



Demographic and Socioeconomic Profile 2010

TRACT: 27.02

Population by Race

	Population	Percent
Total Population	5,180	100%
White	1,785	34%
Hispanic	1,535	30%
Black	945	18%
Asian	670	13%
Two or More	172	3%
Other	29	1%
American Indian	25	<1%
Pacific Islander	19	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,180	2,582	2,598	50%
Under 5	354	183	171	48%
5 to 9	259	132	127	49%
10 to 14	283	136	147	52%
15 to 17	161	82	79	49%
18 and 19	142	61	81	57%
20 to 24	756	360	396	52%
25 to 29	595	331	264	44%
30 to 34	416	210	206	50%
35 to 39	352	183	169	48%
40 to 44	338	175	163	48%
45 to 49	288	142	146	51%
50 to 54	279	145	134	48%
55 to 59	261	128	133	51%
60 and 61	94	46	48	51%
62 to 64	98	49	49	50%
65 to 69	150	77	73	49%
70 to 74	82	43	39	48%
75 to 79	83	26	57	69%
80 to 84	75	31	44	59%
85 and Older	114	42	72	63%
Under 18	1,057	533	524	50%
65 and older	504	219	285	57%
Median	30.5	30.1	30.8	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,284	100%
Never Married	2,343	55%
Married, excluding separated	1,389	32%
Separated	58	1%
Widowed	186	4%
Divorced	308	7%

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	5,180	100%
Household	4,983	96%
Group Quarters - Other	197	4%
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.	5,180	1,535	1,785	945	25	670	19	29	172
Under 5	354	140	77	75	0	33	1	3	25
5 to 9	259	132	34	60	1	17	0	2	13
10 to 14	283	146	34	61	0	29	0	2	11
15 to 17	161	71	22	37	1	23	0	1	6
18 and 19	142	56	31	31	0	18	1	0	5
20 to 24	756	223	252	116	1	122	5	4	33
25 to 29	595	165	199	121	9	77	2	4	18
30 to 34	416	116	151	75	1	50	3	1	19
35 to 39	352	130	102	58	1	50	1	1	9
40 to 44	338	102	129	53	0	46	1	1	6
45 to 49	288	73	111	52	0	46	1	1	4
50 to 54	279	47	117	75	3	29	1	1	6
55 to 59	261	32	143	48	3	28	0	2	5
60 and 61	94	16	47	16	2	9	1	0	3
62 to 64	98	12	56	17	2	10	1	0	0
65 to 69	150	25	70	19	0	31	1	0	4
70 to 74	82	13	42	9	0	14	0	1	3
75 to 79	83	13	38	10	0	18	0	2	2
80 to 84	75	9	49	7	1	9	0	0	0
85 and Older	114	14	81	5	0	11	0	3	0
Under 18	1,057	489	167	233	2	102	1	8	55
65 and older	504	74	280	50	1	83	1	6	9
Median		25.0	39.5	28.8	32.5	31.6	30.8	28.1	23.9

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,826	100%
Speak Only English	3,117	65%
Speak Spanish:	907	19%
Speak English "well" or "very well"	772	16%
Speak English "not well" or "not at all"	135	3%
Speak Asian/Pacific Island language:	563	12%
Speak English "well" or "very well"	189	4%
Speak English "not well" or "not at all"	374	8%
Speak other language:	239	4%
Speak English "well" or "very well"	194	4%
Speak English "not well" or "not at all"	45	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	3,225	100%
Less than 9th grade	293	9%
9th through 12th grade, no diploma	325	10%
High school grad (incl. equivalency)	889	28%
Some college, no degree	622	19%
Associate degree	228	7%
Bachelor's degree	546	17%
Master's degree	254	8%
Professional school degree	25	1%
Doctorate degree	43	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	4,966	100%	---	---	---	---
Enrolled in school	1,823	37%	1,718	35%	105	2%
Nursery / Preschool	124	7%	94	5%	30	29%
Kindergarten to grade 4	279	15%	279	16%	0	0%
Grade 5 to grade 8	404	22%	404	24%	0	0%
Grade 9 to grade 12	246	13%	246	14%	0	0%
College, undergraduate	599	33%	563	33%	36	34%
Graduate or Professional school	171	9%	132	8%	39	37%
Not enrolled in school	3,143	63%	---	---	---	---

