



Demographic and Socioeconomic Profile 2010

TRACT: 176.04

Population by Race

	Population	Percent
Total Population	7,040	100%
White	5,166	73%
Hispanic	1,150	16%
Asian	468	7%
Two or More	151	2%
Black	63	1%
Other	17	<1%
American Indian	15	<1%
Pacific Islander	10	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,040	3,285	3,755	53%
Under 5	445	219	226	51%
5 to 9	394	210	184	47%
10 to 14	353	191	162	46%
15 to 17	215	106	109	51%
18 and 19	96	56	40	42%
20 to 24	367	176	191	52%
25 to 29	519	252	267	51%
30 to 34	490	237	253	52%
35 to 39	517	263	254	49%
40 to 44	482	237	245	51%
45 to 49	519	239	280	54%
50 to 54	512	268	244	48%
55 to 59	476	223	253	53%
60 and 61	198	78	120	61%
62 to 64	204	94	110	54%
65 to 69	245	108	137	56%
70 to 74	193	80	113	59%
75 to 79	165	60	105	64%
80 to 84	184	59	125	68%
85 and Older	466	129	337	72%
Under 18	1,407	726	681	48%
65 and older	1,253	436	817	65%
Median	41.3	38.7	43.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,848	100%
Never Married	1,184	20%
Married, excluding separated	3,146	54%
Separated	151	3%
Widowed	402	7%
Divorced	965	17%

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	7,040	100%
Household	6,818	97%
Group Quarters - Other	222	3%
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
Total Pop.	7,040	1,150	5,166	63	15	468	10	17	151
Under 5	445	98	296	5	0	26	0	1	19
5 to 9	394	96	239	3	0	30	0	1	25
10 to 14	353	87	229	4	0	20	0	0	13
15 to 17	215	67	126	3	0	8	2	0	9
18 and 19	96	29	62	0	0	2	0	1	2
20 to 24	367	110	219	3	5	18	0	3	9
25 to 29	519	93	358	6	1	42	1	2	16
30 to 34	490	106	335	5	0	36	1	2	5
35 to 39	517	107	337	7	1	53	1	2	9
40 to 44	482	81	338	4	0	45	2	1	11
45 to 49	519	68	391	8	1	39	0	1	11
50 to 54	512	66	383	7	3	43	0	2	8
55 to 59	476	56	379	4	0	30	1	1	5
60 and 61	198	15	164	0	1	13	2	0	3
62 to 64	204	13	179	0	0	12	0	0	0
65 to 69	245	18	207	1	2	16	0	0	1
70 to 74	193	14	164	0	0	14	0	0	1
75 to 79	165	9	144	2	0	9	0	0	1
80 to 84	184	11	163	1	1	7	0	0	1
85 and Older	466	6	453	0	0	5	0	0	2
Under 18	1,407	348	890	15	0	84	2	2	66
65 and older	1,253	58	1,131	4	3	51	0	0	6
Median		29.7	45.6	36.8	47.5	39.9	40.0	31.3	24.2

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,595	100%
Speak Only English	4,970	75%
Speak Spanish:	815	12%
Speak English "well" or "very well"	533	8%
Speak English "not well" or "not at all"	282	4%
Speak Asian/Pacific Island language:	177	3%
Speak English "well" or "very well"	174	3%
Speak English "not well" or "not at all"	3	<1%
Speak other language:	633	8%
Speak English "well" or "very well"	507	8%
Speak English "not well" or "not at all"	126	2%

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	5,170	100%
Less than 9th grade	97	2%
9th through 12th grade, no diploma	275	5%
High school grad (incl. equivalency)	917	18%
Some college, no degree	888	17%
Associate degree	519	10%
Bachelor's degree	1,400	27%
Master's degree	531	10%
Professional school degree	253	5%
Doctorate degree	290	6%

