



## Demographic and Socioeconomic Profile 2010

TRACT: 89.02

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>2,221</b>	<b>100%</b>
White	1,516	68%
Hispanic	342	15%
Asian	172	8%
Black	104	5%
Two or More	66	3%
Pacific Islander	13	1%
Other	5	<1%
American Indian	3	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>2,221</b>	<b>1,126</b>	<b>1,095</b>	<b>49%</b>
Under 5	81	42	39	48%
5 to 9	25	14	11	44%
10 to 14	19	15	4	21%
15 to 17	16	11	5	31%
18 and 19	31	15	16	52%
20 to 24	264	125	139	53%
25 to 29	328	163	165	50%
30 to 34	247	147	100	40%
35 to 39	176	99	77	44%
40 to 44	136	75	61	45%
45 to 49	130	71	59	45%
50 to 54	141	73	68	48%
55 to 59	136	66	70	51%
60 and 61	60	30	30	50%
62 to 64	69	29	40	58%
65 to 69	97	47	50	52%
70 to 74	66	26	40	61%
75 to 79	74	32	42	57%
80 to 84	74	28	46	62%
85 and Older	51	18	33	65%
Under 18	141	82	59	42%
65 and older	362	151	211	58%
<b>Median</b>	<b>37.8</b>	<b>36.6</b>	<b>39.4</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,096</b>	<b>100%</b>
Never Married	917	44%
Married, excluding separated	699	33%
Separated	23	1%
Widowed	104	5%
Divorced	353	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
<b>Total population</b>	<b>2,221</b>	<b>100%</b>
Household	2,100	95%
Group Quarters - Other	121	5%
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
<b>Total Pop.</b>	<b>2,221</b>	<b>342</b>	<b>1,516</b>	<b>104</b>	<b>3</b>	<b>172</b>	<b>13</b>	<b>5</b>	<b>66</b>
Under 5	81	17	38	6	0	7	2	0	11
5 to 9	25	8	12	1	0	0	0	0	4
10 to 14	19	3	11	2	1	1	0	0	1
15 to 17	16	6	7	1	0	0	0	0	2
18 and 19	31	6	19	2	0	2	2	0	0
20 to 24	264	48	174	10	0	24	0	0	8
25 to 29	328	52	220	16	0	30	1	0	9
30 to 34	247	33	164	11	0	31	0	3	5
35 to 39	176	25	109	12	1	21	3	2	3
40 to 44	136	27	81	8	1	15	1	0	3
45 to 49	130	11	92	9	0	11	2	0	5
50 to 54	141	30	89	8	0	9	0	0	5
55 to 59	136	17	103	10	0	6	0	0	0
60 and 61	60	7	50	0	0	3	0	0	0
62 to 64	69	14	53	1	0	0	1	0	0
65 to 69	97	12	76	4	0	2	0	0	3
70 to 74	66	5	53	1	0	3	0	0	4
75 to 79	74	10	55	1	0	7	0	0	1
80 to 84	74	8	65	1	0	0	0	0	0
85 and Older	51	3	45	0	0	0	1	0	2
Under 18	141	34	68	10	1	8	2	0	18
65 and older	362	38	294	7	0	12	1	0	10
<b>Median</b>		<b>34.7</b>	<b>40.2</b>	<b>36.3</b>	<b>37.5</b>	<b>33.5</b>	<b>37.5</b>	<b>34.2</b>	<b>28.9</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>2,140</b>	<b>100%</b>
Speak Only English	1,814	85%
Speak Spanish:	51	2%
Speak English "well" or "very well"	51	2%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	148	7%
Speak English "well" or "very well"	148	7%
Speak English "not well" or "not at all"	0	0%
Speak other language:	127	5%
Speak English "well" or "very well"	117	5%
Speak English "not well" or "not at all"	10	<1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

## Educational Attainment

	Number	Percent
<b>Total population age 25 and older</b>	<b>1,785</b>	<b>100%</b>
Less than 9th grade	0	0%
9th through 12th grade, no diploma	16	1%
High school grad (incl. equivalency)	179	10%
Some college, no degree	471	26%
Associate degree	201	11%
Bachelor's degree	658	37%
Master's degree	143	8%
Professional school degree	76	4%
Doctorate degree	41	2%