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	1,968	100%	601	100%	1,367	100%
Family Households:	988	50%	601	100%	387	28%
Married couple family	545	28%	245	41%	300	22%
Other family:	443	23%	356	59%	87	6%
Male householder, no wife	74	4%	41	7%	33	2%
Female householder, no husband	369	19%	315	52%	54	4%
Nonfamily households:	980	50%	0	0%	980	72%
Householder living alone	492	25%	----	----	----	----
Other nonfamily households	488	25%	----	----	----	----

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	1,996	100%	1968	28	1%	2.53
Single family (detached)	654	33%	630	24	4%	2.65
Single family (attached)	125	6%	125	0	0%	2.74
2 to 4 units	211	11%	210	1	<1%	2.34
5 to 9 units	135	7%	134	1	1%	2.38
10 or more units	871	44%	869	2	<1%	2.49
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	882	100%
Less than \$150,000	28	3%
\$150,000 to \$199,999	32	4%
\$200,000 to \$249,999	74	8%
\$250,000 to \$299,999	99	11%
\$300,000 to \$399,999	223	25%
\$400,000 to \$499,999	270	31%
\$500,000 to \$749,999	124	14%
\$750,000 to \$999,999	32	4%
\$1,000,000 or more	0	0%

Median Value **\$392,444**

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	1,996	100%
2005 or Later	80	4%
2000 to 2004	30	2%
1990 to 1999	78	4%
1980 to 1989	357	18%
1970 to 1979	221	11%
1960 to 1969	222	11%
1950 to 1959	478	24%
1940 to 1949	349	17%
1939 or earlier	181	9%

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	1,968	100%	1,086	100%	882	100%
1.00 occupant housing per room or less	1,689	86%	830	76%	859	97%
1.01 to 1.50 occupants per room	212	11%	203	19%	9	1%
1.51 to 2.00 occupants per room	57	3%	43	4%	14	2%
2.01 or more occupants per room	10	1%	10	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	1,086	100%
Less than \$500	13	1%
\$500 to \$599	53	5%
\$600 to \$699	25	2%
\$700 to \$799	168	15%
\$800 to \$899	134	12%
\$900 to \$999	138	13%
\$1,000 to \$1,249	305	28%
\$1,250 to \$1,499	170	16%
\$1,500 to \$1,999	19	2%
\$2,000 or more	53	5%
No cash rent	8	1%
Median contract rent	\$1,011	

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	1,086	100%
Less than 20 percent	95	9%
20.0 to 24.9 percent	96	9%
25.0 to 29.9 percent	163	15%
30.0 to 34.9 percent	86	8%
35.0 to 39.9 percent	99	9%
40.0 to 49.9 percent	37	3%
50.0 percent or more	466	43%
Not computed	44	4%

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	1,968	100%
No vehicle	228	12%
1 vehicle	763	39%
2 vehicles	799	41%
3 vehicles	133	7%
4 or more vehicles	45	2%

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	2,517	100%
Worked in state of residence	2,517	100%
Worked in county of residence	2,474	98%
Worked outside county of residence	43	2%
Worked outside state of residence	0	0%

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	4,234	100%	2,103	50%
In labor force	2,988	71%	1,647	55%
Armed forces	81	3%	81	100%
Civilian (employed)	2,638	88%	1,431	54%
Civilian (unemployed)	269	9%	135	50%
Not in labor force	1,246	29%	456	37%
Pct. of civilian labor force unemployed	9.3%		8.6%	10.0%

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	2,517	100%
Car, truck or van:	2,028	81%
Drove Alone	1,806	72%
Carpooled	222	9%
Public Transportation:	234	9%
Bus	234	9%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	136	5%
Other means	18	1%
Worked at home	101	4%

