



Demographic and Socioeconomic Profile 2010

TRACT: 91.01

Population by Race

	Population	Percent
Total Population	5,318	100%
White	3,972	75%
Hispanic	779	15%
Asian	265	5%
Two or More	184	3%
Black	70	1%
Other	24	<1%
American Indian	15	<1%
Pacific Islander	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,318	2,692	2,626	49%
Under 5	258	138	120	47%
5 to 9	231	113	118	51%
10 to 14	201	98	103	51%
15 to 17	137	72	65	47%
18 and 19	71	45	26	37%
20 to 24	266	157	109	41%
25 to 29	483	266	217	45%
30 to 34	450	247	203	45%
35 to 39	325	176	149	46%
40 to 44	363	192	171	47%
45 to 49	448	232	216	48%
50 to 54	422	214	208	49%
55 to 59	406	178	228	56%
60 and 61	121	61	60	50%
62 to 64	200	93	107	54%
65 to 69	258	121	137	53%
70 to 74	175	80	95	54%
75 to 79	162	72	90	56%
80 to 84	177	76	101	57%
85 and Older	164	61	103	63%
Under 18	827	421	406	49%
65 and older	936	410	526	56%
Median	43.3	40.9	45.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,628	100%
Never Married	1,416	31%
Married, excluding separated	2,355	51%
Separated	123	3%
Widowed	168	4%
Divorced	566	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	5,318	100%
Household	5,317	100%
Group Quarters - Other	1	<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.	5,318	779	3,972	70	15	265	9	24	184
Under 5	258	52	162	2	2	6	0	2	32
5 to 9	231	64	138	3	1	10	0	0	15
10 to 14	201	41	133	3	3	4	0	0	17
15 to 17	137	42	77	4	0	2	1	0	11
18 and 19	71	22	42	0	1	0	0	1	5
20 to 24	266	46	187	4	0	13	1	2	13
25 to 29	483	84	341	7	0	26	2	6	17
30 to 34	450	72	325	7	3	26	2	8	7
35 to 39	325	48	235	8	1	16	0	3	14
40 to 44	363	52	266	6	2	19	1	0	17
45 to 49	448	64	344	7	2	19	0	0	12
50 to 54	422	61	325	7	0	20	0	1	8
55 to 59	406	38	341	3	0	18	1	1	4
60 and 61	121	8	104	2	0	7	0	0	0
62 to 64	200	17	167	2	0	10	0	0	4
65 to 69	258	9	225	2	0	18	0	0	4
70 to 74	175	15	142	1	0	17	0	0	0
75 to 79	162	16	127	1	0	17	0	0	1
80 to 84	177	14	151	1	0	8	0	0	3
85 and Older	164	14	140	0	0	9	1	0	0
Under 18	827	199	510	12	6	22	1	2	75
65 and older	936	68	785	5	0	69	1	0	8
Median		32.7	46.2	38.1	30.8	47.8	31.3	30.6	24.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,060	100%
Speak Only English	4,141	82%
Speak Spanish:	470	9%
Speak English "well" or "very well"	331	7%
Speak English "not well" or "not at all"	139	3%
Speak Asian/Pacific Island language:	145	3%
Speak English "well" or "very well"	134	3%
Speak English "not well" or "not at all"	11	<1%
Speak other language:	304	5%
Speak English "well" or "very well"	263	5%
Speak English "not well" or "not at all"	41	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	4,154	100%
Less than 9th grade	85	2%
9th through 12th grade, no diploma	538	13%
High school grad (incl. equivalency)	713	17%
Some college, no degree	749	18%
Associate degree	501	12%
Bachelor's degree	797	19%
Master's degree	412	10%
Professional school degree	226	5%
Doctorate degree	133	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	5,158	100%	---	---	---	---
Enrolled in school	1,108	21%	903	18%	205	4%
Nursery / Preschool	59	5%	36	4%	23	11%
Kindergarten to grade 4	159	14%	159	18%	0	0%
Grade 5 to grade 8	70	6%	70	8%	0	0%
Grade 9 to grade 12	180	16%	139	15%	41	20%
College, undergraduate	537	48%	441	49%	96	47%
Graduate or Professional school	103	9%	58	6%	45	22%
Not enrolled in school	4,050	79%	---	---	---	---

