



## Demographic and Socioeconomic Profile 2010

TRACT: 31.07

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,992</b>	<b>100%</b>
Hispanic	2,322	39%
Asian	1,341	22%
Black	1,119	19%
White	794	13%
Two or More	277	5%
Pacific Islander	103	2%
American Indian	34	1%
Other	2	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,992</b>	<b>2,946</b>	<b>3,046</b>	<b>51%</b>
Under 5	386	205	181	47%
5 to 9	420	208	212	50%
10 to 14	457	237	220	48%
15 to 17	322	153	169	52%
18 and 19	208	109	99	48%
20 to 24	408	209	199	49%
25 to 29	412	221	191	46%
30 to 34	371	179	192	52%
35 to 39	387	197	190	49%
40 to 44	397	200	197	50%
45 to 49	401	202	199	50%
50 to 54	454	218	236	52%
55 to 59	371	175	196	53%
60 and 61	128	56	72	56%
62 to 64	162	73	89	55%
65 to 69	218	94	124	57%
70 to 74	245	108	137	56%
75 to 79	123	45	78	63%
80 to 84	83	40	43	52%
85 and Older	39	17	22	56%
Under 18	1,585	803	782	49%
65 and older	708	304	404	57%
<b>Median</b>	<b>35.2</b>	<b>33.7</b>	<b>36.6</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,729</b>	<b>100%</b>
Never Married	1,744	37%
Married, excluding separated	2,207	47%
Separated	127	3%
Widowed	256	5%
Divorced	395	8%

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>5,992</b>	<b>100%</b>
Household	5,902	98%
Group Quarters - Other	90	2%
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
<b>Total Pop.</b>	<b>5,992</b>	<b>2,322</b>	<b>794</b>	<b>1,119</b>	<b>34</b>	<b>1,341</b>	<b>103</b>	<b>2</b>	<b>277</b>
Under 5	386	195	28	46	1	81	7	0	28
5 to 9	420	216	21	76	0	66	5	1	35
10 to 14	457	220	36	82	2	69	9	0	39
15 to 17	322	166	14	71	1	45	1	0	24
18 and 19	208	96	14	41	4	36	3	0	14
20 to 24	408	182	33	74	5	72	15	0	27
25 to 29	412	175	54	41	5	109	7	0	21
30 to 34	371	163	51	52	1	81	5	0	18
35 to 39	387	180	41	75	2	66	9	0	14
40 to 44	397	162	50	74	3	94	8	0	6
45 to 49	401	139	76	82	5	84	6	0	9
50 to 54	454	135	94	89	0	114	7	0	15
55 to 59	371	99	78	68	3	113	3	1	6
60 and 61	128	31	31	21	1	40	1	0	3
62 to 64	162	36	34	46	0	42	0	0	4
65 to 69	218	42	47	49	1	73	2	0	4
70 to 74	245	48	41	75	0	64	10	0	7
75 to 79	123	18	26	34	0	40	3	0	2
80 to 84	83	13	19	14	0	35	1	0	1
85 and Older	39	6	6	9	0	17	1	0	0
Under 18	1,585	797	99	275	4	261	22	1	126
65 and older	708	127	139	181	1	229	17	0	14
<b>Median</b>		<b>27.5</b>	<b>48.6</b>	<b>40.1</b>	<b>29.0</b>	<b>42.4</b>	<b>34.5</b>	<b>55.0</b>	<b>19.8</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>5,606</b>	<b>100%</b>
Speak Only English	2,646	47%
Speak Spanish:	1,781	32%
Speak English "well" or "very well"	1,199	21%
Speak English "not well" or "not at all"	582	10%
Speak Asian/Pacific Island language:	1,134	20%
Speak English "well" or "very well"	948	17%
Speak English "not well" or "not at all"	186	3%
Speak other language:	45	1%
Speak English "well" or "very well"	45	1%
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
<b>Total population age 25 and older</b>	<b>3,791</b>	<b>100%</b>
Less than 9th grade	577	15%
9th through 12th grade, no diploma	308	8%
High school grad (incl. equivalency)	956	25%
Some college, no degree	1,058	28%
Associate degree	267	7%
Bachelor's degree	519	14%
Master's degree	79	2%
Professional school degree	27	1%
Doctorate degree	0	0%

