



Demographic and Socioeconomic Profile 2010

TRACT: 170.44

Population by Race

	Population	Percent
Total Population	5,570	100%
White	3,119	56%
Asian	1,679	30%
Hispanic	401	7%
Two or More	245	4%
Black	88	2%
Other	18	<1%
American Indian	16	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,570	2,713	2,857	51%
Under 5	476	245	231	49%
5 to 9	556	272	284	51%
10 to 14	490	250	240	49%
15 to 17	281	155	126	45%
18 and 19	70	27	43	61%
20 to 24	176	95	81	46%
25 to 29	229	94	135	59%
30 to 34	378	164	214	57%
35 to 39	557	278	279	50%
40 to 44	602	284	318	53%
45 to 49	589	276	313	53%
50 to 54	478	242	236	49%
55 to 59	264	136	128	48%
60 and 61	90	42	48	53%
62 to 64	106	49	57	54%
65 to 69	81	36	45	56%
70 to 74	50	21	29	58%
75 to 79	47	22	25	53%
80 to 84	37	21	16	43%
85 and Older	13	4	9	69%
Under 18	1,803	922	881	49%
65 and older	228	104	124	54%
Median	36.2	36.0	36.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,048	100%
Never Married	1,031	25%
Married, excluding separated	2,624	65%
Separated	7	<1%
Widowed	33	<1%
Divorced	353	9%

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	5,570	100%
Household	5,570	100%
Group Quarters - Other	0	0%
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.	5,570	401	3,119	88	16	1,679	4	18	245
Under 5	476	36	204	3	1	177	0	3	52
5 to 9	556	49	287	7	0	162	0	3	48
10 to 14	490	40	303	6	3	105	0	1	32
15 to 17	281	32	169	4	2	58	0	1	15
18 and 19	70	7	45	0	0	17	0	0	1
20 to 24	176	18	80	8	1	53	0	0	16
25 to 29	229	20	109	3	2	80	0	3	12
30 to 34	378	20	168	6	0	168	0	1	15
35 to 39	557	41	245	6	0	252	1	2	10
40 to 44	602	37	355	5	5	182	0	3	15
45 to 49	589	34	385	13	1	144	1	0	11
50 to 54	478	38	323	9	0	103	0	1	4
55 to 59	264	18	168	6	1	63	2	0	6
60 and 61	90	2	60	6	0	20	0	0	2
62 to 64	106	1	70	0	0	33	0	0	2
65 to 69	81	4	49	2	0	23	0	0	3
70 to 74	50	3	38	2	0	6	0	0	1
75 to 79	47	1	27	1	0	18	0	0	0
80 to 84	37	0	22	1	0	14	0	0	0
85 and Older	13	0	12	0	0	1	0	0	0
Under 18	1,803	157	963	20	6	502	0	8	147
65 and older	228	8	148	6	0	62	0	0	4
Median		29.6	39.0	41.0	27.5	35.4	55.0	26.7	13.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,094	100%
Speak Only English	3,631	71%
Speak Spanish:	55	1%
Speak English "well" or "very well"	55	1%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	881	17%
Speak English "well" or "very well"	854	17%
Speak English "not well" or "not at all"	27	1%
Speak other language:	527	9%
Speak English "well" or "very well"	476	9%
Speak English "not well" or "not at all"	51	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	3,521	100%
Less than 9th grade	58	2%
9th through 12th grade, no diploma	0	0%
High school grad (incl. equivalency)	335	10%
Some college, no degree	404	11%
Associate degree	223	6%
Bachelor's degree	1,484	42%
Master's degree	724	21%
Professional school degree	201	6%
Doctorate degree	92	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	5,282	100%	---	---	---	---
Enrolled in school	1,946	37%	1,595	30%	351	7%
Nursery / Preschool	137	7%	70	4%	67	19%
Kindergarten to grade 4	618	32%	587	37%	31	9%
Grade 5 to grade 8	406	21%	360	23%	46	13%
Grade 9 to grade 12	390	20%	308	19%	82	23%
College, undergraduate	233	12%	177	11%	56	16%
Graduate or Professional school	162	8%	93	6%	69	20%
Not enrolled in school	3,336	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	1,848	100%	1,094	100%	754	100%
Family Households:	1,490	81%	1,094	100%	396	53%
Married couple family	1,244	67%	883	81%	361	48%
Other family:	246	13%	211	19%	35	5%
Male householder, no wife	61	3%	51	5%	10	1%
Female householder, no husband	185	10%	160	15%	25	3%
Nonfamily households:	358	19%	0	0%	358	47%
Householder living alone	269	15%	----	----	----	----
Other nonfamily households	89	5%	----	----	----	----

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	1,884	100%	1848	36	2%	3.01
Single family (detached)	1,024	54%	1,024	0	0%	3.04
Single family (attached)	224	12%	224	0	0%	2.63
2 to 4 units	618	33%	583	35	6%	3.16
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	18	1%	17	1	6%	1.88
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	1,600	100%
Less than \$150,000	5	<1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	23	1%
\$250,000 to \$299,999	7	<1%
\$300,000 to \$399,999	172	11%
\$400,000 to \$499,999	239	15%
\$500,000 to \$749,999	598	37%
\$750,000 to \$999,999	436	27%
\$1,000,000 or more	120	8%