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
<b>Total population age 3 and older</b>	<b>2,162</b>	<b>100%</b>	---	---	---	---
Enrolled in school	331	15%	116	5%	215	10%
Nursery / Preschool	40	12%	0	0%	40	19%
Kindergarten to grade 4	15	5%	15	13%	0	0%
Grade 5 to grade 8	0	0%	0	0%	0	0%
Grade 9 to grade 12	39	12%	39	34%	0	0%
College, undergraduate	175	53%	52	45%	123	57%
Graduate or Professional school	62	19%	10	9%	52	24%
Not enrolled in school	1,831	85%	---	---	---	---

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
<b>Total households</b>	<b>1,274</b>	<b>100%</b>	<b>83</b>	<b>100%</b>	<b>1,191</b>	<b>100%</b>
Family Households:	404	32%	83	100%	321	27%
Married couple family	314	25%	25	30%	289	24%
Other family:	90	7%	58	70%	32	3%
Male householder, no wife	69	5%	58	70%	11	1%
Female householder, no husband	21	2%	0	0%	21	2%
Nonfamily households:	870	68%	0	0%	870	73%
Householder living alone	654	51%	----	----	----	----
Other nonfamily households	216	17%	----	----	----	----

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
<b>Total Housing Units</b>	<b>1,585</b>	<b>100%</b>	<b>1274</b>	<b>311</b>	<b>20%</b>	<b>1.65</b>
Single family (detached)	1	<1%	1	0	0%	2.00
Single family (attached)	30	2%	24	6	20%	1.83
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	13	1%	10	3	23%	1.70
10 or more units	1,541	97%	1,239	302	20%	1.64
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
<b>Total Owner-Occupied Units</b>	<b>763</b>	<b>100%</b>
Less than \$150,000	7	1%
\$150,000 to \$199,999	97	13%
\$200,000 to \$249,999	52	7%
\$250,000 to \$299,999	111	15%
\$300,000 to \$399,999	239	31%
\$400,000 to \$499,999	215	28%
\$500,000 to \$749,999	38	5%
\$750,000 to \$999,999	4	1%
\$1,000,000 or more	0	0%

**Median Value**                      **\$348,109**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>1,585</b>	<b>100%</b>
2005 or Later	305	19%
2000 to 2004	69	4%
1990 to 1999	17	1%
1980 to 1989	788	50%
1970 to 1979	371	23%
1960 to 1969	35	2%
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
<b>Total occupied housing units</b>	<b>1,274</b>	<b>100%</b>	<b>511</b>	<b>100%</b>	<b>763</b>	<b>100%</b>
1.00 occupant housing per room or less	1,262	99%	499	98%	763	100%
1.01 to 1.50 occupants per room	12	1%	12	2%	0	0%
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
<b>Total Units</b>	<b>511</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	23	5%
\$700 to \$799	0	0%
\$800 to \$899	11	2%
\$900 to \$999	27	5%
\$1,000 to \$1,249	29	6%
\$1,250 to \$1,499	72	14%
\$1,500 to \$1,999	274	54%
\$2,000 or more	66	13%
No cash rent	9	2%
<b>Median contract rent</b>	<b>\$1,671</b>	

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
<b>Total Units</b>	<b>511</b>	<b>100%</b>
Less than 20 percent	65	13%
20.0 to 24.9 percent	107	21%
25.0 to 29.9 percent	56	11%
30.0 to 34.9 percent	77	15%
35.0 to 39.9 percent	39	8%
40.0 to 49.9 percent	93	18%
50.0 percent or more	65	13%
Not computed	9	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
<b>Total Availability</b>	<b>1,274</b>	<b>100%</b>
No vehicle	36	3%
1 vehicle	831	65%
2 vehicles	374	29%
3 vehicles	23	2%
4 or more vehicles	10	1%

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
<b>Total Workers</b>	<b>1,414</b>	<b>100%</b>
Worked in state of residence	1,414	100%
Worked in county of residence	1,414	100%
Worked outside county of residence	0	0%
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
<b>Population age 16 and older</b>	<b>2,092</b>	<b>100%</b>	<b>1,051</b>	<b>50%</b>
In labor force	1,466	70%	804	55%
Armed forces	95	6%	95	100%
Civilian (employed)	1,336	91%	690	52%
Civilian (unemployed)	35	2%	19	54%
Not in labor force	626	30%	247	39%
Pct. of civilian labor force unemployed	2.6%		2.7%	

