



Demographic and Socioeconomic Profile 2010

TRACT: 170.54

Population by Race

	Population	Percent
Total Population	5,810	100%
White	4,440	76%
Asian	532	9%
Hispanic	510	9%
Two or More	206	4%
Black	89	2%
Pacific Islander	13	<1%
Other	11	<1%
American Indian	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,810	2,778	3,032	52%
Under 5	237	108	129	54%
5 to 9	336	185	151	45%
10 to 14	478	247	231	48%
15 to 17	316	174	142	45%
18 and 19	126	71	55	44%
20 to 24	250	146	104	42%
25 to 29	190	97	93	49%
30 to 34	197	101	96	49%
35 to 39	278	132	146	53%
40 to 44	370	175	195	53%
45 to 49	544	251	293	54%
50 to 54	525	260	265	50%
55 to 59	482	227	255	53%
60 and 61	157	84	73	46%
62 to 64	209	115	94	45%
65 to 69	242	124	118	49%
70 to 74	162	68	94	58%
75 to 79	139	53	86	62%
80 to 84	191	57	134	70%
85 and Older	381	103	278	73%
Under 18	1,367	714	653	48%
65 and older	1,115	405	710	64%
Median	46.2	43.7	48.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,759	100%
Never Married	1,111	23%
Married, excluding separated	2,442	51%
Separated	80	2%
Widowed	526	11%
Divorced	600	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	5,810	100%
Household	5,474	94%
Group Quarters - Other	336	6%
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.	5,810	510	4,440	89	9	532	13	11	206
Under 5	237	27	158	2	0	22	0	2	26
5 to 9	336	45	241	2	1	19	0	0	28
10 to 14	478	60	332	5	0	45	2	0	34
15 to 17	316	35	227	6	0	25	1	2	20
18 and 19	126	16	98	1	0	6	0	0	5
20 to 24	250	36	175	5	0	17	0	0	17
25 to 29	190	24	128	6	1	21	0	0	10
30 to 34	197	26	137	0	1	26	1	1	5
35 to 39	278	28	213	3	0	18	3	0	13
40 to 44	370	42	267	5	1	50	0	0	5
45 to 49	544	40	424	8	1	56	1	0	14
50 to 54	525	32	434	8	0	41	1	2	7
55 to 59	482	26	395	9	1	43	0	3	5
60 and 61	157	6	127	2	0	19	1	0	2
62 to 64	209	10	174	3	1	18	1	1	1
65 to 69	242	11	196	4	0	25	0	0	6
70 to 74	162	13	115	6	1	24	0	0	3
75 to 79	139	9	111	7	1	10	0	0	1
80 to 84	191	12	150	2	0	24	2	0	1
85 and Older	381	12	338	5	0	23	0	0	3
Under 18	1,367	167	958	15	1	111	3	4	108
65 and older	1,115	57	910	24	2	106	2	0	14
Median		32.3	47.9	50.9	47.5	46.5	39.2	51.3	17.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,573	100%
Speak Only English	4,759	85%
Speak Spanish:	437	8%
Speak English "well" or "very well"	402	7%
Speak English "not well" or "not at all"	35	1%
Speak Asian/Pacific Island language:	243	4%
Speak English "well" or "very well"	237	4%
Speak English "not well" or "not at all"	6	<1%
Speak other language:	134	2%
Speak English "well" or "very well"	111	2%
Speak English "not well" or "not at all"	23	<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	4,067	100%
Less than 9th grade	56	1%
9th through 12th grade, no diploma	92	2%
High school grad (incl. equivalency)	620	15%
Some college, no degree	895	22%
Associate degree	325	8%
Bachelor's degree	1,228	30%
Master's degree	539	13%
Professional school degree	291	7%
Doctorate degree	21	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	5,680	100%	---	---	---	---
Enrolled in school	1,703	30%	1,438	25%	265	5%
Nursery / Preschool	108	6%	98	7%	10	4%
Kindergarten to grade 4	405	24%	323	22%	82	31%
Grade 5 to grade 8	399	23%	382	27%	17	6%
Grade 9 to grade 12	412	24%	376	26%	36	14%
College, undergraduate	370	22%	259	18%	111	42%
Graduate or Professional school	9	1%	0	0%	9	3%
Not enrolled in school	3,977	70%	---	---	---	---