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>5,756</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,852	32%	1,529	27%	323	6%
Nursery / Preschool	117	6%	78	5%	39	12%
Kindergarten to grade 4	448	24%	432	28%	16	5%
Grade 5 to grade 8	505	27%	426	28%	79	24%
Grade 9 to grade 12	402	22%	360	24%	42	13%
College, undergraduate	249	13%	220	14%	29	9%
Graduate or Professional school	131	7%	13	1%	118	37%
Not enrolled in school	3,904	68%	---	---	---	---

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>1,554</b>	<b>100%</b>	<b>870</b>	<b>100%</b>	<b>684</b>	<b>100%</b>
Family Households:	1,376	89%	870	100%	506	74%
Married couple family	932	60%	560	64%	372	54%
Other family:	444	29%	310	36%	134	20%
Male householder, no wife	100	6%	75	9%	25	4%
Female householder, no husband	344	22%	235	27%	109	16%
Nonfamily households:	178	11%	0	0%	178	26%
Householder living alone	137	9%	----	----	----	----
Other nonfamily households	41	3%	----	----	----	----

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>1,624</b>	<b>100%</b>	<b>1554</b>	<b>70</b>	<b>4%</b>	<b>3.80</b>
Single family (detached)	1,501	92%	1,431	70	5%	3.84
Single family (attached)	1	<1%	1	0	0%	4.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	8	0%	8	0	0%	3.25
10 or more units	114	7%	114	0	0%	3.28
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>1,127</b>	<b>100%</b>
Less than \$150,000	47	4%
\$150,000 to \$199,999	39	3%
\$200,000 to \$249,999	28	2%
\$250,000 to \$299,999	58	5%
\$300,000 to \$399,999	359	32%
\$400,000 to \$499,999	373	33%
\$500,000 to \$749,999	214	19%
\$750,000 to \$999,999	9	1%
\$1,000,000 or more	0	0%

**Median Value** **\$409,249**

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>1,624</b>	<b>100%</b>
2005 or Later	22	1%
2000 to 2004	0	0%
1990 to 1999	14	1%
1980 to 1989	104	6%
1970 to 1979	843	52%
1960 to 1969	404	25%
1950 to 1959	216	13%
1940 to 1949	0	0%
1939 or earlier	21	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
<b>Total occupied housing units</b>	<b>1,554</b>	<b>100%</b>	<b>427</b>	<b>100%</b>	<b>1,127</b>	<b>100%</b>
1.00 occupant housing per room or less	1,471	95%	406	95%	1,065	94%
1.01 to 1.50 occupants per room	83	5%	21	5%	62	6%
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>427</b>	<b>100%</b>
Less than \$500	21	5%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	44	10%
\$900 to \$999	0	0%
\$1,000 to \$1,249	117	27%
\$1,250 to \$1,499	80	19%
\$1,500 to \$1,999	153	36%
\$2,000 or more	0	0%
No cash rent	12	3%
<b>Median contract rent</b>	<b>\$1,348</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>427</b>	<b>100%</b>
Less than 20 percent	25	6%
20.0 to 24.9 percent	49	11%
25.0 to 29.9 percent	63	15%
30.0 to 34.9 percent	100	23%
35.0 to 39.9 percent	12	3%
40.0 to 49.9 percent	14	3%
50.0 percent or more	152	36%
Not computed	12	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
<b>Total Availability</b>	<b>1,554</b>	<b>100%</b>
No vehicle	27	2%
1 vehicle	219	14%
2 vehicles	643	41%
3 vehicles	516	33%
4 or more vehicles	149	10%

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>2,699</b>	<b>100%</b>
Worked in state of residence	2,699	100%
Worked in county of residence	2,668	99%
Worked outside county of residence	31	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
<b>Population age 16 and older</b>	<b>4,630</b>	<b>100%</b>	<b>2,255</b>	<b>49%</b>
In labor force	3,147	68%	1,721	55%
Armed forces	81	3%	81	100%
Civilian (employed)	2,691	86%	1,479	55%
Civilian (unemployed)	375	12%	161	43%
Not in labor force	1,483	32%	534	36%
Pct. of civilian labor force unemployed	12.2%		9.8%	

