



Demographic and Socioeconomic Profile 2010

TRACT: 83.51

Population by Race

	Population	Percent
Total Population	4,261	100%
Asian	2,029	48%
White	1,217	29%
Hispanic	591	14%
Two or More	197	5%
Black	188	4%
Pacific Islander	22	1%
American Indian	12	<1%
Other	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,261	2,156	2,105	49%
Under 5	244	139	105	43%
5 to 9	206	100	106	51%
10 to 14	227	122	105	46%
15 to 17	158	80	78	49%
18 and 19	112	61	51	46%
20 to 24	370	210	160	43%
25 to 29	393	214	179	46%
30 to 34	343	198	145	42%
35 to 39	291	145	146	50%
40 to 44	295	132	163	55%
45 to 49	281	133	148	53%
50 to 54	311	143	168	54%
55 to 59	296	139	157	53%
60 and 61	121	71	50	41%
62 to 64	168	84	84	50%
65 to 69	180	81	99	55%
70 to 74	111	44	67	60%
75 to 79	68	31	37	54%
80 to 84	46	18	28	61%
85 and Older	40	11	29	73%
Under 18	835	441	394	47%
65 and older	445	185	260	58%
Median	36.3	33.8	39.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,584	100%
Never Married	1,533	43%
Married, excluding separated	1,510	42%
Separated	0	0%
Widowed	119	3%
Divorced	422	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	4,261	100%
Household	4,238	99%
Group Quarters - Other	23	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.	4,261	591	1,217	188	12	2,029	22	5	197
Under 5	244	54	45	9	1	108	0	1	26
5 to 9	206	42	50	13	1	78	1	0	21
10 to 14	227	47	48	10	1	93	1	0	27
15 to 17	158	29	29	17	0	72	1	0	10
18 and 19	112	18	29	9	0	47	1	0	8
20 to 24	370	79	103	23	0	143	2	1	19
25 to 29	393	69	113	14	2	172	3	0	20
30 to 34	343	44	107	13	0	156	2	0	21
35 to 39	291	44	81	7	0	140	1	0	18
40 to 44	295	43	68	12	2	159	3	0	8
45 to 49	281	33	85	19	1	139	1	0	3
50 to 54	311	20	98	13	0	172	3	1	4
55 to 59	296	13	120	10	1	146	1	1	4
60 and 61	121	14	46	2	0	59	0	0	0
62 to 64	168	10	70	7	0	79	0	0	2
65 to 69	180	10	56	7	3	99	1	0	4
70 to 74	111	7	22	2	0	77	0	1	2
75 to 79	68	10	15	0	0	42	1	0	0
80 to 84	46	3	17	1	0	25	0	0	0
85 and Older	40	2	15	0	0	23	0	0	0
Under 18	835	172	172	49	3	351	3	1	84
65 and older	445	32	125	10	3	266	2	1	6
Median		26.9	40.3	29.6	42.5	40.2	35.0	52.5	21.7

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,017	100%
Speak Only English	1,731	43%
Speak Spanish:	514	13%
Speak English "well" or "very well"	471	12%
Speak English "not well" or "not at all"	43	1%
Speak Asian/Pacific Island language:	1,557	39%
Speak English "well" or "very well"	1,088	27%
Speak English "not well" or "not at all"	469	12%
Speak other language:	215	5%
Speak English "well" or "very well"	215	5%
Speak English "not well" or "not at all"	0	0%

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	2,944	100%
Less than 9th grade	161	5%
9th through 12th grade, no diploma	83	3%
High school grad (incl. equivalency)	736	25%
Some college, no degree	724	25%
Associate degree	345	12%
Bachelor's degree	751	26%
Master's degree	86	3%
Professional school degree	41	1%
Doctorate degree	17	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	4,109	100%	---	---	---	---
Enrolled in school	1,242	30%	1,118	27%	124	3%
Nursery / Preschool	9	1%	0	0%	9	7%
Kindergarten to grade 4	145	12%	136	12%	9	7%
Grade 5 to grade 8	238	19%	213	19%	25	20%
Grade 9 to grade 12	260	21%	235	21%	25	20%
College, undergraduate	527	42%	477	43%	50	40%
Graduate or Professional school	63	5%	57	5%	6	5%
Not enrolled in school	2,867	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	1,315	100%	496	100%	819	100%
Family Households:	935	71%	488	98%	447	55%
Married couple family	615	47%	287	58%	328	40%
Other family:	320	24%	201	41%	119	15%
Male householder, no wife	131	10%	70	14%	61	7%
Female householder, no husband	189	14%	131	26%	58	7%
Nonfamily households:	380	29%	8	2%	372	45%
Householder living alone	217	17%	----	----	----	----
Other nonfamily households	163	12%	----	----	----	----

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	1,370	100%	1315	55	4%	3.22
Single family (detached)	1,070	78%	1,017	53	5%	3.23
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	53	4%	53	0	0%	3.57
5 to 9 units	144	11%	143	1	1%	3.25
10 or more units	103	8%	102	1	1%	2.95
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	691	100%
Less than \$150,000	10	1%
\$150,000 to \$199,999	10	1%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	43	6%
\$300,000 to \$399,999	237	34%
\$400,000 to \$499,999	180	26%
\$500,000 to \$749,999	205	30%
\$750,000 to \$999,999	6	1%
\$1,000,000 or more	0	0%

