



Demographic and Socioeconomic Profile 2010

TRACT: 170.33

Population by Race

	Population	Percent
Total Population	4,689	100%
White	2,591	55%
Asian	1,294	28%
Hispanic	403	9%
Two or More	239	5%
Black	122	3%
Pacific Islander	21	<1%
Other	13	<1%
American Indian	6	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,689	2,327	2,362	50%
Under 5	213	95	118	55%
5 to 9	306	151	155	51%
10 to 14	303	170	133	44%
15 to 17	191	101	90	47%
18 and 19	146	74	72	49%
20 to 24	274	128	146	53%
25 to 29	181	99	82	45%
30 to 34	321	151	170	53%
35 to 39	336	117	219	65%
40 to 44	277	154	123	44%
45 to 49	450	274	176	39%
50 to 54	476	185	291	61%
55 to 59	352	162	190	54%
60 and 61	139	58	81	58%
62 to 64	236	170	66	28%
65 to 69	135	83	52	39%
70 to 74	131	70	61	47%
75 to 79	134	50	84	63%
80 to 84	44	14	30	68%
85 and Older	44	21	23	52%
Under 18	1,013	517	496	49%
65 and older	488	238	250	51%
Median	41.3	42.5	39.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,867	100%
Never Married	1,162	30%
Married, excluding separated	2,449	63%
Separated	0	0%
Widowed	77	2%
Divorced	179	5%

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	4,689	100%
Household	4,685	100%
Group Quarters - Other	4	<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.	4,689	403	2,591	122	6	1,294	21	13	239
Under 5	213	29	97	1	0	35	0	0	51
5 to 9	306	72	138	0	0	79	0	0	17
10 to 14	303	12	170	6	1	86	0	0	28
15 to 17	191	12	104	2	1	50	0	0	22
18 and 19	146	16	73	2	0	44	1	0	10
20 to 24	274	22	204	0	0	35	0	1	12
25 to 29	181	21	68	5	4	71	1	0	11
30 to 34	321	20	185	18	0	91	2	1	4
35 to 39	336	31	207	1	0	87	0	0	10
40 to 44	277	59	124	12	0	61	7	6	8
45 to 49	450	14	248	33	0	151	0	0	4
50 to 54	476	18	233	14	0	187	3	3	18
55 to 59	352	20	202	11	0	79	1	2	37
60 and 61	139	8	69	7	0	53	1	0	1
62 to 64	236	6	184	6	0	35	4	0	1
65 to 69	135	21	87	0	0	24	1	0	2
70 to 74	131	8	67	3	0	52	0	0	1
75 to 79	134	7	89	1	0	36	0	0	1
80 to 84	44	6	14	0	0	23	0	0	1
85 and Older	44	1	28	0	0	15	0	0	0
Under 18	1,013	125	509	9	2	250	0	0	118
65 and older	488	43	285	4	0	150	1	0	5
Median		34.4	42.0	47.1	26.3	45.3	44.6	43.8	18.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,476	100%
Speak Only English	3,293	74%
Speak Spanish:	210	5%
Speak English "well" or "very well"	210	5%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	758	17%
Speak English "well" or "very well"	667	15%
Speak English "not well" or "not at all"	91	2%
Speak other language:	215	5%
Speak English "well" or "very well"	206	5%
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
Total population age 25 and older	3,256	100%
Less than 9th grade	0	0%
9th through 12th grade, no diploma	128	4%
High school grad (incl. equivalency)	373	11%
Some college, no degree	579	18%
Associate degree	388	12%
Bachelor's degree	1,059	33%
Master's degree	576	18%
Professional school degree	57	2%
Doctorate degree	96	3%

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	4,565	100%	---	---	---	---
Enrolled in school	1,542	34%	1,322	29%	220	5%
Nursery / Preschool	114	7%	62	5%	52	24%
Kindergarten to grade 4	303	20%	288	22%	15	7%
Grade 5 to grade 8	311	20%	311	24%	0	0%
Grade 9 to grade 12	424	27%	424	32%	0	0%
College, undergraduate	359	23%	229	17%	130	59%
Graduate or Professional school	31	2%	8	1%	23	10%
Not enrolled in school	3,023	66%	---	---	---	---

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	1,549	100%	701	100%	848	100%
Family Households:	1,349	87%	701	100%	648	76%
Married couple family	1,194	77%	604	86%	590	70%
Other family:	155	10%	97	14%	58	7%
Male householder, no wife	53	3%	21	3%	32	4%
Female householder, no husband	102	7%	76	11%	26	3%
Nonfamily households:	200	13%	0	0%	200	24%
Householder living alone	170	11%	----	----	----	----
Other nonfamily households	30	2%	----	----	----	----

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	1,597	100%	1549	48	3%	3.02
Single family (detached)	1,235	77%	1,222	13	1%	3.12
Single family (attached)	14	1%	14	0	0%	3.07
2 to 4 units	285	18%	257	28	10%	2.70
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	63	4%	56	7	11%	2.41
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	1,146	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	9	1%
\$200,000 to \$249,999	30	3%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	182	16%
\$400,000 to \$499,999	21	2%
\$500,000 to \$749,999	659	58%
\$750,000 to \$999,999	234	20%
\$1,000,000 or more	11	1%

