



Demographic and Socioeconomic Profile 2010

TRACT: 98.01

Population by Race

	Population	Percent
Total Population	4,894	100%
White	3,630	74%
Hispanic	633	13%
Asian	258	5%
Black	183	4%
Two or More	152	3%
Pacific Islander	16	<1%
American Indian	13	<1%
Other	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,894	2,348	2,546	52%
Under 5	239	117	122	51%
5 to 9	223	117	106	48%
10 to 14	245	129	116	47%
15 to 17	155	86	69	45%
18 and 19	83	40	43	52%
20 to 24	339	172	167	49%
25 to 29	329	168	161	49%
30 to 34	272	133	139	51%
35 to 39	299	163	136	45%
40 to 44	297	143	154	52%
45 to 49	346	174	172	50%
50 to 54	337	162	175	52%
55 to 59	284	150	134	47%
60 and 61	127	56	71	56%
62 to 64	160	76	84	53%
65 to 69	232	111	121	52%
70 to 74	238	87	151	63%
75 to 79	235	92	143	61%
80 to 84	232	92	140	60%
85 and Older	222	80	142	64%
Under 18	862	449	413	48%
65 and older	1,159	462	697	60%
Median	44.4	41.7	46.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,187	100%
Never Married	1,134	27%
Married, excluding separated	2,104	50%
Separated	46	1%
Widowed	338	8%
Divorced	565	13%

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	4,894	100%
Household	4,876	100%
Group Quarters - Other	18	<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
Total Pop.	4,894	633	3,630	183	13	258	16	9	152
Under 5	239	53	136	10	4	19	0	1	16
5 to 9	223	55	132	10	1	7	0	1	17
10 to 14	245	62	144	11	0	12	0	1	15
15 to 17	155	36	95	5	1	7	2	0	9
18 and 19	83	20	53	2	1	1	1	0	5
20 to 24	339	51	220	18	0	36	1	0	13
25 to 29	329	46	224	25	0	23	0	2	9
30 to 34	272	41	170	20	1	18	1	2	19
35 to 39	299	44	197	16	0	30	1	1	10
40 to 44	297	47	206	9	0	23	5	0	7
45 to 49	346	43	264	8	2	19	0	0	10
50 to 54	337	32	265	14	1	16	2	1	6
55 to 59	284	25	240	6	0	9	1	0	3
60 and 61	127	12	105	5	0	4	0	0	1
62 to 64	160	7	137	4	1	8	0	0	3
65 to 69	232	12	207	5	0	7	0	0	1
70 to 74	238	16	203	6	1	7	1	0	4
75 to 79	235	13	212	4	0	5	1	0	0
80 to 84	232	11	211	5	0	4	0	0	1
85 and Older	222	7	209	0	0	3	0	0	3
Under 18	862	206	507	36	6	45	2	3	57
65 and older	1,159	59	1,042	20	1	26	2	0	9
Median		29.3	49.5	32.6	19.0	36.0	42.0	28.8	25.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,655	100%
Speak Only English	3,756	81%
Speak Spanish:	284	6%
Speak English "well" or "very well"	260	6%
Speak English "not well" or "not at all"	24	1%
Speak Asian/Pacific Island language:	258	6%
Speak English "well" or "very well"	258	6%
Speak English "not well" or "not at all"	0	0%
Speak other language:	357	6%
Speak English "well" or "very well"	298	6%
Speak English "not well" or "not at all"	59	1%

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	3,610	100%
Less than 9th grade	54	1%
9th through 12th grade, no diploma	122	3%
High school grad (incl. equivalency)	512	14%
Some college, no degree	971	27%
Associate degree	342	9%
Bachelor's degree	1,188	33%
Master's degree	295	8%
Professional school degree	66	2%
Doctorate degree	60	2%