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	2,287	100%	576	100%	1,711	100%
Family Households:	1,391	61%	538	93%	853	50%
Married couple family	1,073	47%	372	65%	701	41%
Other family:	318	14%	166	29%	152	9%
Male householder, no wife	67	3%	36	6%	31	2%
Female householder, no husband	251	11%	130	23%	121	7%
Nonfamily households:	896	39%	38	7%	858	50%
Householder living alone	599	26%	----	----	----	----
Other nonfamily households	297	13%	----	----	----	----

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	2,395	100%	2287	108	5%	2.32
Single family (detached)	1,701	71%	1,599	102	6%	2.39
Single family (attached)	291	12%	287	4	1%	2.40
2 to 4 units	102	4%	100	2	2%	2.07
5 to 9 units	42	2%	42	0	0%	2.10
10 or more units	259	11%	259	0	0%	1.98
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	1,388	100%
Less than \$150,000	12	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	11	1%
\$250,000 to \$299,999	29	2%
\$300,000 to \$399,999	135	10%
\$400,000 to \$499,999	131	9%
\$500,000 to \$749,999	531	38%
\$750,000 to \$999,999	365	26%
\$1,000,000 or more	174	13%

Median Value **\$677,820**

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	2,395	100%
2005 or Later	34	1%
2000 to 2004	0	0%
1990 to 1999	87	4%
1980 to 1989	180	8%
1970 to 1979	609	25%
1960 to 1969	357	15%
1950 to 1959	1,028	43%
1940 to 1949	65	3%
1939 or earlier	35	1%

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	2,287	100%	899	100%	1,388	100%
1.00 occupant housing per room or less	2,272	99%	894	99%	1,378	99%
1.01 to 1.50 occupants per room	15	1%	5	1%	10	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	899	100%
Less than \$500	0	0%
\$500 to \$599	22	2%
\$600 to \$699	34	4%
\$700 to \$799	11	1%
\$800 to \$899	15	2%
\$900 to \$999	13	1%
\$1,000 to \$1,249	247	27%
\$1,250 to \$1,499	366	41%
\$1,500 to \$1,999	144	16%
\$2,000 or more	31	3%
No cash rent	16	2%
Median contract rent	\$1,323	

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	899	100%
Less than 20 percent	180	20%
20.0 to 24.9 percent	120	13%
25.0 to 29.9 percent	57	6%
30.0 to 34.9 percent	77	9%
35.0 to 39.9 percent	82	9%
40.0 to 49.9 percent	61	7%
50.0 percent or more	306	34%
Not computed	16	2%

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	2,287	100%
No vehicle	28	1%
1 vehicle	688	30%
2 vehicles	1,039	45%
3 vehicles	425	19%
4 or more vehicles	107	5%

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	2,850	100%
Worked in state of residence	2,850	100%
Worked in county of residence	2,814	99%
Worked outside county of residence	36	1%
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	4,584	100%	2,318	51%
In labor force	3,084	67%	1,708	55%
Armed forces	6	<1%	6	100%
Civilian (employed)	2,825	92%	1,541	55%
Civilian (unemployed)	253	8%	161	64%
Not in labor force	1,500	33%	610	41%
Pct. of civilian labor force unemployed	8.2%		9.5%	

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	2,850	100%
Car, truck or van:	2,477	87%
Drove Alone	2,361	83%
Carpooled	116	4%
Public Transportation:	113	4%
Bus	100	4%
Trolley / Streetcar	13	<1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	12	<1%
Bicycle	52	2%
Walked	30	1%
Other means	0	0%
Worked at home	166	6%