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
<b>Total Workers</b>	<b>1,414</b>	<b>100%</b>
Car, truck or van:	1,290	91%
Drove Alone	1,259	89%
Carpooled	31	2%
Public Transportation:	14	1%
Bus	14	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	15	1%
Bicycle	0	0%
Walked	28	2%
Other means	0	0%
Worked at home	67	5%

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
<b>Total Workers</b>	<b>1,414</b>	<b>100%</b>
Did not work at home	1,347	95%
Less than 10 minutes	318	22%
10 to 19 minutes	517	37%
20 to 29 minutes	350	25%
30 to 44 minutes	147	10%
45 to 59 minutes	0	0%
60 to 89 minutes	8	1%
90 minutes or more	7	<1%
Worked at home	67	5%
<b>Average time to work (minutes)</b>	<b>19</b>	<b>--</b>

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
<b>Total employed civilian age 16+</b>	<b>1,315</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	0	0%
Manufacturing	98	7%
Wholesale trade	0	0%
Retail trade	53	4%
Transportation & warehousing	0	0%
Information & communications	34	3%
Finance, insurance, & real estate	140	11%
Professional, scientific, management, administration	79	6%
Educational, social, & health services	329	25%
Art, entertainment, recreation, accommodations, food	137	10%
Other services	129	10%
Public administration	316	24%

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

<b>Total employed civilian age 16+</b>	<b>1,315</b>	<b>100%</b>
Management, professional & related:	778	59%
Management (incl. farm managers)	213	16%
Business & financial	148	11%
Computer & mathematical	101	8%
Architecture & engineering	44	3%
Life, physical & social science	0	0%
Community & social service	26	2%
Legal	13	1%
Education, training, & library	47	4%
Art, entertainment, sports & media	58	4%
Healthcare practitioners	128	10%
Service:	138	10%
Healthcare support	1	<1%
Protective service	9	1%
Food preparation & serving	55	4%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	73	6%
Sales & office	337	26%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	49	4%
Production, transport & material moving	13	1%

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

## Household Income

Number Percent

<b>Total Households</b>	<b>1,274</b>	<b>100%</b>
Less than \$15,000	81	6%
\$15,000 to \$29,999	191	15%
\$30,000 to \$44,999	134	11%
\$45,000 to \$59,999	199	16%
\$60,000 to \$74,999	185	15%
\$75,000 to \$99,999	165	13%
\$100,000 to \$124,999	92	7%
\$125,000 to \$149,999	105	8%
\$150,000 to \$199,999	69	5%
\$200,000 or more	53	4%
<b>Median Income</b>	<b>\$62,595</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,274</b>	<b>100%</b>
With earnings	1,046	82%
With wage and salary income	955	75%
With self-employment income	216	17%
With interest, dividend, or net rental income	383	30%
With Social Security income	291	23%
With Supplemental Security income	6	<1%
With public assistance income	0	0%
With retirement income	167	13%
With other types of income	181	14%

*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
<b>Total</b>	<b>2,221</b>	<b>100%</b>
Under .50	11	0%
.50 to .99	91	4%
1.00 to 1.24	14	1%
1.25 to 1.49	173	8%
1.50 to 1.84	150	7%
1.85 to 1.99	59	3%
2.00 and over	1,723	78%

*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
<b>Total</b>	<b>2,221</b>	<b>100%</b>
Above Poverty	2,119	95%
Below Poverty	102	5%