Median Value **\$625,379**

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	1,597	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	156	10%
1980 to 1989	790	49%
1970 to 1979	610	38%
1960 to 1969	24	2%
1950 to 1959	17	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
Total occupied housing units	1,549	100%	403	100%	1,146	100%
1.00 occupant housing per room or less	1,526	99%	380	94%	1,146	100%
1.01 to 1.50 occupants per room	9	1%	9	2%	0	0%
1.51 to 2.00 occupants per room	14	1%	14	3%	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	403	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	9	2%
\$900 to \$999	14	3%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	72	18%
\$1,500 to \$1,999	198	49%
\$2,000 or more	110	27%
No cash rent	0	0%
Median contract rent	\$1,769	

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	403	100%
Less than 20 percent	46	11%
20.0 to 24.9 percent	84	21%
25.0 to 29.9 percent	61	15%
30.0 to 34.9 percent	78	19%
35.0 to 39.9 percent	49	12%
40.0 to 49.9 percent	0	0%
50.0 percent or more	85	21%
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
Total Availability	1,549	100%
No vehicle	15	1%
1 vehicle	238	15%
2 vehicles	641	41%
3 vehicles	351	23%
4 or more vehicles	304	20%

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	2,548	100%
Worked in state of residence	2,542	100%
Worked in county of residence	2,460	97%
Worked outside county of residence	82	3%
Worked outside state of residence	6	<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	3,804	100%	1,878	49%
In labor force	2,779	73%	1,510	54%
Armed forces	57	2%	48	84%
Civilian (employed)	2,544	92%	1,400	55%
Civilian (unemployed)	178	6%	62	35%
Not in labor force	1,025	27%	368	36%
Pct. of civilian labor force unemployed	6.5%		4.2%	

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
Total Workers	2,548	100%
Car, truck or van:	2,379	93%
Drove Alone	2,250	88%
Carpooled	129	5%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	10	<1%
Other means	17	1%
Worked at home	142	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	2,548	100%
Did not work at home	2,406	94%
Less than 10 minutes	59	2%
10 to 19 minutes	675	26%
20 to 29 minutes	705	28%
30 to 44 minutes	851	33%
45 to 59 minutes	105	4%
60 to 89 minutes	11	<1%
90 minutes or more	0	0%
Worked at home	142	6%
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+	2,487	100%
Agriculture, forestry, mining	0	0%
Utilities	22	1%
Construction	95	4%
Manufacturing	334	13%
Wholesale trade	98	4%
Retail trade	190	8%
Transportation & warehousing	124	5%
Information & communications	73	3%
Finance, insurance, & real estate	113	5%
Professional, scientific, management, administration	180	7%
Educational, social, & health services	612	25%
Art, entertainment, recreation, accommodations, food	76	3%
Other services	67	3%
Public administration	503	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+	2,487	100%
Management, professional & related:	1,460	59%
Management (incl. farm managers)	332	13%
Business & financial	249	10%
Computer & mathematical	150	6%
Architecture & engineering	197	8%
Life, physical & social science	67	3%
Community & social service	8	<1%
Legal	43	2%
Education, training, & library	115	5%
Art, entertainment, sports & media	36	1%
Healthcare practitioners	263	11%
Service:	247	10%
Healthcare support	13	1%
Protective service	38	2%
Food preparation & serving	59	2%
Building & grounds cleaning / maintenance	8	<1%
Personal care & service	129	5%
Sales & office	528	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	76	3%
Production, transport & material moving	176	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	1,549	100%
Less than \$15,000	77	5%
\$15,000 to \$29,999	78	5%
\$30,000 to \$44,999	89	6%
\$45,000 to \$59,999	105	7%
\$60,000 to \$74,999	130	8%
\$75,000 to \$99,999	284	18%
\$100,000 to \$124,999	125	8%
\$125,000 to \$149,999	129	8%
\$150,000 to \$199,999	364	23%
\$200,000 or more	168	11%
Median Income	\$102,300	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,549	100%
With earnings	1,396	90%
With wage and salary income	1,355	87%
With self-employment income	265	17%
With interest, dividend, or net rental income	471	30%
With Social Security income	274	18%
With Supplemental Security income	114	7%
With public assistance income	9	1%
With retirement income	307	20%
With other types of income	194	13%

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	4,680	100%
Under .50	185	4%
.50 to .99	66	1%
1.00 to 1.24	82	2%
1.25 to 1.49	52	1%
1.50 to 1.84	115	2%
1.85 to 1.99	82	2%
2.00 and over	4,098	88%

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	4,680	100%
Above Poverty	4,429	95%
Below Poverty	251	5%