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	2,850	100%
Did not work at home	2,684	94%
Less than 10 minutes	240	8%
10 to 19 minutes	1,058	37%
20 to 29 minutes	664	23%
30 to 44 minutes	589	21%
45 to 59 minutes	53	2%
60 to 89 minutes	44	2%
90 minutes or more	36	1%
Worked at home	166	6%
Average time to work (minutes)	25	--

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+	2,835	100%
Agriculture, forestry, mining	15	1%
Utilities	0	0%
Construction	203	7%
Manufacturing	132	5%
Wholesale trade	60	2%
Retail trade	314	11%
Transportation & warehousing	83	3%
Information & communications	64	2%
Finance, insurance, & real estate	271	10%
Professional, scientific, management, administration	69	2%
Educational, social, & health services	609	21%
Art, entertainment, recreation, accommodations, food	432	15%
Other services	190	7%
Public administration	393	14%

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+	2,835	100%
Management, professional & related:	1,373	48%
Management (incl. farm managers)	514	18%
Business & financial	73	3%
Computer & mathematical	108	4%
Architecture & engineering	21	1%
Life, physical & social science	75	3%
Community & social service	69	2%
Legal	38	1%
Education, training, & library	182	6%
Art, entertainment, sports & media	105	4%
Healthcare practitioners	188	7%
Service:	588	21%
Healthcare support	13	<1%
Protective service	51	2%
Food preparation & serving	290	10%
Building & grounds cleaning / maintenance	139	5%
Personal care & service	95	3%
Sales & office	540	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	172	6%
Production, transport & material moving	162	6%

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

Household Income

Number Percent

Total Households	2,287	100%
Less than \$15,000	94	4%
\$15,000 to \$29,999	190	8%
\$30,000 to \$44,999	396	17%
\$45,000 to \$59,999	222	10%
\$60,000 to \$74,999	427	19%
\$75,000 to \$99,999	315	14%
\$100,000 to \$124,999	154	7%
\$125,000 to \$149,999	188	8%
\$150,000 to \$199,999	140	6%
\$200,000 or more	161	7%
Median Income	\$68,484	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,287	100%
With earnings	1,924	84%
With wage and salary income	1,824	80%
With self-employment income	391	17%
With interest, dividend, or net rental income	977	43%
With Social Security income	702	31%
With Supplemental Security income	72	3%
With public assistance income	41	2%
With retirement income	446	20%
With other types of income	270	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	5,318	100%
Under .50	161	3%
.50 to .99	184	3%
1.00 to 1.24	33	1%
1.25 to 1.49	441	8%
1.50 to 1.84	203	4%
1.85 to 1.99	266	5%
2.00 and over	4,030	76%

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	5,318	100%
Above Poverty	4,973	94%
Below Poverty	345	6%