Median Value **\$649,493**

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	1,884	100%
2005 or Later	10	1%
2000 to 2004	126	7%
1990 to 1999	1,700	90%
1980 to 1989	30	2%
1970 to 1979	0	0%
1960 to 1969	0	0%
1950 to 1959	0	0%
1940 to 1949	18	1%
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	1,848	100%	248	100%	1,600	100%
1.00 occupant housing per room or less	1,789	97%	202	81%	1,587	99%
1.01 to 1.50 occupants per room	59	3%	46	19%	13	1%
1.51 to 2.00 occupants per room	0	0%	0	0%	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	248	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	166	67%
\$2,000 or more	74	30%
No cash rent	8	3%
Median contract rent	\$1,873	

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	248	100%
Less than 20 percent	71	29%
20.0 to 24.9 percent	106	43%
25.0 to 29.9 percent	20	8%
30.0 to 34.9 percent	10	4%
35.0 to 39.9 percent	16	6%
40.0 to 49.9 percent	0	0%
50.0 percent or more	17	7%
Not computed	8	3%

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	1,848	100%
No vehicle	22	1%
1 vehicle	445	24%
2 vehicles	969	52%
3 vehicles	289	16%
4 or more vehicles	123	7%

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	3,000	100%
Worked in state of residence	3,000	100%
Worked in county of residence	2,945	98%
Worked outside county of residence	55	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	3,954	100%	1,898	48%
In labor force	3,050	77%	1,557	51%
Armed forces	26	1%	17	65%
Civilian (employed)	2,944	97%	1,465	50%
Civilian (unemployed)	80	3%	75	94%
Not in labor force	904	23%	341	38%
Pct. of civilian labor force unemployed	2.6%		4.9%	

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	3,000	100%
Car, truck or van:	2,829	94%
Drove Alone	2,371	79%
Carpooled	458	15%
Public Transportation:	43	1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	43	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	13	<1%
Walked	22	1%
Other means	0	0%
Worked at home	93	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	3,000	100%
Did not work at home	2,907	97%
Less than 10 minutes	213	7%
10 to 19 minutes	731	24%
20 to 29 minutes	1,113	37%
30 to 44 minutes	634	21%
45 to 59 minutes	67	2%
60 to 89 minutes	75	3%
90 minutes or more	74	2%
Worked at home	93	3%
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+	2,965	100%
Agriculture, forestry, mining	0	0%
Utilities	29	1%
Construction	31	1%
Manufacturing	386	13%
Wholesale trade	81	3%
Retail trade	241	8%
Transportation & warehousing	69	2%
Information & communications	163	5%
Finance, insurance, & real estate	321	11%
Professional, scientific, management, administration	130	4%
Educational, social, & health services	644	22%
Art, entertainment, recreation, accommodations, food	129	4%
Other services	207	7%
Public administration	534	18%

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+	2,965	100%
Management, professional & related:	1,949	66%
Management (incl. farm managers)	468	16%
Business & financial	275	9%
Computer & mathematical	209	7%
Architecture & engineering	264	9%
Life, physical & social science	49	2%
Community & social service	96	3%
Legal	52	2%
Education, training, & library	159	5%
Art, entertainment, sports & media	54	2%
Healthcare practitioners	323	11%
Service:	147	5%
Healthcare support	19	1%
Protective service	36	1%
Food preparation & serving	31	1%
Building & grounds cleaning / maintenance	39	1%
Personal care & service	22	1%
Sales & office	677	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	74	2%
Production, transport & material moving	118	4%

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

Household Income

Number Percent

Total Households	1,848	100%
Less than \$15,000	36	2%
\$15,000 to \$29,999	4	<1%
\$30,000 to \$44,999	88	5%
\$45,000 to \$59,999	62	3%
\$60,000 to \$74,999	110	6%
\$75,000 to \$99,999	268	15%
\$100,000 to \$124,999	255	14%
\$125,000 to \$149,999	333	18%
\$150,000 to \$199,999	356	19%
\$200,000 or more	336	18%
Median Income	\$132,583	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,848	100%
With earnings	1,759	95%
With wage and salary income	1,687	91%
With self-employment income	237	13%
With interest, dividend, or net rental income	729	39%
With Social Security income	109	6%
With Supplemental Security income	40	2%
With public assistance income	53	3%
With retirement income	209	11%
With other types of income	192	10%

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	5,528	100%
Under .50	66	1%
.50 to .99	42	1%
1.00 to 1.24	148	3%
1.25 to 1.49	7	<1%
1.50 to 1.84	100	2%
1.85 to 1.99	7	<1%
2.00 and over	5,158	93%

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	5,528	100%
Above Poverty	5,420	98%
Below Poverty	108	2%

