



Demographic and Socioeconomic Profile 2010

TRACT: 83.53

Population by Race

	Population	Percent
Total Population	5,048	100%
White	1,961	39%
Asian	1,946	39%
Hispanic	593	12%
Two or More	311	6%
Black	192	4%
Pacific Islander	25	<1%
American Indian	16	<1%
Other	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,048	2,577	2,471	49%
Under 5	307	159	148	48%
5 to 9	273	146	127	47%
10 to 14	309	158	151	49%
15 to 17	208	117	91	44%
18 and 19	134	75	59	44%
20 to 24	341	192	149	44%
25 to 29	388	209	179	46%
30 to 34	349	184	165	47%
35 to 39	339	171	168	50%
40 to 44	403	210	193	48%
45 to 49	393	193	200	51%
50 to 54	349	167	182	52%
55 to 59	376	176	200	53%
60 and 61	134	68	66	49%
62 to 64	199	95	104	52%
65 to 69	218	108	110	50%
70 to 74	158	82	76	48%
75 to 79	81	34	47	58%
80 to 84	46	21	25	54%
85 and Older	43	12	31	72%
Under 18	1,097	580	517	47%
65 and older	546	257	289	53%
Median	38.2	36.4	40.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,159	100%
Never Married	1,401	34%
Married, excluding separated	2,251	54%
Separated	38	<1%
Widowed	125	3%
Divorced	344	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
Total population	5,048	100%
Household	5,008	99%
Group Quarters - Other	40	1%
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.	5,048	593	1,961	192	16	1,946	25	4	311
Under 5	307	55	97	10	1	94	0	0	50
5 to 9	273	50	85	7	1	80	0	0	50
10 to 14	309	50	89	19	0	107	0	1	43
15 to 17	208	34	50	10	0	94	1	0	19
18 and 19	134	21	44	10	0	48	1	0	10
20 to 24	341	52	116	15	1	140	0	0	17
25 to 29	388	41	155	8	5	145	0	0	34
30 to 34	349	50	127	6	2	145	3	0	16
35 to 39	339	36	134	8	0	142	2	2	15
40 to 44	403	52	153	18	2	160	1	0	17
45 to 49	393	41	159	25	0	155	4	0	9
50 to 54	349	23	179	8	0	132	0	0	7
55 to 59	376	29	183	17	0	139	4	0	4
60 and 61	134	7	66	3	0	56	0	0	2
62 to 64	199	18	98	3	2	73	1	0	4
65 to 69	218	18	104	13	1	76	1	1	4
70 to 74	158	11	54	8	0	78	4	0	3
75 to 79	81	4	29	2	0	42	1	0	3
80 to 84	46	0	18	0	0	26	1	0	1
85 and Older	43	1	21	2	1	14	1	0	3
Under 18	1,097	189	321	46	2	375	1	1	162
65 and older	546	34	226	25	2	236	8	1	14
Median		29.2	42.7	40.8	30.0	39.2	55.6	37.5	17.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,741	100%
Speak Only English	2,428	51%
Speak Spanish:	367	8%
Speak English "well" or "very well"	310	7%
Speak English "not well" or "not at all"	57	1%
Speak Asian/Pacific Island language:	1,647	35%
Speak English "well" or "very well"	1,199	25%
Speak English "not well" or "not at all"	448	9%
Speak other language:	299	5%
Speak English "well" or "very well"	250	5%
Speak English "not well" or "not at all"	49	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	3,476	100%
Less than 9th grade	122	4%
9th through 12th grade, no diploma	109	3%
High school grad (incl. equivalency)	488	14%
Some college, no degree	773	22%
Associate degree	365	11%
Bachelor's degree	1,267	36%
Master's degree	183	5%
Professional school degree	129	4%
Doctorate degree	40	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	4,865	100%	---	---	---	---
Enrolled in school	1,452	30%	1,283	26%	169	3%
Nursery / Preschool	48	3%	32	2%	16	9%
Kindergarten to grade 4	244	17%	211	16%	33	20%
Grade 5 to grade 8	372	26%	361	28%	11	7%
Grade 9 to grade 12	260	18%	216	17%	44	26%
College, undergraduate	432	30%	394	31%	38	22%
Graduate or Professional school	96	7%	69	5%	27	16%
Not enrolled in school	3,413	70%	---	---	---	---