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>2,699</b>	<b>100%</b>
Car, truck or van:	2,342	87%
Drove Alone	2,067	77%
Carpooled	275	10%
Public Transportation:	49	2%
Bus	49	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	58	2%
Bicycle	0	0%
Walked	28	1%
Other means	0	0%
Worked at home	222	8%

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>2,699</b>	<b>100%</b>
Did not work at home	2,477	92%
Less than 10 minutes	116	4%
10 to 19 minutes	641	24%
20 to 29 minutes	729	27%
30 to 44 minutes	754	28%
45 to 59 minutes	216	8%
60 to 89 minutes	21	1%
90 minutes or more	0	0%
Worked at home	222	8%
<b>Average time to work (minutes)</b>	<b>28</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>2,623</b>	<b>100%</b>
Agriculture, forestry, mining	8	<1%
Utilities	0	0%
Construction	96	4%
Manufacturing	108	4%
Wholesale trade	37	1%
Retail trade	308	12%
Transportation & warehousing	163	6%
Information & communications	122	5%
Finance, insurance, & real estate	66	3%
Professional, scientific, management, administration	353	13%
Educational, social, & health services	487	19%
Art, entertainment, recreation, accommodations, food	199	8%
Other services	344	13%
Public administration	332	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

<b>Total employed civilian age 16+</b>	<b>2,623</b>	<b>100%</b>
Management, professional & related:	686	26%
Management (incl. farm managers)	172	7%
Business & financial	91	3%
Computer & mathematical	82	3%
Architecture & engineering	69	3%
Life, physical & social science	0	0%
Community & social service	39	1%
Legal	0	0%
Education, training, & library	99	4%
Art, entertainment, sports & media	71	3%
Healthcare practitioners	63	2%
Service:	684	26%
Healthcare support	128	5%
Protective service	104	4%
Food preparation & serving	57	2%
Building & grounds cleaning / maintenance	265	10%
Personal care & service	130	5%
Sales & office	571	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	169	6%
Production, transport & material moving	513	20%

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>1,554</b>	<b>100%</b>
Less than \$15,000	42	3%
\$15,000 to \$29,999	195	13%
\$30,000 to \$44,999	164	11%
\$45,000 to \$59,999	239	15%
\$60,000 to \$74,999	238	15%
\$75,000 to \$99,999	335	22%
\$100,000 to \$124,999	204	13%
\$125,000 to \$149,999	89	6%
\$150,000 to \$199,999	24	2%
\$200,000 or more	24	2%
<b>Median Income</b>	<b>\$68,634</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,554</b>	<b>100%</b>
With earnings	1,294	83%
With wage and salary income	1,224	79%
With self-employment income	173	11%
With interest, dividend, or net rental income	136	9%
With Social Security income	431	28%
With Supplemental Security income	93	6%
With public assistance income	42	3%
With retirement income	327	21%
With other types of income	269	17%

*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>5,890</b>	<b>100%</b>
Under .50	377	6%
.50 to .99	296	5%
1.00 to 1.24	74	1%
1.25 to 1.49	187	3%
1.50 to 1.84	308	5%
1.85 to 1.99	174	3%
2.00 and over	4,474	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
<b>Total</b>	<b>5,890</b>	<b>100%</b>
Above Poverty	5,217	89%
Below Poverty	673	11%

