



Demographic and Socioeconomic Profile 2010

TRACT: 197.02

Population by Race

	Population	Percent
Total Population	4,933	100%
White	3,120	63%
Hispanic	1,367	28%
Two or More	172	3%
Asian	134	3%
Black	77	2%
Pacific Islander	40	1%
American Indian	15	<1%
Other	8	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,933	2,511	2,422	49%
Under 5	239	126	113	47%
5 to 9	295	150	145	49%
10 to 14	324	160	164	51%
15 to 17	196	105	91	46%
18 and 19	173	95	78	45%
20 to 24	376	201	175	47%
25 to 29	352	187	165	47%
30 to 34	287	167	120	42%
35 to 39	288	142	146	51%
40 to 44	354	197	157	44%
45 to 49	425	206	219	52%
50 to 54	444	215	229	52%
55 to 59	359	179	180	50%
60 and 61	148	73	75	51%
62 to 64	157	78	79	50%
65 to 69	143	62	81	57%
70 to 74	114	60	54	47%
75 to 79	112	45	67	60%
80 to 84	72	34	38	53%
85 and Older	75	29	46	61%
Under 18	1,054	541	513	49%
65 and older	516	230	286	55%
Median	38.9	37.3	40.4	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,075	100%
Never Married	1,384	34%
Married, excluding separated	1,732	43%
Separated	102	3%
Widowed	171	4%
Divorced	686	17%

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	4,933	100%
Household	4,896	99%
Group Quarters - Other	37	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.	4,933	1,367	3,120	77	15	134	40	8	172
Under 5	239	105	104	3	1	4	2	0	20
5 to 9	295	119	138	4	0	3	2	0	29
10 to 14	324	134	153	6	0	7	3	1	20
15 to 17	196	78	102	3	0	1	1	0	11
18 and 19	173	49	112	2	0	4	2	0	4
20 to 24	376	125	211	8	2	8	7	0	15
25 to 29	352	121	200	7	1	7	4	1	11
30 to 34	287	94	164	5	1	10	3	2	8
35 to 39	288	95	159	7	2	14	1	0	10
40 to 44	354	114	203	4	0	15	1	1	16
45 to 49	425	106	287	8	3	10	6	0	5
50 to 54	444	68	342	6	0	16	1	2	9
55 to 59	359	47	293	4	0	8	1	1	5
60 and 61	148	22	120	1	0	1	0	0	4
62 to 64	157	15	133	3	1	4	0	0	1
65 to 69	143	21	111	1	0	5	3	0	2
70 to 74	114	21	82	1	2	7	1	0	0
75 to 79	112	19	82	1	2	6	1	0	1
80 to 84	72	5	61	1	0	3	1	0	1
85 and Older	75	9	63	2	0	1	0	0	0
Under 18	1,054	436	497	16	1	15	8	1	80
65 and older	516	75	399	6	4	22	6	0	4
Median		28.0	45.2	35.4	45.8	43.0	28.8	40.0	20.7

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,694	100%
Speak Only English	3,273	70%
Speak Spanish:	1,206	26%
Speak English "well" or "very well"	869	19%
Speak English "not well" or "not at all"	337	7%
Speak Asian/Pacific Island language:	94	2%
Speak English "well" or "very well"	42	1%
Speak English "not well" or "not at all"	52	1%
Speak other language:	121	3%
Speak English "well" or "very well"	121	3%
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	3,330	100%
Less than 9th grade	103	3%
9th through 12th grade, no diploma	283	8%
High school grad (incl. equivalency)	875	26%
Some college, no degree	1,003	30%
Associate degree	374	11%
Bachelor's degree	545	16%
Master's degree	83	2%
Professional school degree	40	1%
Doctorate degree	24	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	4,777	100%	---	---	---	---
Enrolled in school	1,361	28%	1,256	26%	105	2%
Nursery / Preschool	41	3%	39	3%	2	2%
Kindergarten to grade 4	226	17%	171	14%	55	52%
Grade 5 to grade 8	247	18%	247	20%	0	0%
Grade 9 to grade 12	393	29%	388	31%	5	5%
College, undergraduate	439	32%	411	33%	28	27%
Graduate or Professional school	15	1%	0	0%	15	14%
Not enrolled in school	3,416	72%	---	---	---	---