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	4,747	100%	---	---	---	---
Enrolled in school	1,138	24%	873	18%	265	6%
Nursery / Preschool	43	4%	34	4%	9	3%
Kindergarten to grade 4	145	13%	102	12%	43	16%
Grade 5 to grade 8	209	18%	208	24%	1	<1%
Grade 9 to grade 12	262	23%	193	22%	69	26%
College, undergraduate	411	36%	296	34%	115	43%
Graduate or Professional school	68	6%	40	5%	28	11%
Not enrolled in school	3,609	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
Total households	2,197	100%	493	100%	1,704	100%
Family Households:	1,229	56%	493	100%	736	43%
Married couple family	935	43%	368	75%	567	33%
Other family:	294	13%	125	25%	169	10%
Male householder, no wife	78	4%	29	6%	49	3%
Female householder, no husband	216	10%	96	19%	120	7%
Nonfamily households:	968	44%	0	0%	968	57%
Householder living alone	826	38%	----	----	----	----
Other nonfamily households	142	6%	----	----	----	----

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	2,287	100%	2197	90	4%	2.22
Single family (detached)	1,167	51%	1,149	18	2%	2.57
Single family (attached)	389	17%	358	31	8%	1.73
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	21	1%	19	2	10%	1.53
10 or more units	710	31%	671	39	5%	1.89
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	1,484	100%
Less than \$150,000	25	2%
\$150,000 to \$199,999	27	2%
\$200,000 to \$249,999	75	5%
\$250,000 to \$299,999	42	3%
\$300,000 to \$399,999	263	18%
\$400,000 to \$499,999	298	20%
\$500,000 to \$749,999	674	45%
\$750,000 to \$999,999	56	4%
\$1,000,000 or more	24	2%

Median Value **\$504,438**

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	2,287	100%
2005 or Later	47	2%
2000 to 2004	111	5%
1990 to 1999	70	3%
1980 to 1989	377	16%
1970 to 1979	606	26%
1960 to 1969	949	41%
1950 to 1959	127	6%
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
Total occupied housing units	2,197	100%	713	100%	1,484	100%
1.00 occupant housing per room or less	2,197	100%	713	100%	1,484	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
Total Units	713	100%
Less than \$500	144	20%
\$500 to \$599	0	0%
\$600 to \$699	30	4%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	81	11%
\$1,250 to \$1,499	223	31%
\$1,500 to \$1,999	183	26%
\$2,000 or more	32	4%
No cash rent	20	3%
Median contract rent	\$1,364	

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	713	100%
Less than 20 percent	151	21%
20.0 to 24.9 percent	43	6%
25.0 to 29.9 percent	156	22%
30.0 to 34.9 percent	59	8%
35.0 to 39.9 percent	13	2%
40.0 to 49.9 percent	128	18%
50.0 percent or more	143	20%
Not computed	20	3%

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	2,197	100%
No vehicle	144	7%
1 vehicle	803	37%
2 vehicles	833	38%
3 vehicles	277	13%
4 or more vehicles	140	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
Total Workers	2,460	100%
Worked in state of residence	2,430	99%
Worked in county of residence	2,423	98%
Worked outside county of residence	7	<1%
Worked outside state of residence	30	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	4,136	100%	1,957	47%
In labor force	2,448	59%	1,273	52%
Armed forces	14	1%	0	0%
Civilian (employed)	2,383	97%	1,222	51%
Civilian (unemployed)	51	0%	51	100%
Not in labor force	1,688	41%	684	41%
Pct. of civilian labor force unemployed	0.0%		4.0%	

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	2,460	100%
Car, truck or van:	2,213	90%
Drove Alone	2,006	82%
Carpooled	207	8%
Public Transportation:	16	1%
Bus	16	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	84	3%
Other means	0	0%
Worked at home	147	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	2,460	100%
Did not work at home	2,313	94%
Less than 10 minutes	178	7%
10 to 19 minutes	771	31%
20 to 29 minutes	874	36%
30 to 44 minutes	370	15%
45 to 59 minutes	67	3%
60 to 89 minutes	19	1%
90 minutes or more	34	1%
Worked at home	147	6%
Average time to work (minutes)	25	--