Median Value **\$425,278**

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	1,370	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	128	9%
1980 to 1989	447	33%
1970 to 1979	732	53%
1960 to 1969	63	5%
1950 to 1959	0	0%
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	1,315	100%	624	100%	691	100%
1.00 occupant housing per room or less	1,188	90%	512	82%	676	98%
1.01 to 1.50 occupants per room	97	7%	82	13%	15	2%
1.51 to 2.00 occupants per room	30	2%	30	5%	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	624	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	8	1%
\$800 to \$899	0	0%
\$900 to \$999	5	1%
\$1,000 to \$1,249	183	29%
\$1,250 to \$1,499	106	17%
\$1,500 to \$1,999	314	50%
\$2,000 or more	8	1%
No cash rent	0	0%
Median contract rent	\$1,516	

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	624	100%
Less than 20 percent	108	17%
20.0 to 24.9 percent	99	16%
25.0 to 29.9 percent	135	22%
30.0 to 34.9 percent	31	5%
35.0 to 39.9 percent	26	4%
40.0 to 49.9 percent	54	9%
50.0 percent or more	171	27%
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	1,315	100%
No vehicle	19	1%
1 vehicle	353	27%
2 vehicles	491	37%
3 vehicles	277	21%
4 or more vehicles	175	13%

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	2,275	100%
Worked in state of residence	2,264	100%
Worked in county of residence	2,252	99%
Worked outside county of residence	12	1%
Worked outside state of residence	11	<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	3,528	100%	1,763	50%
In labor force	2,523	72%	1,377	55%
Armed forces	5	<1%	5	100%
Civilian (employed)	2,220	88%	1,188	54%
Civilian (unemployed)	298	12%	184	62%
Not in labor force	1,005	28%	386	38%
Pct. of civilian labor force unemployed	11.8%		13.4%	

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	2,275	100%
Car, truck or van:	2,067	91%
Drove Alone	1,707	75%
Carpooled	360	16%
Public Transportation:	63	3%
Bus	63	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	40	2%
Walked	35	2%
Other means	0	0%
Worked at home	70	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	2,275	100%
Did not work at home	2,205	97%
Less than 10 minutes	406	18%
10 to 19 minutes	819	36%
20 to 29 minutes	466	20%
30 to 44 minutes	444	20%
45 to 59 minutes	30	1%
60 to 89 minutes	40	2%
90 minutes or more	0	0%
Worked at home	70	3%
Average time to work (minutes)	21	--

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+	2,269	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	107	5%
Manufacturing	453	20%
Wholesale trade	39	2%
Retail trade	255	11%
Transportation & warehousing	73	3%
Information & communications	182	8%
Finance, insurance, & real estate	131	6%
Professional, scientific, management, administration	102	4%
Educational, social, & health services	368	16%
Art, entertainment, recreation, accommodations, food	178	8%
Other services	47	2%
Public administration	334	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+	2,269	100%
Management, professional & related:	898	40%
Management (incl. farm managers)	99	4%
Business & financial	118	5%
Computer & mathematical	146	6%
Architecture & engineering	189	8%
Life, physical & social science	41	2%
Community & social service	7	<1%
Legal	7	<1%
Education, training, & library	106	5%
Art, entertainment, sports & media	68	3%
Healthcare practitioners	117	5%
Service:	305	13%
Healthcare support	24	1%
Protective service	19	1%
Food preparation & serving	109	5%
Building & grounds cleaning / maintenance	120	5%
Personal care & service	33	1%
Sales & office	643	28%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	204	9%
Production, transport & material moving	219	10%

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

Household Income

Number Percent

Total Households	1,315	100%
Less than \$15,000	13	1%
\$15,000 to \$29,999	136	10%
\$30,000 to \$44,999	184	14%
\$45,000 to \$59,999	163	12%
\$60,000 to \$74,999	74	6%
\$75,000 to \$99,999	360	27%
\$100,000 to \$124,999	97	7%
\$125,000 to \$149,999	93	7%
\$150,000 to \$199,999	149	11%
\$200,000 or more	46	3%
Median Income	\$81,076	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,315	100%
With earnings	1,250	95%
With wage and salary income	1,238	94%
With self-employment income	126	10%
With interest, dividend, or net rental income	247	19%
With Social Security income	258	20%
With Supplemental Security income	110	8%
With public assistance income	9	1%
With retirement income	256	19%
With other types of income	255	19%

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	4,261	100%
Under .50	63	1%
.50 to .99	187	4%
1.00 to 1.24	104	2%
1.25 to 1.49	116	3%
1.50 to 1.84	388	9%
1.85 to 1.99	121	3%
2.00 and over	3,282	77%

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	4,261	100%
Above Poverty	4,011	94%
Below Poverty	250	6%