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	1,648	100%	623	100%	1,025	100%
Family Households:	1,153	70%	607	97%	546	53%
Married couple family	802	49%	374	60%	428	42%
Other family:	351	21%	233	37%	118	12%
Male householder, no wife	136	8%	85	14%	51	5%
Female householder, no husband	215	13%	148	24%	67	7%
Nonfamily households:	495	30%	16	3%	479	47%
Householder living alone	332	20%	----	----	----	----
Other nonfamily households	163	10%	----	----	----	----

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	1,721	100%	1648	73	4%	2.97
Single family (detached)	1,493	87%	1,435	58	4%	2.94
Single family (attached)	144	8%	131	13	9%	3.18
2 to 4 units	33	2%	31	2	6%	4.00
5 to 9 units	15	1%	15	0	0%	2.73
10 or more units	36	2%	36	0	0%	2.72
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	1,265	100%
Less than \$150,000	15	1%
\$150,000 to \$199,999	67	5%
\$200,000 to \$249,999	36	3%
\$250,000 to \$299,999	100	8%
\$300,000 to \$399,999	277	22%
\$400,000 to \$499,999	239	19%
\$500,000 to \$749,999	459	36%
\$750,000 to \$999,999	60	5%
\$1,000,000 or more	12	1%

Median Value **\$457,708**

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	1,721	100%
2005 or Later	7	<1%
2000 to 2004	70	4%
1990 to 1999	48	3%
1980 to 1989	347	20%
1970 to 1979	573	33%
1960 to 1969	285	17%
1950 to 1959	216	13%
1940 to 1949	81	5%
1939 or earlier	94	5%

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	1,648	100%	383	100%	1,265	100%
1.00 occupant housing per room or less	1,562	95%	331	86%	1,231	97%
1.01 to 1.50 occupants per room	47	3%	37	10%	10	1%
1.51 to 2.00 occupants per room	39	2%	15	4%	24	2%
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	383	100%
Less than \$500	0	0%
\$500 to \$599	19	5%
\$600 to \$699	0	0%
\$700 to \$799	36	9%
\$800 to \$899	54	14%
\$900 to \$999	0	0%
\$1,000 to \$1,249	24	6%
\$1,250 to \$1,499	130	34%
\$1,500 to \$1,999	61	16%
\$2,000 or more	21	5%
No cash rent	38	10%
Median contract rent	\$1,362	

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	383	100%
Less than 20 percent	36	9%
20.0 to 24.9 percent	67	17%
25.0 to 29.9 percent	67	17%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	56	15%
40.0 to 49.9 percent	14	4%
50.0 percent or more	105	27%
Not computed	38	10%

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	1,648	100%
No vehicle	30	2%
1 vehicle	272	17%
2 vehicles	630	38%
3 vehicles	457	28%
4 or more vehicles	259	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	2,677	100%
Worked in state of residence	2,657	99%
Worked in county of residence	2,510	94%
Worked outside county of residence	147	5%
Worked outside state of residence	20	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	4,017	100%	2,046	51%
In labor force	2,516	63%	1,439	57%
Armed forces	0	0%	0	0%
Civilian (employed)	2,367	94%	1,386	59%
Civilian (unemployed)	149	6%	53	36%
Not in labor force	1,501	37%	607	40%
Pct. of civilian labor force unemployed	5.9%		3.7%	

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	2,677	100%
Car, truck or van:	2,278	85%
Drove Alone	1,934	72%
Carpooled	344	13%
Public Transportation:	62	2%
Bus	17	1%
Trolley / Streetcar	0	0%
Railroad	45	2%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	43	2%
Other means	37	1%
Worked at home	257	10%