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+	2,443	100%
Agriculture, forestry, mining	0	0%
Utilities	34	1%
Construction	31	1%
Manufacturing	158	6%
Wholesale trade	55	2%
Retail trade	350	14%
Transportation & warehousing	94	4%
Information & communications	0	0%
Finance, insurance, & real estate	321	13%
Professional, scientific, management, administration	277	11%
Educational, social, & health services	545	22%
Art, entertainment, recreation, accommodations, food	127	5%
Other services	74	3%
Public administration	377	15%

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+	2,443	100%
Management, professional & related:	1,102	45%
Management (incl. farm managers)	156	6%
Business & financial	140	6%
Computer & mathematical	227	9%
Architecture & engineering	33	1%
Life, physical & social science	83	3%
Community & social service	52	2%
Legal	34	1%
Education, training, & library	136	6%
Art, entertainment, sports & media	18	1%
Healthcare practitioners	223	9%
Service:	278	11%
Healthcare support	43	2%
Protective service	87	4%
Food preparation & serving	20	1%
Building & grounds cleaning / maintenance	54	2%
Personal care & service	74	3%
Sales & office	781	32%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	149	6%
Production, transport & material moving	133	5%

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

Household Income

	Number	Percent
Total Households	2,197	100%
Less than \$15,000	241	11%
\$15,000 to \$29,999	209	10%
\$30,000 to \$44,999	204	9%
\$45,000 to \$59,999	344	16%
\$60,000 to \$74,999	127	6%
\$75,000 to \$99,999	333	15%
\$100,000 to \$124,999	299	14%
\$125,000 to \$149,999	240	11%
\$150,000 to \$199,999	135	6%
\$200,000 or more	65	3%
Median Income	\$71,870	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,197	100%
With earnings	1,561	71%
With wage and salary income	1,523	69%
With self-employment income	262	12%
With interest, dividend, or net rental income	851	39%
With Social Security income	826	38%
With Supplemental Security income	175	8%
With public assistance income	0	0%
With retirement income	618	28%
With other types of income	358	16%

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	4,894	100%
Under .50	209	4%
.50 to .99	24	0%
1.00 to 1.24	200	4%
1.25 to 1.49	47	1%
1.50 to 1.84	153	3%
1.85 to 1.99	55	1%
2.00 and over	4,206	86%

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	4,894	100%
Above Poverty	4,661	95%
Below Poverty	233	5%