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	6,755	100%	---	---	---	---
Enrolled in school	1,726	26%	1,326	20%	400	6%
Nursery / Preschool	141	8%	40	3%	101	25%
Kindergarten to grade 4	470	27%	350	26%	120	30%
Grade 5 to grade 8	368	21%	340	26%	28	7%
Grade 9 to grade 12	199	12%	151	11%	48	12%
College, undergraduate	410	24%	378	29%	32	8%
Graduate or Professional school	138	8%	67	5%	71	18%
Not enrolled in school	5,029	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	3,044	100%	930	100%	2,114	100%
Family Households:	1,793	59%	910	98%	883	42%
Married couple family	1,412	46%	644	69%	768	36%
Other family:	381	13%	266	29%	115	5%
Male householder, no wife	128	4%	89	10%	39	2%
Female householder, no husband	253	8%	177	19%	76	4%
Nonfamily households:	1,251	41%	20	2%	1,231	58%
Householder living alone	999	33%	----	----	----	----
Other nonfamily households	252	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	3,213	100%	3044	169	5%	2.24
Single family (detached)	1,116	35%	1,068	48	4%	2.42
Single family (attached)	453	14%	402	51	11%	2.51
2 to 4 units	111	3%	98	13	12%	1.80
5 to 9 units	262	8%	240	22	8%	1.95
10 or more units	1,038	32%	1,009	29	3%	2.08
Mobile home and Other	233	7%	227	6	3%	2.12

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	1,592	100%
Less than \$150,000	146	9%
\$150,000 to \$199,999	33	2%
\$200,000 to \$249,999	26	2%
\$250,000 to \$299,999	21	1%
\$300,000 to \$399,999	50	3%
\$400,000 to \$499,999	128	8%
\$500,000 to \$749,999	330	21%
\$750,000 to \$999,999	377	24%
\$1,000,000 or more	481	30%

Median Value **\$791,777**

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	3,213	100%
2005 or Later	121	4%
2000 to 2004	712	22%
1990 to 1999	560	17%
1980 to 1989	632	20%
1970 to 1979	920	29%
1960 to 1969	188	6%
1950 to 1959	66	2%
1940 to 1949	14	<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
Total occupied housing units	3,044	100%	1,452	100%	1,592	100%
1.00 occupant housing per room or less	2,972	98%	1,380	95%	1,592	100%
1.01 to 1.50 occupants per room	72	2%	72	5%	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	1,452	100%
Less than \$500	38	3%
\$500 to \$599	0	0%
\$600 to \$699	102	7%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	15	1%
\$1,000 to \$1,249	362	25%
\$1,250 to \$1,499	482	33%
\$1,500 to \$1,999	237	16%
\$2,000 or more	178	12%
No cash rent	38	3%
Median contract rent	\$1,359	

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	1,452	100%
Less than 20 percent	372	26%
20.0 to 24.9 percent	200	14%
25.0 to 29.9 percent	183	13%
30.0 to 34.9 percent	58	4%
35.0 to 39.9 percent	98	7%
40.0 to 49.9 percent	127	9%
50.0 percent or more	339	23%
Not computed	75	5%

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	3,044	100%
No vehicle	202	7%
1 vehicle	1,087	36%
2 vehicles	1,391	46%
3 vehicles	343	11%
4 or more vehicles	21	1%

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	3,623	100%
Worked in state of residence	3,576	99%
Worked in county of residence	3,490	96%
Worked outside county of residence	86	2%
Worked outside state of residence	47	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	5,782	100%	2,634	46%
In labor force	4,028	70%	2,160	54%
Armed forces	31	1%	18	58%
Civilian (employed)	3,724	92%	1,919	52%
Civilian (unemployed)	273	7%	223	82%
Not in labor force	1,754	30%	474	27%
Pct. of civilian labor force unemployed	6.8%		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
Total Workers	3,623	100%
Car, truck or van:	3,174	88%
Drove Alone	2,938	81%
Carpooled	236	7%
Public Transportation:	39	1%
Bus	14	<1%
Trolley / Streetcar	0	0%
Railroad	25	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	19	1%
Walked	77	2%
Other means	8	<1%
Worked at home	306	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
Total Workers	3,623	100%
Did not work at home	3,317	92%
Less than 10 minutes	462	13%
10 to 19 minutes	874	24%
20 to 29 minutes	634	17%
30 to 44 minutes	1,045	29%
45 to 59 minutes	69	2%
60 to 89 minutes	117	3%
90 minutes or more	116	3%
Worked at home	306	8%
Average time to work (minutes)	30	--