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	2,677	100%
Did not work at home	2,420	90%
Less than 10 minutes	317	12%
10 to 19 minutes	897	34%
20 to 29 minutes	454	17%
30 to 44 minutes	310	12%
45 to 59 minutes	162	6%
60 to 89 minutes	232	9%
90 minutes or more	48	2%
Worked at home	257	10%
Average time to work (minutes)	29	--

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+	2,677	100%
Agriculture, forestry, mining	42	2%
Utilities	74	3%
Construction	403	15%
Manufacturing	240	9%
Wholesale trade	48	2%
Retail trade	242	9%
Transportation & warehousing	114	4%
Information & communications	15	1%
Finance, insurance, & real estate	136	5%
Professional, scientific, management, administration	70	3%
Educational, social, & health services	552	21%
Art, entertainment, recreation, accommodations, food	188	7%
Other services	196	7%
Public administration	357	13%

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+	2,677	100%
Management, professional & related:	816	30%
Management (incl. farm managers)	212	8%
Business & financial	76	3%
Computer & mathematical	38	1%
Architecture & engineering	45	2%
Life, physical & social science	0	0%
Community & social service	45	2%
Legal	41	2%
Education, training, & library	160	6%
Art, entertainment, sports & media	42	2%
Healthcare practitioners	157	6%
Service:	581	22%
Healthcare support	91	3%
Protective service	16	1%
Food preparation & serving	189	7%
Building & grounds cleaning / maintenance	207	8%
Personal care & service	78	3%
Sales & office	483	18%
Farming, fishing & forestry	26	1%
Construction, extraction & maintenance	471	18%
Production, transport & material moving	300	11%

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

Household Income

Number Percent

Total Households	1,648	100%
Less than \$15,000	100	6%
\$15,000 to \$29,999	184	11%
\$30,000 to \$44,999	165	10%
\$45,000 to \$59,999	282	17%
\$60,000 to \$74,999	164	10%
\$75,000 to \$99,999	233	14%
\$100,000 to \$124,999	213	13%
\$125,000 to \$149,999	141	9%
\$150,000 to \$199,999	95	6%
\$200,000 or more	71	4%
Median Income	\$68,506	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,648	100%
With earnings	1,380	84%
With wage and salary income	1,319	80%
With self-employment income	353	21%
With interest, dividend, or net rental income	455	28%
With Social Security income	386	23%
With Supplemental Security income	31	2%
With public assistance income	4	<1%
With retirement income	284	17%
With other types of income	240	15%

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	4,880	100%
Under .50	93	2%
.50 to .99	410	8%
1.00 to 1.24	149	3%
1.25 to 1.49	436	9%
1.50 to 1.84	396	8%
1.85 to 1.99	47	1%
2.00 and over	3,349	69%

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	4,880	100%
Above Poverty	4,377	90%
Below Poverty	503	10%