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

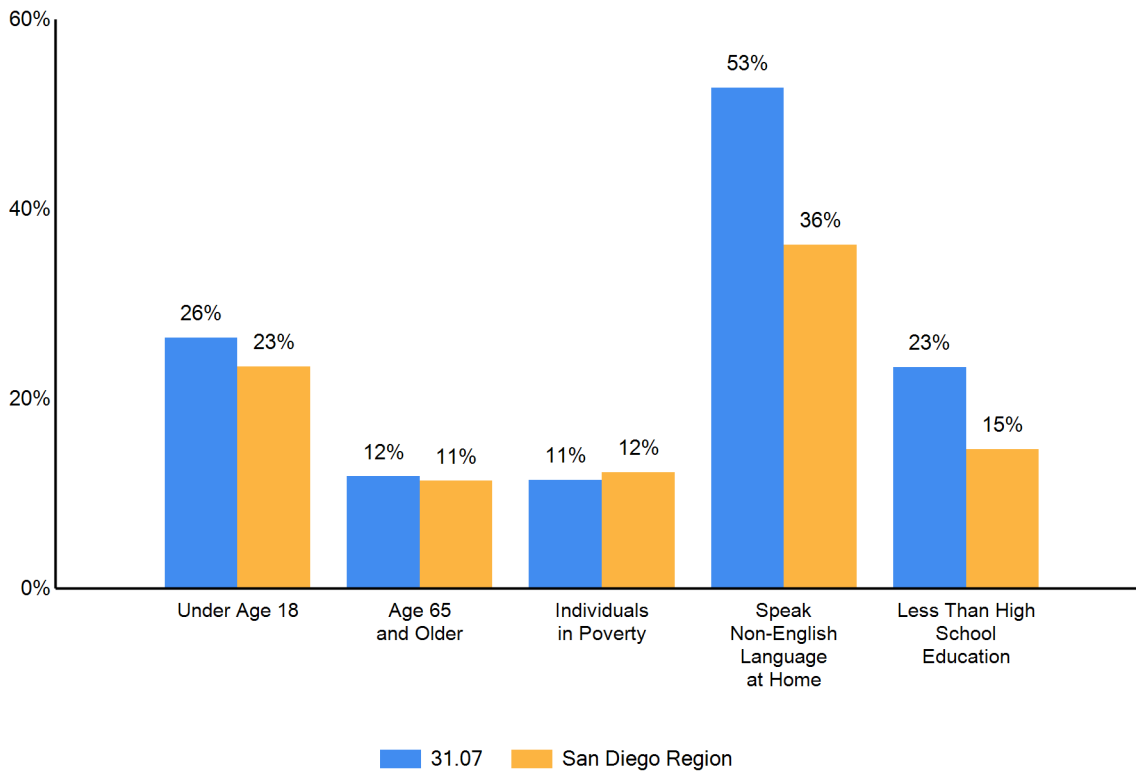
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,376</b>	<b>870</b>	<b>506</b>	<b>1,310</b>	<b>804</b>	<b>506</b>	<b>66</b>	<b>66</b>	<b>0</b>
Married couple family	932	560	372	932	560	372	0	0	0
Male householder, no wife present	100	75	25	100	75	25	0	0	0
Female householder, no husband present	344	235	109	278	169	109	66	66	0

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

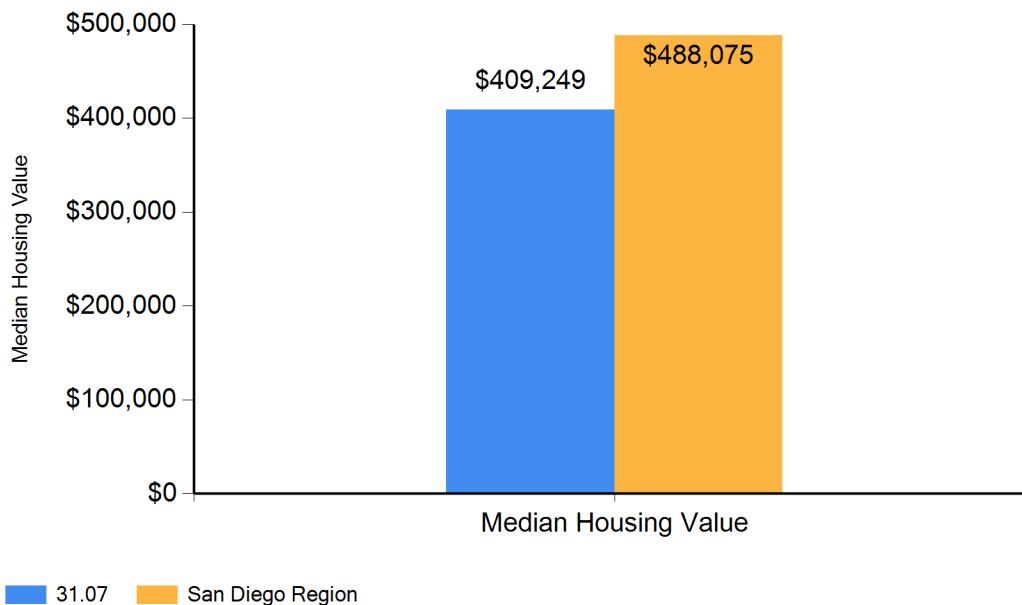


## Demographic and Socioeconomic Characteristics



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