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	2,517	100%
Did not work at home	2,416	96%
Less than 10 minutes	111	4%
10 to 19 minutes	804	32%
20 to 29 minutes	717	28%
30 to 44 minutes	510	20%
45 to 59 minutes	25	1%
60 to 89 minutes	114	5%
90 minutes or more	135	5%
Worked at home	101	4%
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+	2,428	100%
Agriculture, forestry, mining	0	0%
Utilities	14	1%
Construction	208	9%
Manufacturing	244	10%
Wholesale trade	66	3%
Retail trade	181	7%
Transportation & warehousing	195	8%
Information & communications	81	3%
Finance, insurance, & real estate	118	5%
Professional, scientific, management, administration	168	7%
Educational, social, & health services	581	24%
Art, entertainment, recreation, accommodations, food	334	14%
Other services	24	1%
Public administration	214	9%

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+	2,428	100%
Management, professional & related:	830	34%
Management (incl. farm managers)	211	9%
Business & financial	124	5%
Computer & mathematical	91	4%
Architecture & engineering	41	2%
Life, physical & social science	55	2%
Community & social service	44	2%
Legal	25	1%
Education, training, & library	100	4%
Art, entertainment, sports & media	27	1%
Healthcare practitioners	112	5%
Service:	413	17%
Healthcare support	15	1%
Protective service	37	2%
Food preparation & serving	129	5%
Building & grounds cleaning / maintenance	121	5%
Personal care & service	111	5%
Sales & office	572	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	289	12%
Production, transport & material moving	324	13%

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

Household Income

Number Percent

Total Households	1,968	100%
Less than \$15,000	438	22%
\$15,000 to \$29,999	293	15%
\$30,000 to \$44,999	248	13%
\$45,000 to \$59,999	253	13%
\$60,000 to \$74,999	219	11%
\$75,000 to \$99,999	278	14%
\$100,000 to \$124,999	112	6%
\$125,000 to \$149,999	0	0%
\$150,000 to \$199,999	56	3%
\$200,000 or more	71	4%
Median Income	\$45,296	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,968	100%
With earnings	1,617	82%
With wage and salary income	1,538	78%
With self-employment income	208	11%
With interest, dividend, or net rental income	289	15%
With Social Security income	347	18%
With Supplemental Security income	106	5%
With public assistance income	88	4%
With retirement income	237	12%
With other types of income	233	12%

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	5,180	100%
Under .50	745	14%
.50 to .99	897	17%
1.00 to 1.24	117	2%
1.25 to 1.49	294	6%
1.50 to 1.84	177	3%
1.85 to 1.99	121	2%
2.00 and over	2,829	55%

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	5,180	100%
Above Poverty	3,538	68%
Below Poverty	1,642	32%