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

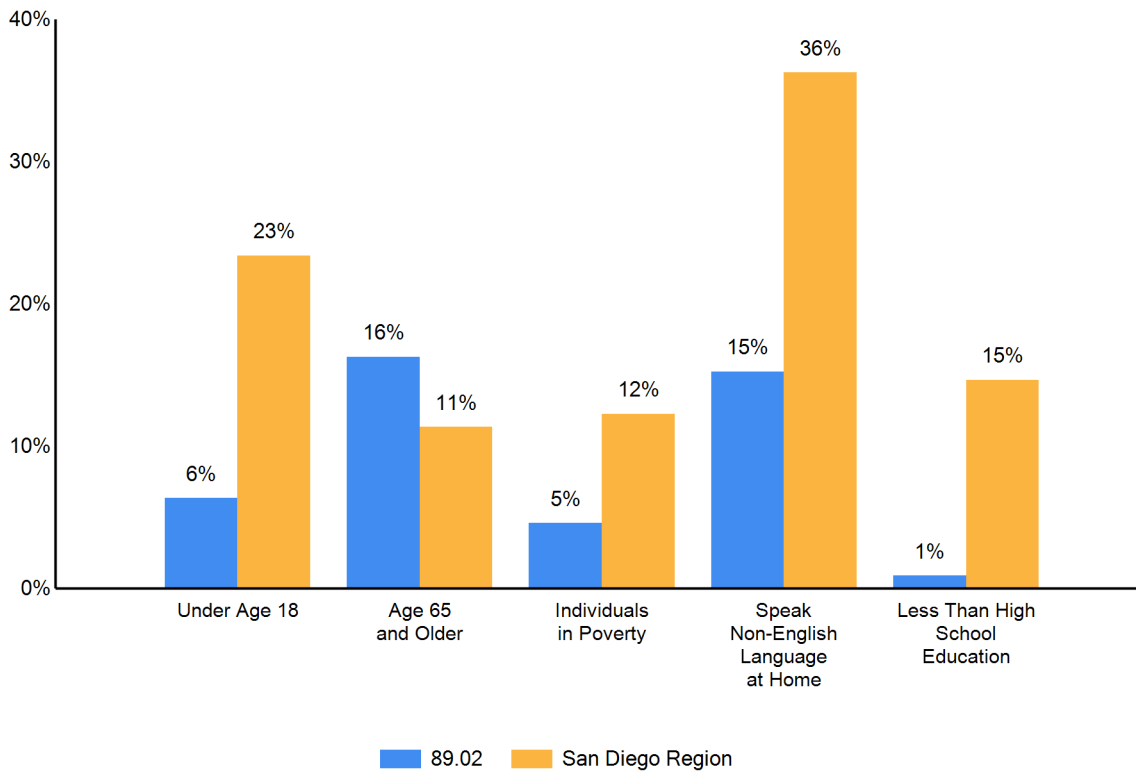
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>404</b>	<b>83</b>	<b>321</b>	<b>404</b>	<b>83</b>	<b>321</b>	<b>0</b>	<b>0</b>	<b>0</b>
Married couple family	314	25	289	314	25	289	0	0	0
Male householder, no wife present	69	58	11	69	58	11	0	0	0
Female householder, no husband present	21	0	21	21	0	21	0	0	0

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

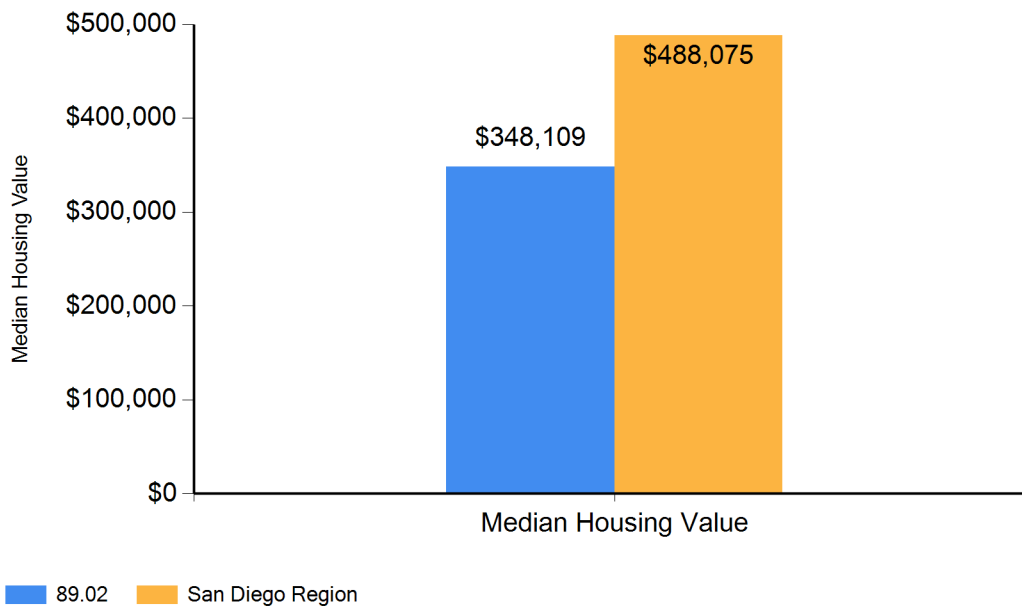


## Demographic and Socioeconomic Characteristics



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