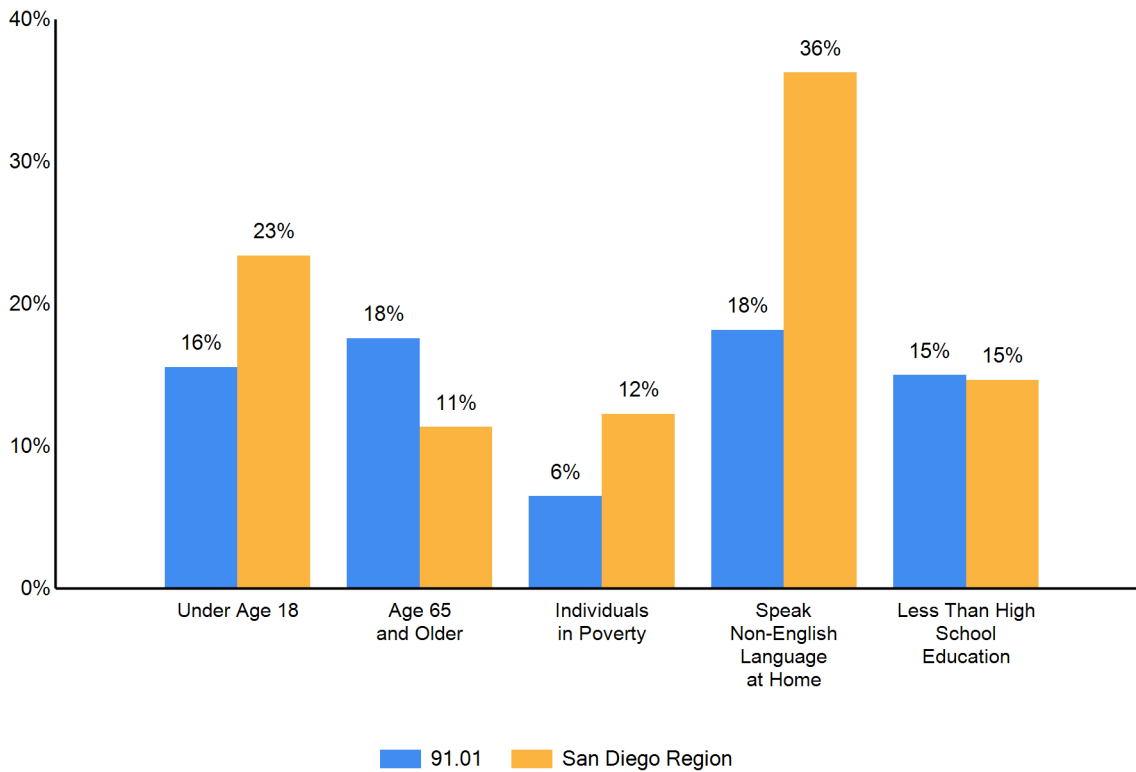
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,391	538	853	1,362	509	853	29	29	0
Married couple family	1,073	372	701	1,058	357	701	15	15	0
Male householder, no wife present	67	36	31	67	36	31	0	0	0
Female householder, no husband present	251	130	121	237	116	121	14	14	0

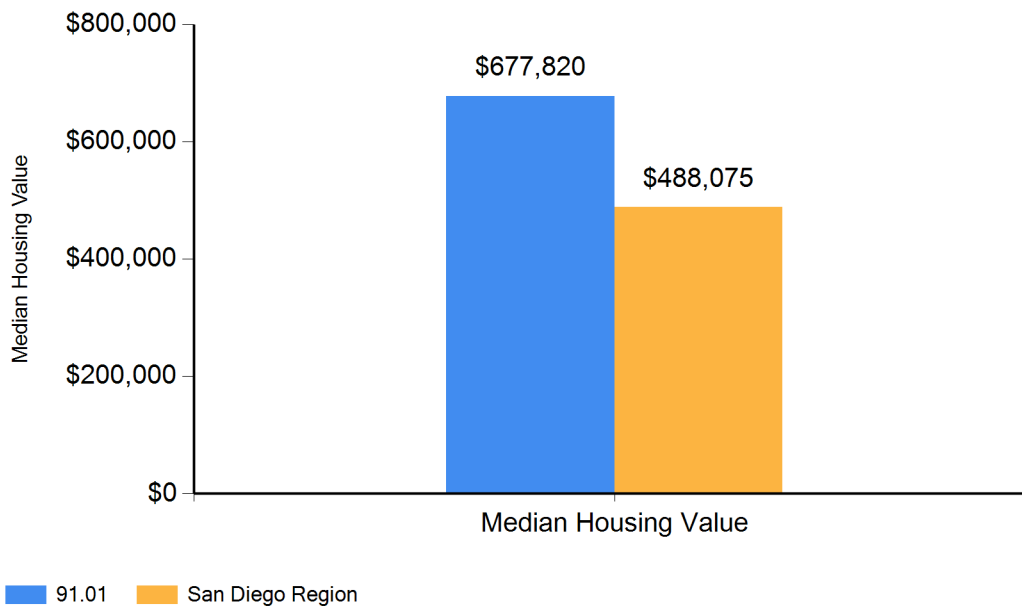
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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