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	1,987	100%	790	100%	1,197	100%
Family Households:	1,457	73%	790	100%	667	56%
Married couple family	1,231	62%	619	78%	612	51%
Other family:	226	11%	171	22%	55	5%
Male householder, no wife	69	3%	58	7%	11	1%
Female householder, no husband	157	8%	113	14%	44	4%
Nonfamily households:	530	27%	0	0%	530	44%
Householder living alone	465	23%	----	----	----	----
Other nonfamily households	65	3%	----	----	----	----

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	2,010	100%	1987	23	1%	2.75
Single family (detached)	1,666	83%	1,643	23	1%	2.82
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	344	17%	344	0	0%	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
Total Owner-Occupied Units	1,487	100%
Less than \$150,000	20	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	67	5%
\$400,000 to \$499,999	324	22%
\$500,000 to \$749,999	576	39%
\$750,000 to \$999,999	370	25%
\$1,000,000 or more	130	9%

Median Value **\$643,946**

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	2,010	100%
2005 or Later	1	<1%
2000 to 2004	188	9%
1990 to 1999	62	3%
1980 to 1989	641	32%
1970 to 1979	972	48%
1960 to 1969	126	6%
1950 to 1959	20	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	1,987	100%	500	100%	1,487	100%
1.00 occupant housing per room or less	1,945	98%	499	100%	1,446	97%
1.01 to 1.50 occupants per room	0	0%	0	0%	0	0%
1.51 to 2.00 occupants per room	41	2%	0	0%	41	3%
2.01 or more occupants per room	1	<1%	1	<1%	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	500	100%
Less than \$500	0	0%
\$500 to \$599	115	23%
\$600 to \$699	17	3%
\$700 to \$799	50	10%
\$800 to \$899	15	3%
\$900 to \$999	18	4%
\$1,000 to \$1,249	25	5%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	91	18%
\$2,000 or more	160	32%
No cash rent	9	2%
Median contract rent	\$1,555	

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	500	100%
Less than 20 percent	38	8%
20.0 to 24.9 percent	77	15%
25.0 to 29.9 percent	32	6%
30.0 to 34.9 percent	17	3%
35.0 to 39.9 percent	16	3%
40.0 to 49.9 percent	95	19%
50.0 percent or more	201	40%
Not computed	24	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	1,987	100%
No vehicle	225	11%
1 vehicle	239	12%
2 vehicles	802	40%
3 vehicles	410	21%
4 or more vehicles	311	16%

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	2,567	100%
Worked in state of residence	2,546	99%
Worked in county of residence	2,449	95%
Worked outside county of residence	97	4%
Worked outside state of residence	21	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	4,646	100%	2,186	47%
In labor force	2,768	60%	1,535	55%
Armed forces	45	2%	45	100%
Civilian (employed)	2,505	90%	1,311	52%
Civilian (unemployed)	218	8%	179	82%
Not in labor force	1,878	40%	651	35%
Pct. of civilian labor force unemployed	8.0%		12.0%	

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	2,567	100%
Car, truck or van:	2,404	94%
Drove Alone	2,248	88%
Carpooled	156	6%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	13	1%
Bicycle	0	0%
Walked	22	1%
Other means	9	<1%
Worked at home	119	5%

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	2,567	100%
Did not work at home	2,448	95%
Less than 10 minutes	144	6%
10 to 19 minutes	616	24%
20 to 29 minutes	569	22%
30 to 44 minutes	846	33%
45 to 59 minutes	148	6%
60 to 89 minutes	51	2%
90 minutes or more	74	3%
Worked at home	119	5%
Average time to work (minutes)	32	--

