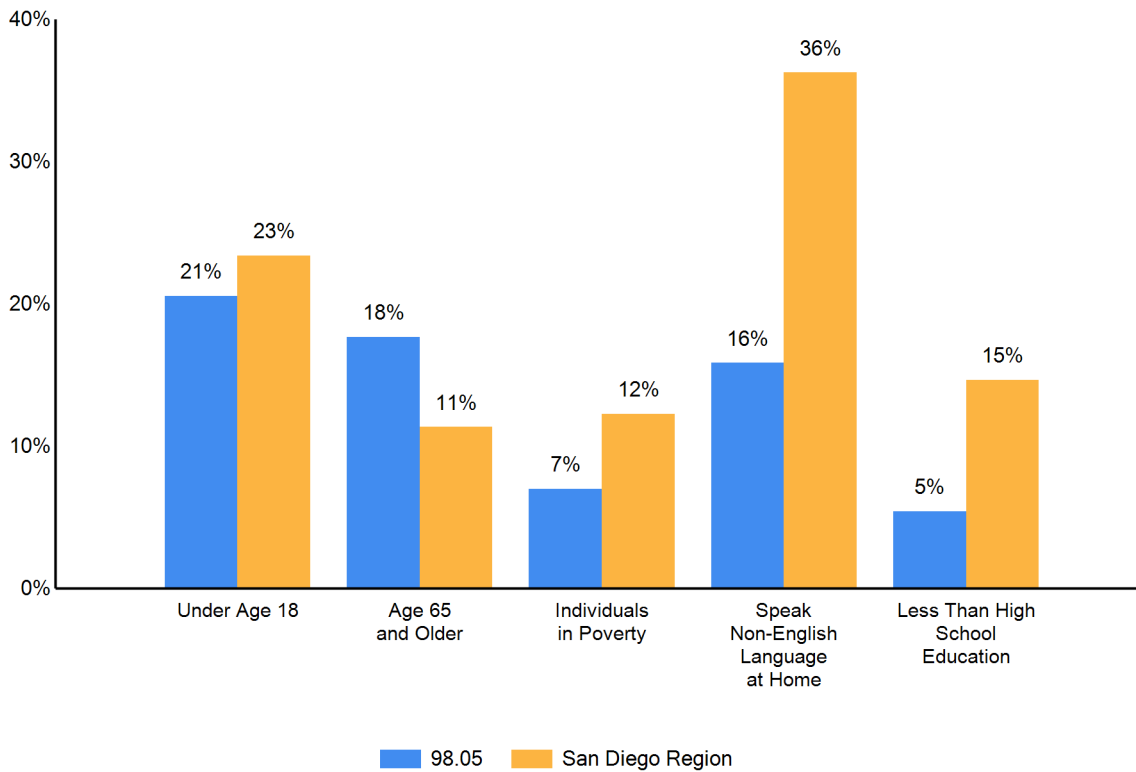
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	1,328	622	706	1,251	576	675	77	46	31
Married couple family	905	430	475	859	384	475	46	46	0
Male householder, no wife present	130	39	91	113	39	74	17	0	17
Female householder, no husband present	293	153	140	279	153	126	14	0	14

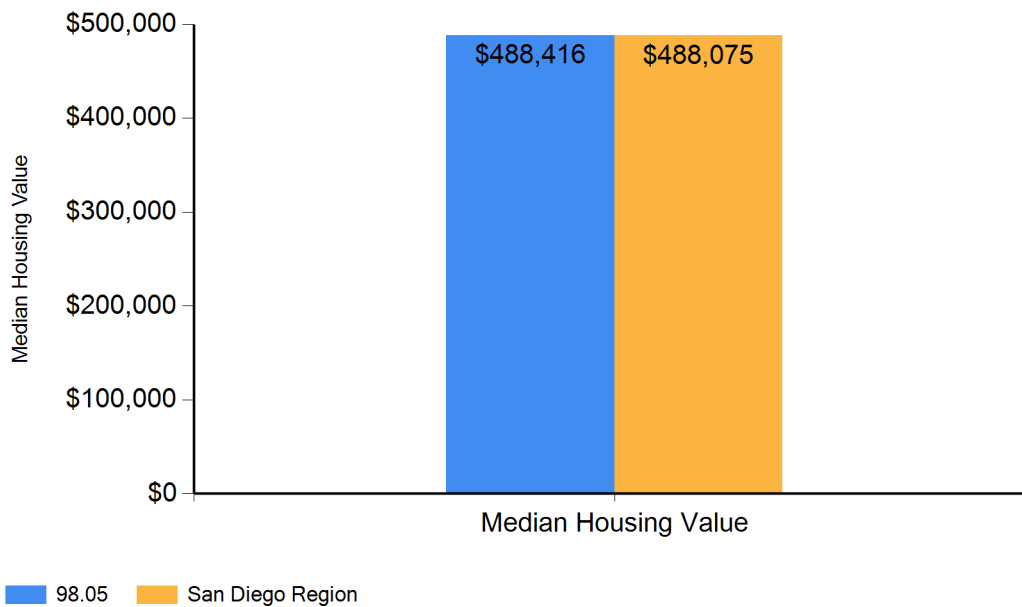
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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