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	1,547	100%	641	100%	906	100%
Family Households:	1,180	76%	641	100%	539	59%
Married couple family	1,008	65%	567	88%	441	49%
Other family:	172	11%	74	12%	98	11%
Male householder, no wife	67	4%	22	3%	45	5%
Female householder, no husband	105	7%	52	8%	53	6%
Nonfamily households:	367	24%	0	0%	367	41%
Householder living alone	187	12%	----	----	----	----
Other nonfamily households	180	12%	----	----	----	----

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	1,563	100%	1547	16	1%	3.24
Single family (detached)	1,366	87%	1,350	16	1%	3.21
Single family (attached)	146	9%	146	0	0%	3.42
2 to 4 units	6	<1%	6	0	0%	2.67
5 to 9 units	22	1%	22	0	0%	3.41
10 or more units	23	1%	23	0	0%	3.43
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	1,181	100%
Less than \$150,000	21	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	44	4%
\$300,000 to \$399,999	172	15%
\$400,000 to \$499,999	438	37%
\$500,000 to \$749,999	506	43%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$481,078**

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	1,563	100%
2005 or Later	0	0%
2000 to 2004	20	1%
1990 to 1999	89	6%
1980 to 1989	141	9%
1970 to 1979	1,265	81%
1960 to 1969	38	2%
1950 to 1959	10	1%
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
Total occupied housing units	1,547	100%	366	100%	1,181	100%
1.00 occupant housing per room or less	1,498	97%	337	92%	1,161	98%
1.01 to 1.50 occupants per room	49	3%	29	8%	20	2%
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	366	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	9	2%
\$800 to \$899	15	4%
\$900 to \$999	0	0%
\$1,000 to \$1,249	58	16%
\$1,250 to \$1,499	28	8%
\$1,500 to \$1,999	191	52%
\$2,000 or more	26	7%
No cash rent	39	11%
Median contract rent	\$1,691	

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	366	100%
Less than 20 percent	76	21%
20.0 to 24.9 percent	65	18%
25.0 to 29.9 percent	74	20%
30.0 to 34.9 percent	10	3%
35.0 to 39.9 percent	69	19%
40.0 to 49.9 percent	11	3%
50.0 percent or more	22	6%
Not computed	39	11%

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	1,547	100%
No vehicle	22	1%
1 vehicle	205	13%
2 vehicles	572	37%
3 vehicles	422	27%
4 or more vehicles	326	21%

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	2,771	100%
Worked in state of residence	2,740	99%
Worked in county of residence	2,683	97%
Worked outside county of residence	57	2%
Worked outside state of residence	31	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	4,091	100%	2,071	51%
In labor force	2,890	71%	1,652	57%
Armed forces	2	<1%	0	0%
Civilian (employed)	2,725	94%	1,573	58%
Civilian (unemployed)	163	6%	79	48%
Not in labor force	1,201	29%	419	35%
Pct. of civilian labor force unemployed	5.6%		4.8%	

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
Total Workers	2,771	100%
Car, truck or van:	2,698	97%
Drove Alone	2,479	89%
Carpooled	219	8%
Public Transportation:	10	<1%
Bus	10	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	11	<1%
Bicycle	14	1%
Walked	0	0%
Other means	0	0%
Worked at home	38	1%

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	2,771	100%
Did not work at home	2,733	99%
Less than 10 minutes	222	8%
10 to 19 minutes	820	30%
20 to 29 minutes	972	35%
30 to 44 minutes	545	20%
45 to 59 minutes	112	4%
60 to 89 minutes	32	1%
90 minutes or more	30	1%
Worked at home	38	1%
Average time to work (minutes)	26	--