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+	2,537	100%
Agriculture, forestry, mining	2	<1%
Utilities	61	2%
Construction	189	7%
Manufacturing	389	15%
Wholesale trade	155	6%
Retail trade	109	4%
Transportation & warehousing	39	2%
Information & communications	15	1%
Finance, insurance, & real estate	162	6%
Professional, scientific, management, administration	49	2%
Educational, social, & health services	436	17%
Art, entertainment, recreation, accommodations, food	105	4%
Other services	65	3%
Public administration	761	30%

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+	2,537	100%
Management, professional & related:	1,715	68%
Management (incl. farm managers)	606	24%
Business & financial	148	6%
Computer & mathematical	153	6%
Architecture & engineering	171	7%
Life, physical & social science	115	5%
Community & social service	18	1%
Legal	108	4%
Education, training, & library	197	8%
Art, entertainment, sports & media	28	1%
Healthcare practitioners	171	7%
Service:	194	8%
Healthcare support	6	<1%
Protective service	42	2%
Food preparation & serving	36	1%
Building & grounds cleaning / maintenance	47	2%
Personal care & service	63	2%
Sales & office	480	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	105	4%
Production, transport & material moving	43	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	1,987	100%
Less than \$15,000	116	6%
\$15,000 to \$29,999	152	8%
\$30,000 to \$44,999	180	9%
\$45,000 to \$59,999	79	4%
\$60,000 to \$74,999	91	5%
\$75,000 to \$99,999	173	9%
\$100,000 to \$124,999	241	12%
\$125,000 to \$149,999	204	10%
\$150,000 to \$199,999	405	20%
\$200,000 or more	346	17%
Median Income	\$121,006	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,987	100%
With earnings	1,539	77%
With wage and salary income	1,450	73%
With self-employment income	255	13%
With interest, dividend, or net rental income	1,032	52%
With Social Security income	630	32%
With Supplemental Security income	87	4%
With public assistance income	0	0%
With retirement income	434	22%
With other types of income	222	11%

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	5,505	100%
Under .50	67	1%
.50 to .99	44	1%
1.00 to 1.24	40	1%
1.25 to 1.49	107	2%
1.50 to 1.84	256	5%
1.85 to 1.99	36	1%
2.00 and over	4,955	90%

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	5,505	100%
Above Poverty	5,394	98%
Below Poverty	111	2%