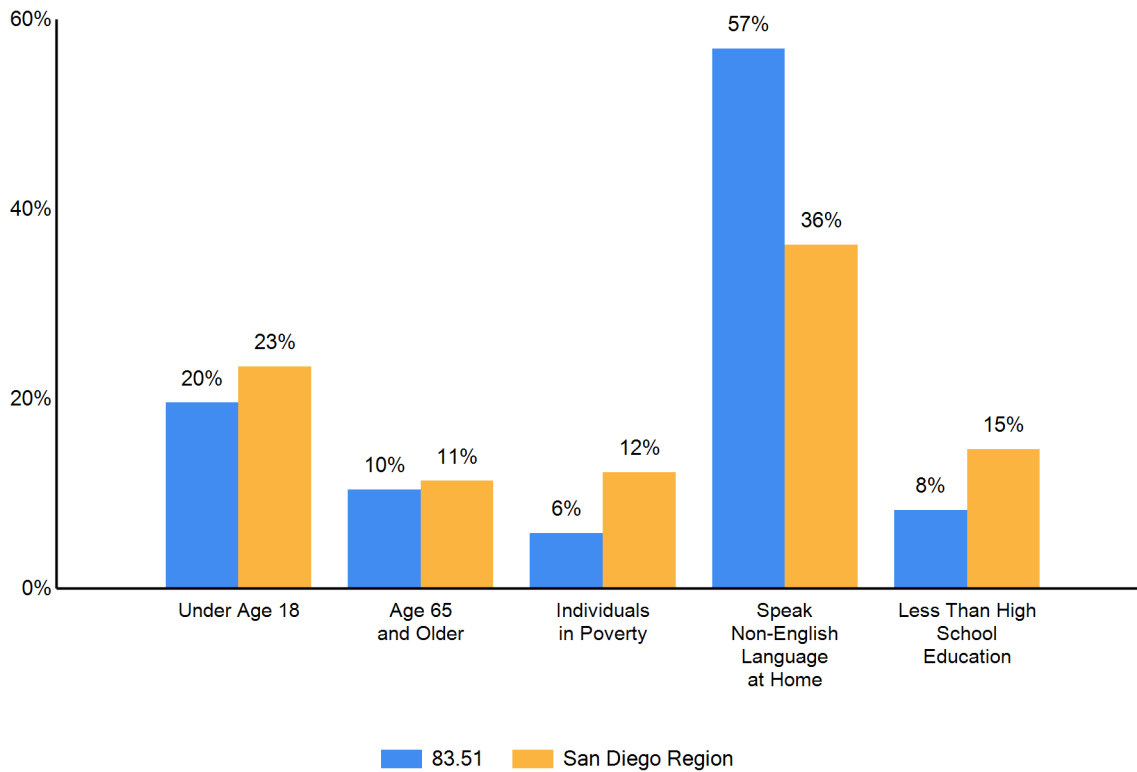
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	935	488	447	905	480	425	30	8	22
Married couple family	615	287	328	593	287	306	22	0	22
Male householder, no wife present	131	70	61	131	70	61	0	0	0
Female householder, no husband present	189	131	58	181	123	58	8	8	0

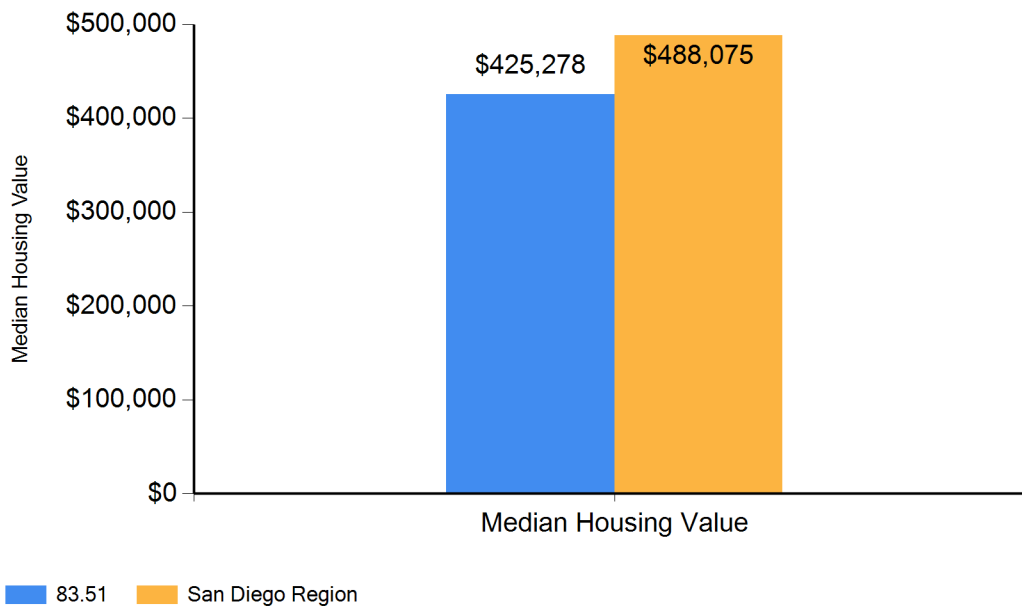
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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