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+	2,767	100%
Agriculture, forestry, mining	23	1%
Utilities	32	1%
Construction	174	6%
Manufacturing	449	16%
Wholesale trade	69	2%
Retail trade	213	8%
Transportation & warehousing	44	2%
Information & communications	99	4%
Finance, insurance, & real estate	125	5%
Professional, scientific, management, administration	19	1%
Educational, social, & health services	693	25%
Art, entertainment, recreation, accommodations, food	148	5%
Other services	143	5%
Public administration	536	19%

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+	2,767	100%
Management, professional & related:	1,375	50%
Management (incl. farm managers)	250	9%
Business & financial	90	3%
Computer & mathematical	224	8%
Architecture & engineering	276	10%
Life, physical & social science	75	3%
Community & social service	32	1%
Legal	0	0%
Education, training, & library	212	8%
Art, entertainment, sports & media	31	1%
Healthcare practitioners	185	7%
Service:	378	14%
Healthcare support	40	1%
Protective service	29	1%
Food preparation & serving	111	4%
Building & grounds cleaning / maintenance	58	2%
Personal care & service	140	5%
Sales & office	562	20%
Farming, fishing & forestry	23	1%
Construction, extraction & maintenance	226	8%
Production, transport & material moving	203	7%

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

Household Income

Number Percent

Total Households	1,547	100%
Less than \$15,000	32	2%
\$15,000 to \$29,999	116	7%
\$30,000 to \$44,999	24	2%
\$45,000 to \$59,999	80	5%
\$60,000 to \$74,999	224	14%
\$75,000 to \$99,999	244	16%
\$100,000 to \$124,999	239	15%
\$125,000 to \$149,999	141	9%
\$150,000 to \$199,999	386	25%
\$200,000 or more	61	4%
Median Income	\$105,596	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,547	100%
With earnings	1,420	92%
With wage and salary income	1,401	91%
With self-employment income	133	9%
With interest, dividend, or net rental income	509	33%
With Social Security income	259	17%
With Supplemental Security income	31	2%
With public assistance income	0	0%
With retirement income	264	17%
With other types of income	345	22%

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	4,996	100%
Under .50	43	1%
.50 to .99	191	4%
1.00 to 1.24	41	1%
1.25 to 1.49	145	3%
1.50 to 1.84	71	1%
1.85 to 1.99	0	0%
2.00 and over	4,505	90%

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	4,996	100%
Above Poverty	4,762	95%
Below Poverty	234	5%