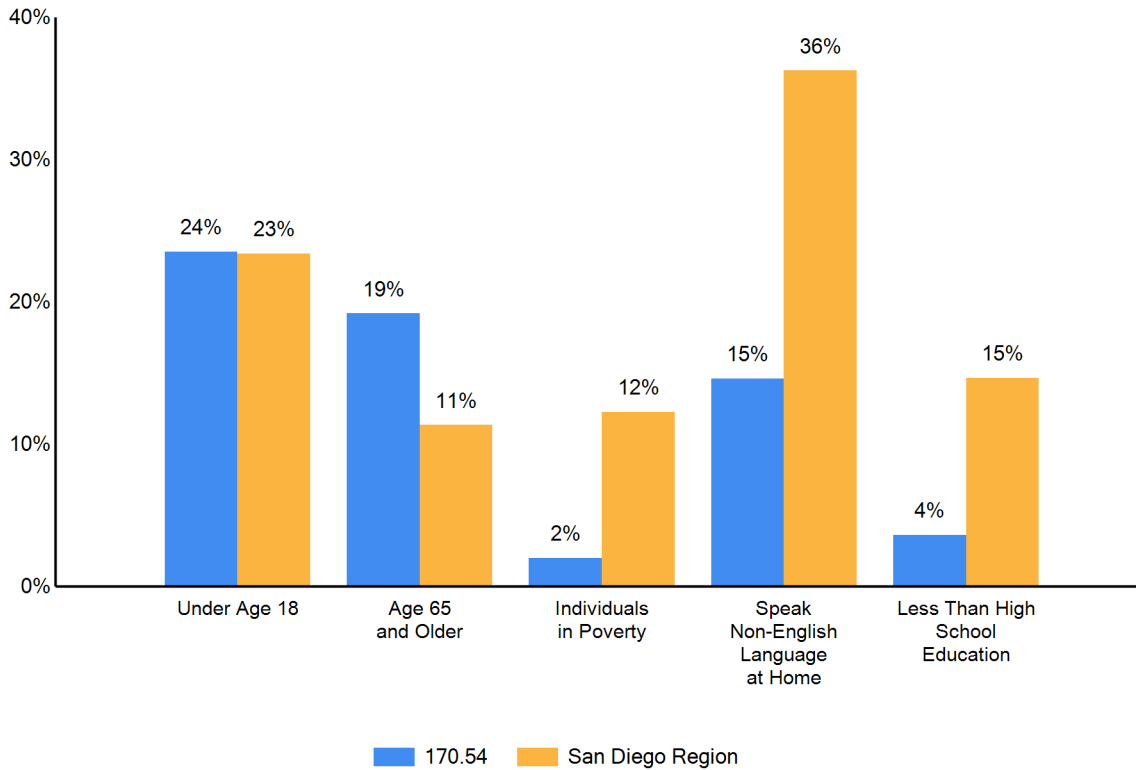
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,457	790	667	1,450	783	667	7	7	0
Married couple family	1,231	619	612	1,231	619	612	0	0	0
Male householder, no wife present	69	58	11	69	58	11	0	0	0
Female householder, no husband present	157	113	44	150	106	44	7	7	0

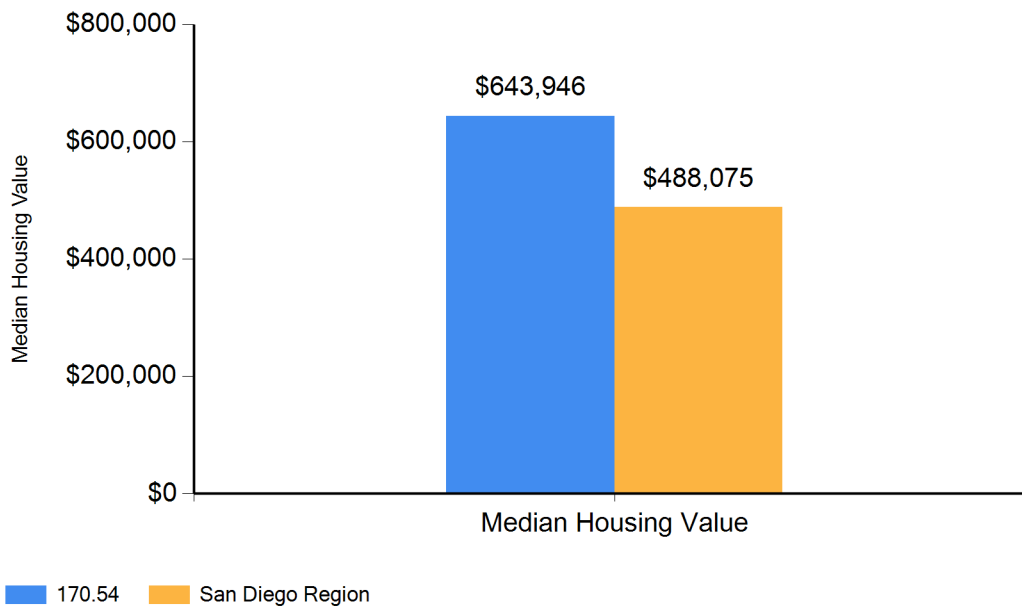
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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