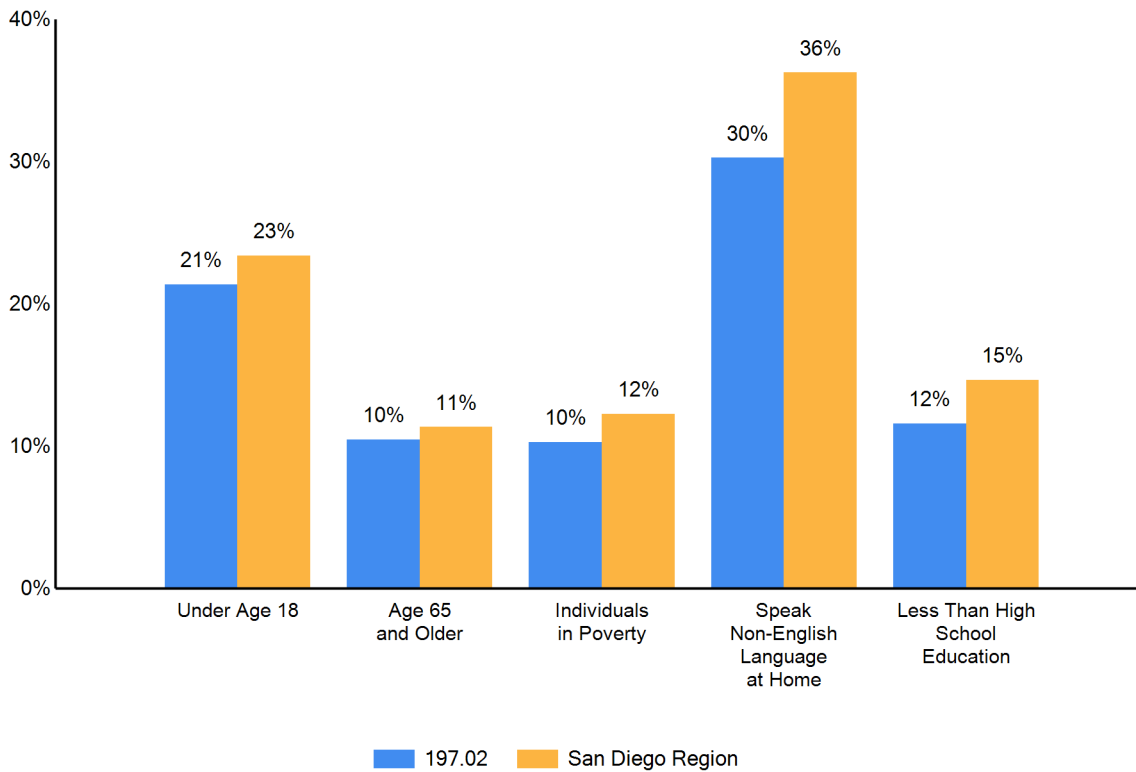
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,153	607	546	1,080	545	535	73	62	11
Married couple family	802	374	428	762	345	417	40	29	11
Male householder, no wife present	136	85	51	103	52	51	33	33	0
Female householder, no husband present	215	148	67	215	148	67	0	0	0

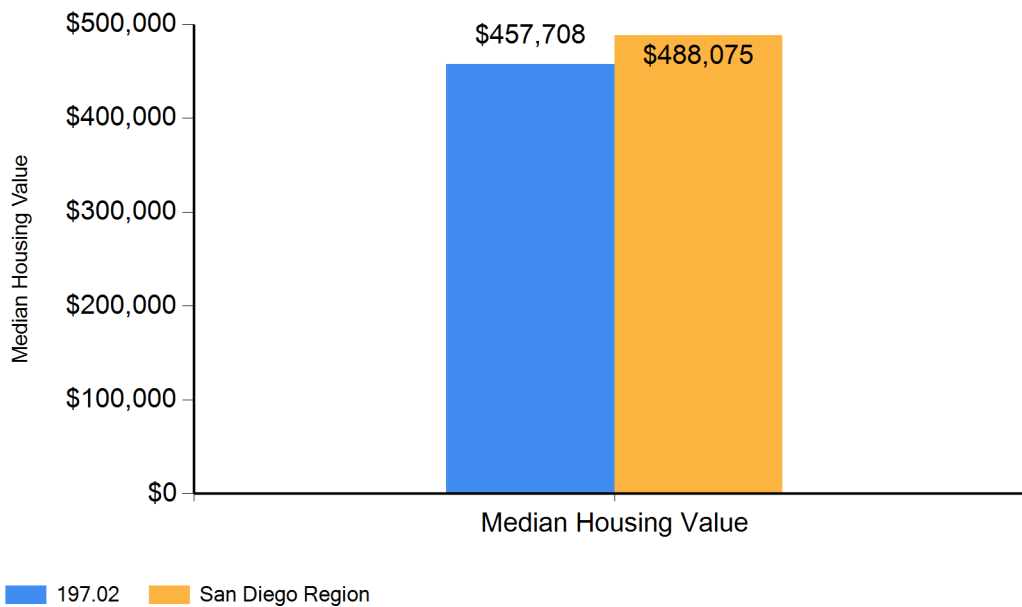
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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