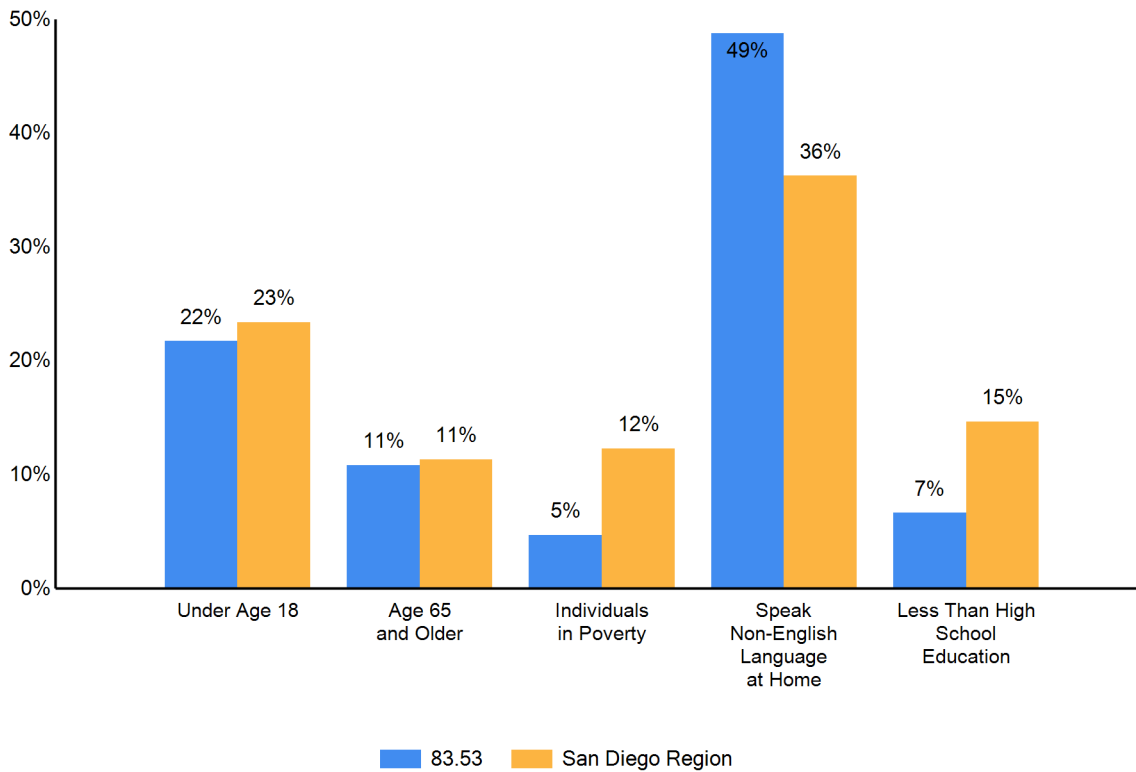
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	1,180	641	539	1,148	619	529	32	22	10
Married couple family	1,008	567	441	986	545	441	22	22	0
Male householder, no wife present	67	22	45	67	22	45	0	0	0
Female householder, no husband present	105	52	53	95	52	43	10	0	10

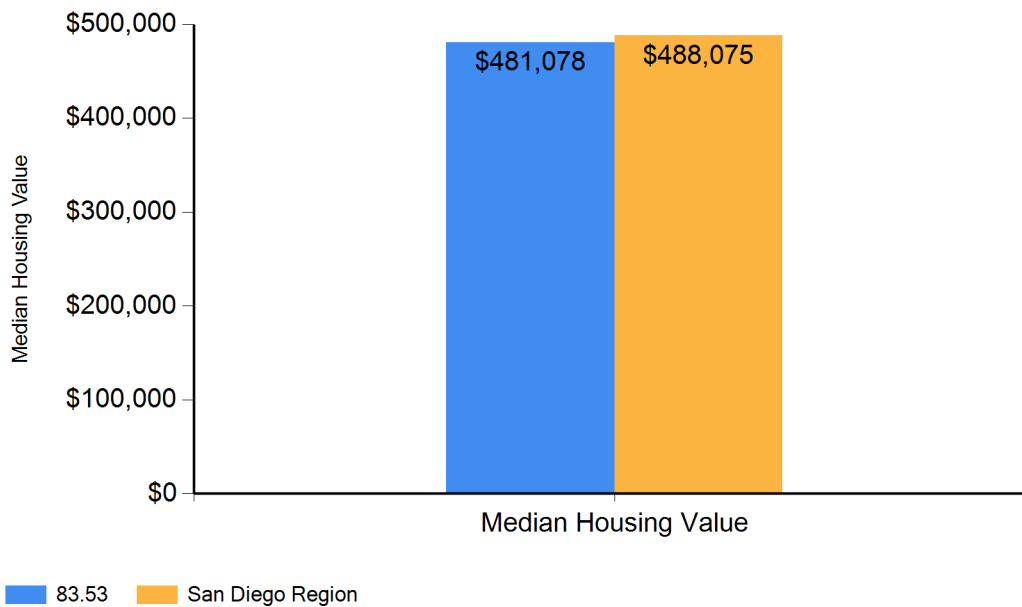
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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