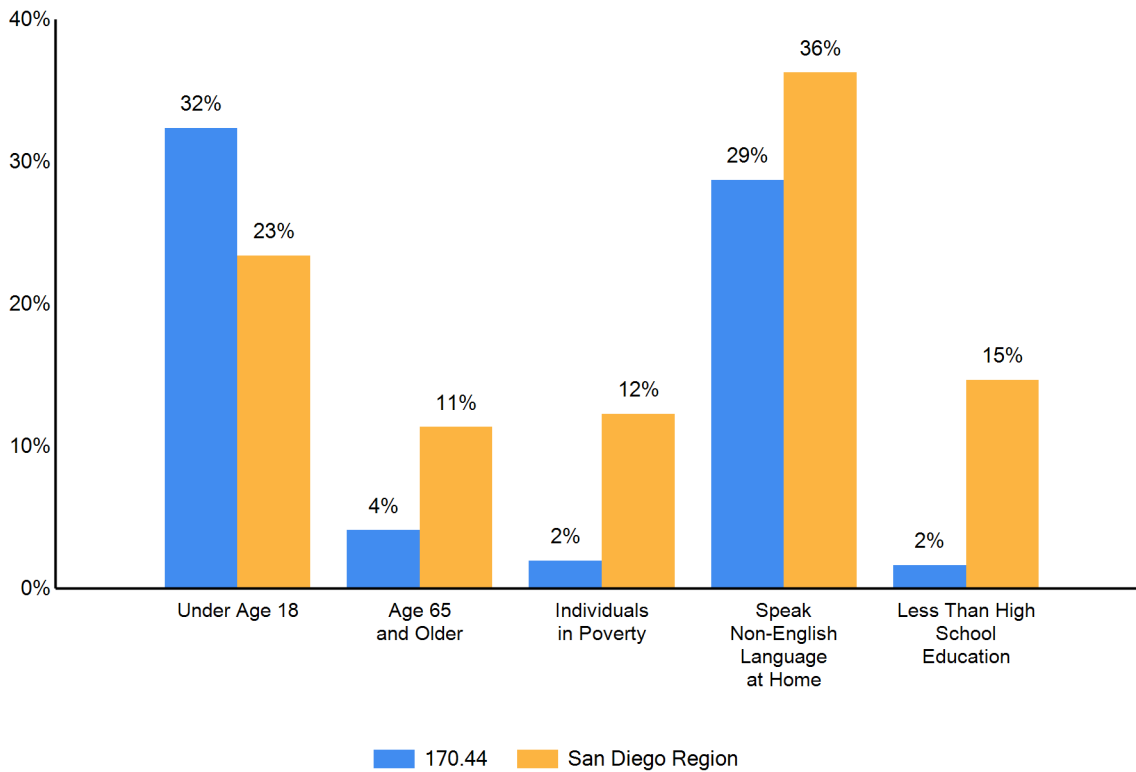
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,490	1,094	396	1,473	1,077	396	17	17	0
Married couple family	1,244	883	361	1,244	883	361	0	0	0
Male householder, no wife present	61	51	10	61	51	10	0	0	0
Female householder, no husband present	185	160	25	168	143	25	17	17	0

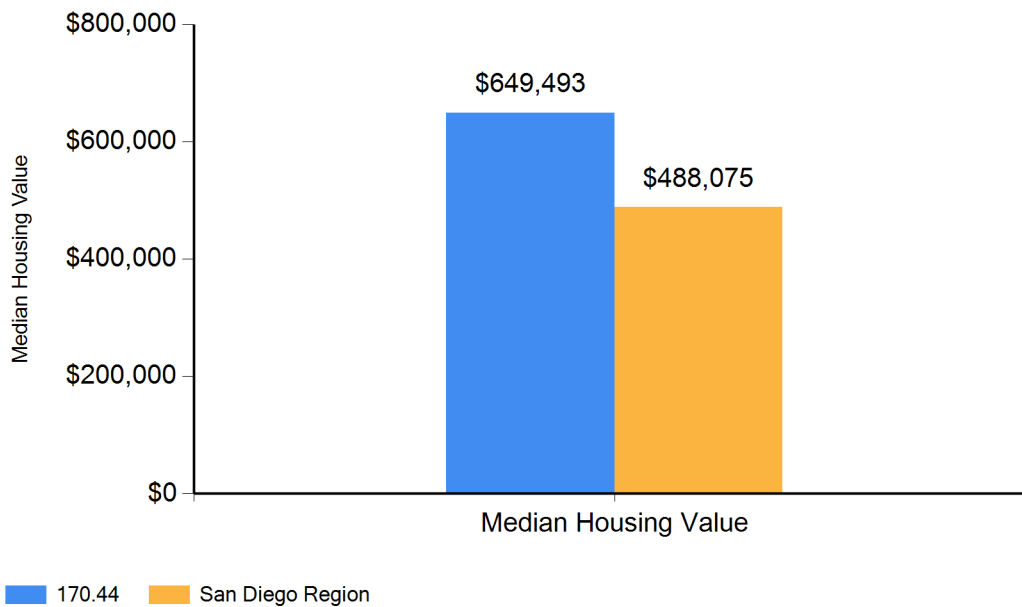
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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