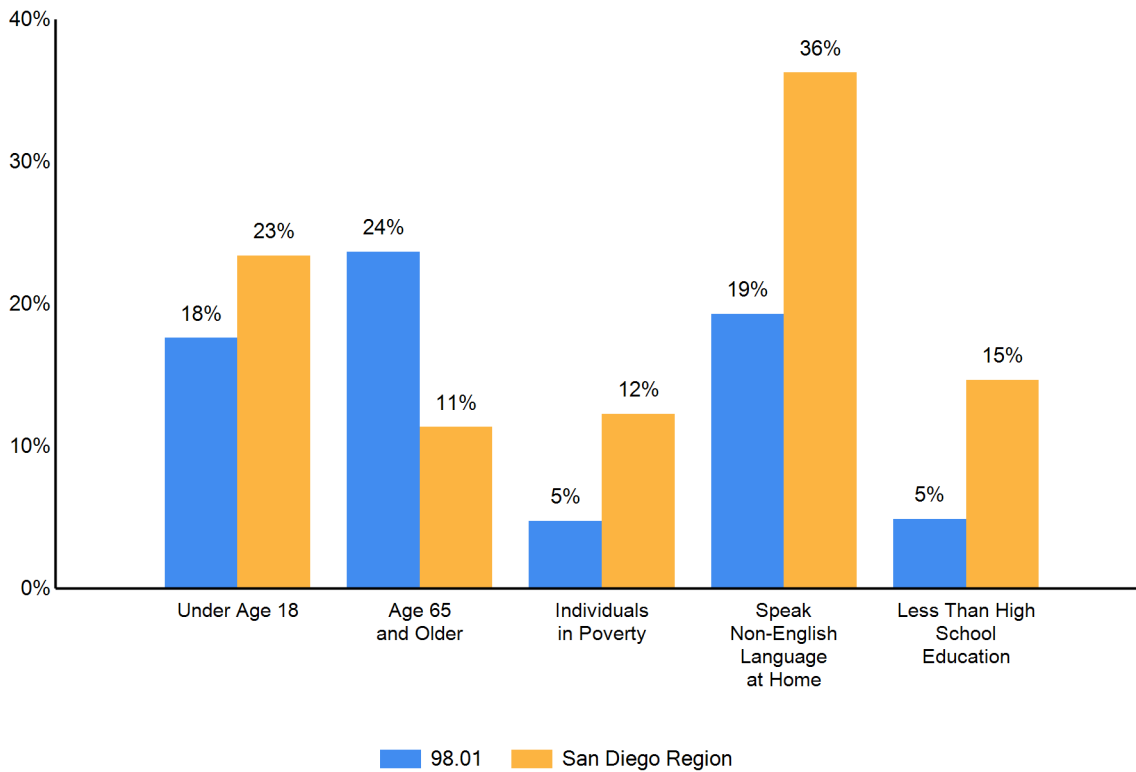
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	1,229	493	736	1,205	469	736	24	24	0
Married couple family	935	368	567	935	368	567	0	0	0
Male householder, no wife present	78	29	49	78	29	49	0	0	0
Female householder, no husband present	216	96	120	192	72	120	24	24	0

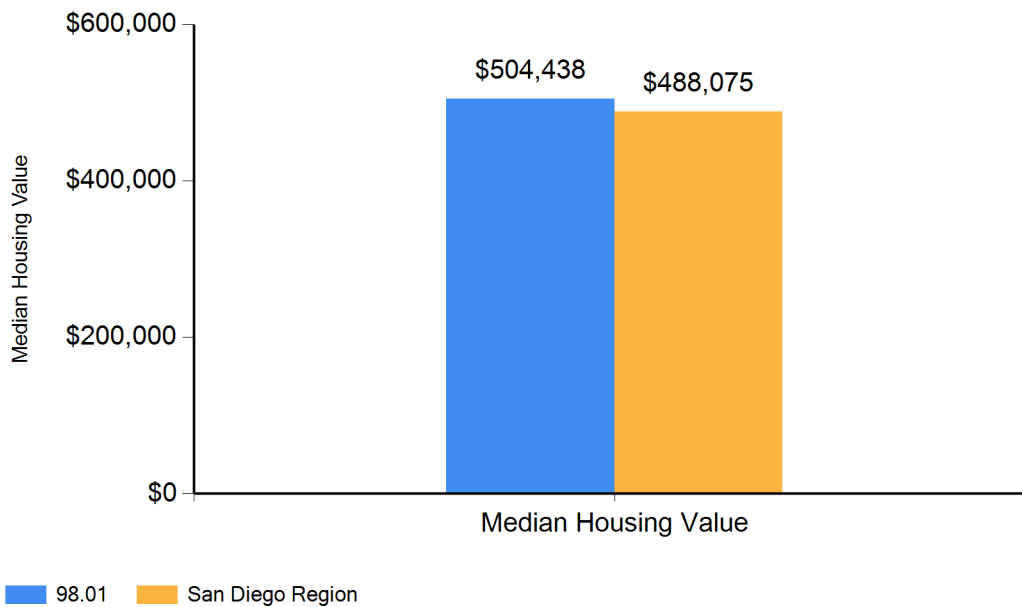
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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