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+	3,590	100%
Agriculture, forestry, mining	39	1%
Utilities	95	3%
Construction	183	5%
Manufacturing	305	8%
Wholesale trade	268	7%
Retail trade	346	10%
Transportation & warehousing	46	1%
Information & communications	102	3%
Finance, insurance, & real estate	441	12%
Professional, scientific, management, administration	163	5%
Educational, social, & health services	435	12%
Art, entertainment, recreation, accommodations, food	321	9%
Other services	232	6%
Public administration	614	17%

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+	3,590	100%
Management, professional & related:	1,673	47%
Management (incl. farm managers)	496	14%
Business & financial	136	4%
Computer & mathematical	124	3%
Architecture & engineering	135	4%
Life, physical & social science	56	2%
Community & social service	63	2%
Legal	188	5%
Education, training, & library	165	5%
Art, entertainment, sports & media	133	4%
Healthcare practitioners	177	5%
Service:	386	11%
Healthcare support	7	<1%
Protective service	15	<1%
Food preparation & serving	121	3%
Building & grounds cleaning / maintenance	88	2%
Personal care & service	155	4%
Sales & office	1,089	30%
Farming, fishing & forestry	29	1%
Construction, extraction & maintenance	160	4%
Production, transport & material moving	253	7%

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

Household Income

Number Percent

Total Households	3,044	100%
Less than \$15,000	178	6%
\$15,000 to \$29,999	427	14%
\$30,000 to \$44,999	374	12%
\$45,000 to \$59,999	306	10%
\$60,000 to \$74,999	309	10%
\$75,000 to \$99,999	404	13%
\$100,000 to \$124,999	185	6%
\$125,000 to \$149,999	189	6%
\$150,000 to \$199,999	177	6%
\$200,000 or more	495	16%
Median Income	\$71,505	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	3,044	100%
With earnings	2,509	82%
With wage and salary income	2,326	76%
With self-employment income	503	17%
With interest, dividend, or net rental income	972	32%
With Social Security income	797	26%
With Supplemental Security income	28	1%
With public assistance income	0	0%
With retirement income	417	14%
With other types of income	275	9%

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	7,029	100%
Under .50	283	4%
.50 to .99	334	5%
1.00 to 1.24	106	2%
1.25 to 1.49	205	3%
1.50 to 1.84	211	3%
1.85 to 1.99	104	1%
2.00 and over	5,786	82%

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	7,029	100%
Above Poverty	6,412	91%
Below Poverty	617	9%