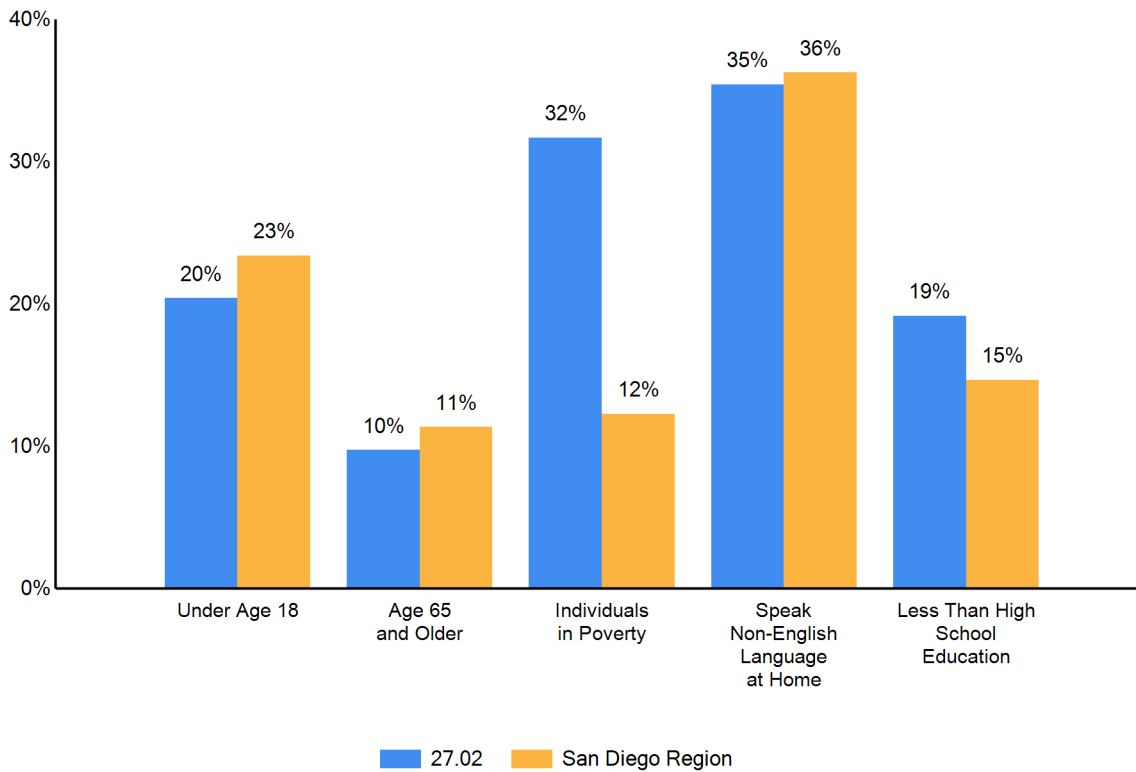
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	988	601	387	710	353	357	278	248	30
Married couple family	545	245	300	505	235	270	40	10	30
Male householder, no wife present	74	41	33	64	31	33	10	10	0
Female householder, no husband present	369	315	54	141	87	54	228	228	0

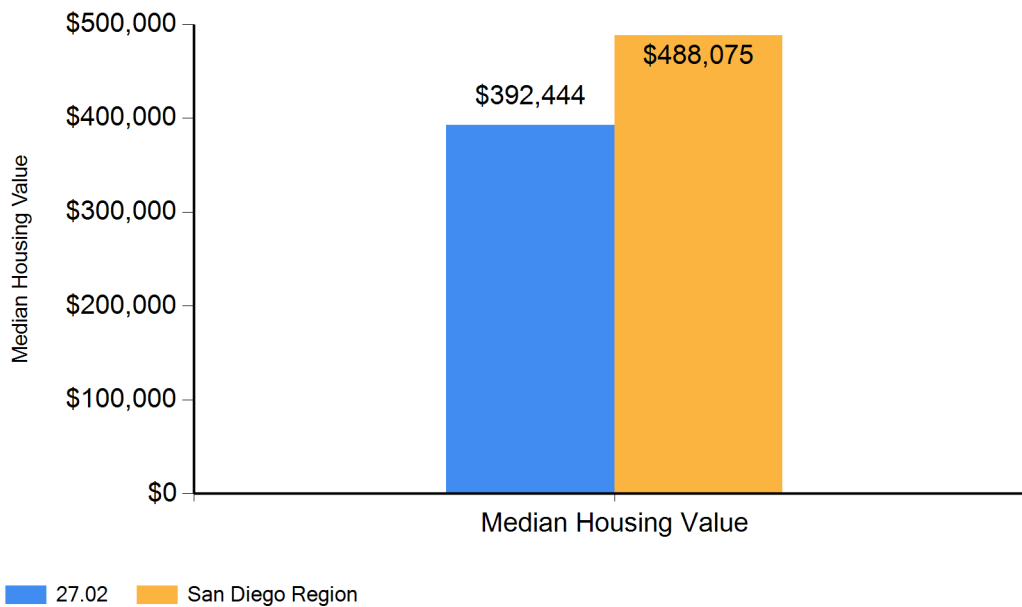
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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