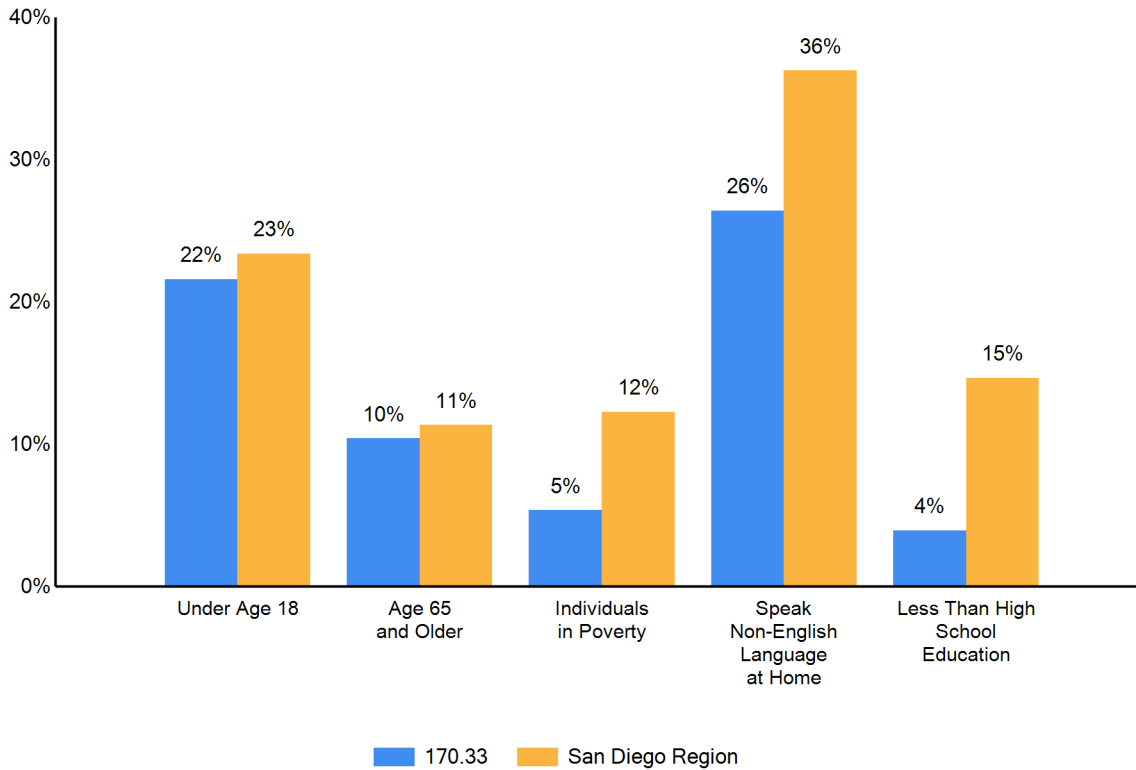
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,349	701	648	1,296	648	648	53	53	0
Married couple family	1,194	604	590	1,141	551	590	53	53	0
Male householder, no wife present	53	21	32	53	21	32	0	0	0
Female householder, no husband present	102	76	26	102	76	26	0	0	0

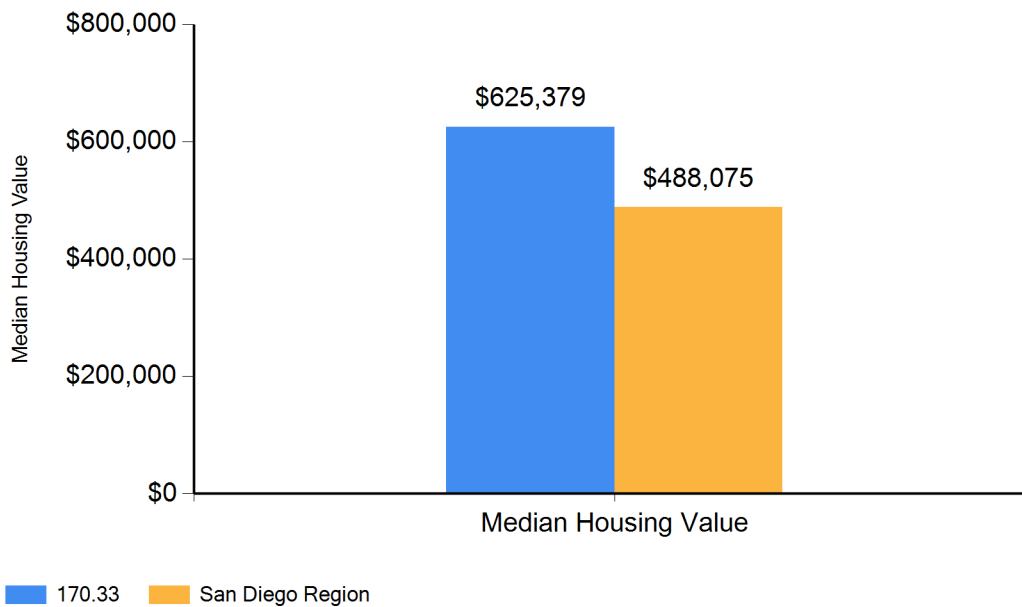
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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