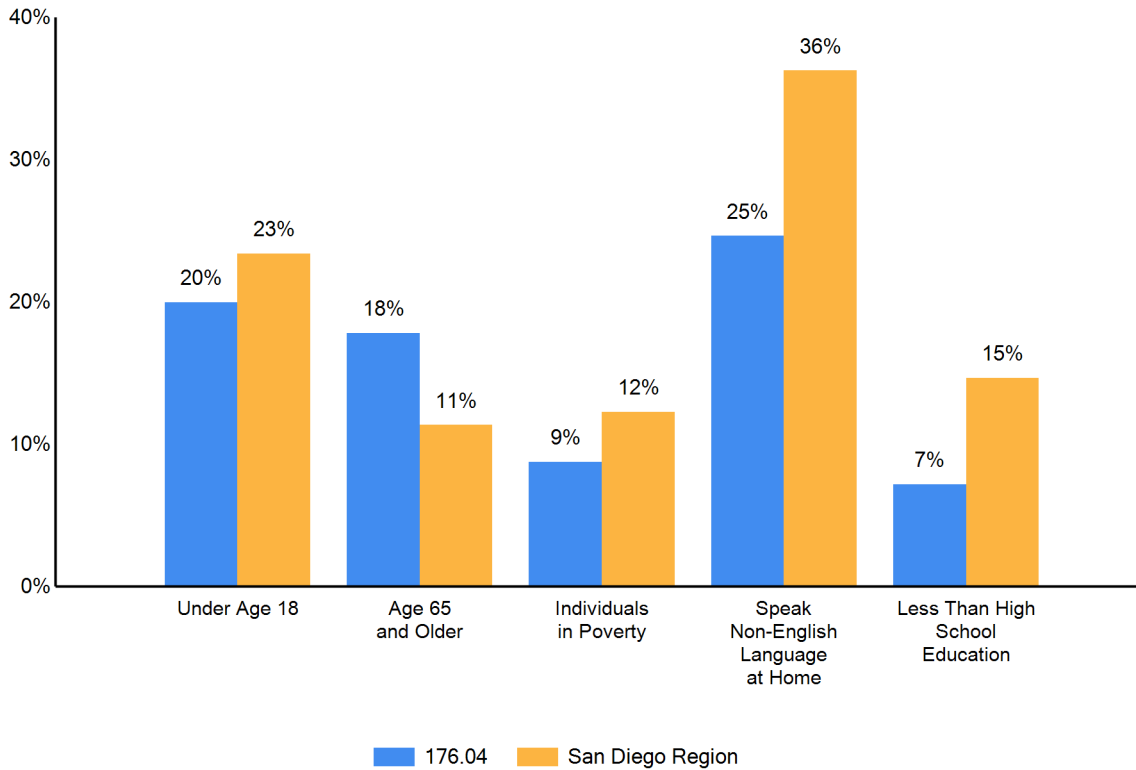
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,793	910	883	1,634	791	843	159	119	40
Married couple family	1,412	644	768	1,371	643	728	41	1	40
Male householder, no wife present	128	89	39	77	38	39	51	51	0
Female householder, no husband present	253	177	76	186	110	76	67	67	0

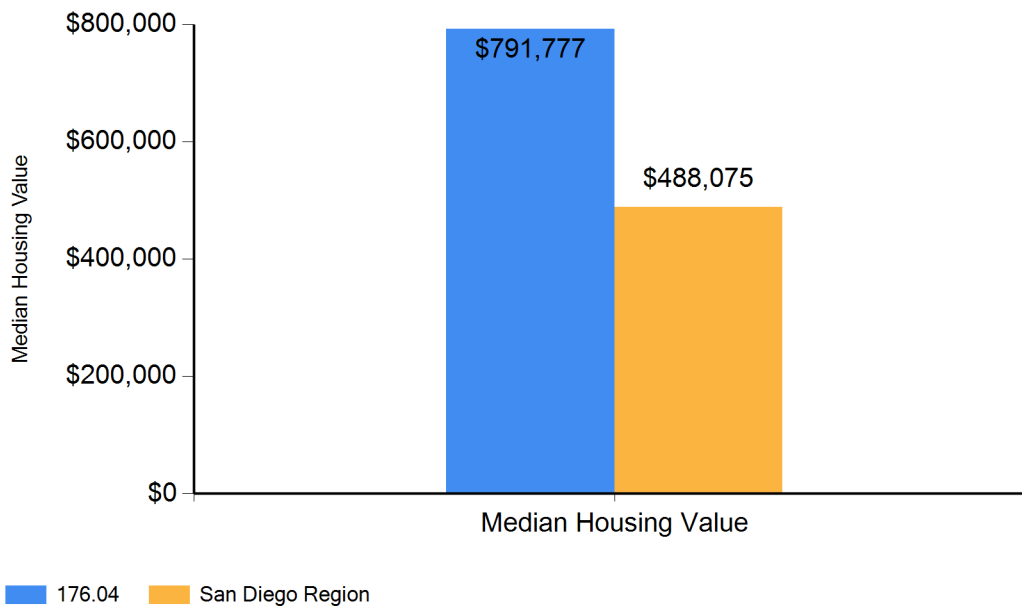
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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