



## Demographic and Socioeconomic Profile 2010

TRACT: 83.64

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,992</b>	<b>100%</b>
White	2,717	54%
Asian	1,399	28%
Hispanic	575	12%
Two or More	193	4%
Black	71	1%
Other	22	<1%
American Indian	8	<1%
Pacific Islander	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,992</b>	<b>2,322</b>	<b>2,670</b>	<b>53%</b>
Under 5	210	96	114	54%
5 to 9	90	53	37	41%
10 to 14	88	43	45	51%
15 to 17	39	17	22	56%
18 and 19	67	29	38	57%
20 to 24	1,172	486	686	59%
25 to 29	913	439	474	52%
30 to 34	678	360	318	47%
35 to 39	401	194	207	52%
40 to 44	243	137	106	44%
45 to 49	197	86	111	56%
50 to 54	205	94	111	54%
55 to 59	171	64	107	63%
60 and 61	68	32	36	53%
62 to 64	93	41	52	56%
65 to 69	116	48	68	59%
70 to 74	84	40	44	52%
75 to 79	67	26	41	61%
80 to 84	49	24	25	51%
85 and Older	41	13	28	68%
Under 18	427	209	218	51%
65 and older	357	151	206	58%
<b>Median</b>	<b>29.5</b>	<b>30.0</b>	<b>29.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,604</b>	<b>100%</b>
Never Married	2,299	50%
Married, excluding separated	1,746	38%
Separated	51	1%
Widowed	172	4%
Divorced	336	7%

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>4,992</b>	<b>100%</b>
Household	4,992	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
<b>Total Pop.</b>	<b>4,992</b>	<b>575</b>	<b>2,717</b>	<b>71</b>	<b>8</b>	<b>1,399</b>	<b>7</b>	<b>22</b>	<b>193</b>
Under 5	210	32	100	1	0	50	0	0	27
5 to 9	90	11	36	2	0	27	0	2	12
10 to 14	88	27	36	0	0	14	0	0	11
15 to 17	39	8	16	0	0	7	0	0	8
18 and 19	67	12	29	6	0	20	0	0	0
20 to 24	1,172	130	427	17	5	535	1	3	54
25 to 29	913	97	545	7	0	227	1	9	27
30 to 34	678	75	353	8	0	224	4	1	13
35 to 39	401	40	223	6	1	116	0	2	13
40 to 44	243	33	145	11	0	47	0	0	7
45 to 49	197	19	135	4	0	32	0	2	5
50 to 54	205	30	145	2	1	26	0	1	0
55 to 59	171	18	129	1	0	18	1	1	3
60 and 61	68	3	49	1	0	13	0	0	2
62 to 64	93	11	75	0	0	6	0	0	1
65 to 69	116	9	85	1	1	16	0	0	4
70 to 74	84	8	63	1	0	9	0	1	2
75 to 79	67	3	54	2	0	5	0	0	3
80 to 84	49	5	37	1	0	5	0	0	1
85 and Older	41	4	35	0	0	2	0	0	0
Under 18	427	78	188	3	0	98	0	2	58
65 and older	357	29	274	5	1	37	0	1	10
<b>Median</b>		<b>28.5</b>	<b>32.4</b>	<b>31.6</b>	<b>24.0</b>	<b>26.0</b>	<b>31.9</b>	<b>28.3</b>	<b>23.6</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>4,782</b>	<b>100%</b>
Speak Only English	2,834	59%
Speak Spanish:	402	8%
Speak English "well" or "very well"	312	7%
Speak English "not well" or "not at all"	90	2%
Speak Asian/Pacific Island language:	1,153	24%
Speak English "well" or "very well"	1,001	21%
Speak English "not well" or "not at all"	152	3%
Speak other language:	393	8%
Speak English "well" or "very well"	393	8%
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>3,326</b>	<b>100%</b>
Less than 9th grade	0	0%
9th through 12th grade, no diploma	62	2%
High school grad (incl. equivalency)	140	4%
Some college, no degree	370	11%
Associate degree	196	6%
Bachelor's degree	1,197	36%
Master's degree	694	21%
Professional school degree	284	9%
Doctorate degree	383	12%

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>4,848</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,576	33%	1,212	25%	364	8%
Nursery / Preschool	57	4%	0	0%	57	16%
Kindergarten to grade 4	234	15%	159	13%	75	21%
Grade 5 to grade 8	90	6%	22	2%	68	19%
Grade 9 to grade 12	45	3%	45	4%	0	0%
College, undergraduate	680	43%	680	56%	0	0%
Graduate or Professional school	470	30%	306	25%	164	45%
Not enrolled in school	3,272	67%	---	---	---	---

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>2,615</b>	<b>100%</b>	<b>389</b>	<b>100%</b>	<b>2,226</b>	<b>100%</b>
Family Households:	984	38%	389	100%	595	27%
Married couple family	691	26%	215	55%	476	21%
Other family:	293	11%	174	45%	119	5%
Male householder, no wife	49	2%	27	7%	22	1%
Female householder, no husband	244	9%	147	38%	97	4%
Nonfamily households:	1,631	62%	0	0%	1,631	73%
Householder living alone	1,068	41%	----	----	----	----
Other nonfamily households	563	22%	----	----	----	----

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>2,848</b>	<b>100%</b>	<b>2615</b>	<b>233</b>	<b>8%</b>	<b>1.91</b>
Single family (detached)	323	11%	256	67	21%	2.02
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	420	15%	389	31	7%	2.07
5 to 9 units	371	13%	343	28	8%	1.83
10 or more units	1,734	61%	1,627	107	6%	1.87
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>1,009</b>	<b>100%</b>
Less than \$150,000	9	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	15	1%
\$250,000 to \$299,999	93	9%
\$300,000 to \$399,999	347	34%
\$400,000 to \$499,999	120	12%
\$500,000 to \$749,999	281	28%
\$750,000 to \$999,999	87	9%
\$1,000,000 or more	57	6%

**Median Value** **\$433,750**

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>2,848</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	43	2%
1990 to 1999	531	19%
1980 to 1989	1,996	70%
1970 to 1979	241	8%
1960 to 1969	37	1%
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>2,615</b>	<b>100%</b>	<b>1,606</b>	<b>100%</b>	<b>1,009</b>	<b>100%</b>
1.00 occupant housing per room or less	2,507	96%	1,535	96%	972	96%
1.01 to 1.50 occupants per room	108	4%	71	4%	37	4%
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>1,606</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	14	1%
\$800 to \$899	0	0%
\$900 to \$999	15	1%
\$1,000 to \$1,249	197	12%
\$1,250 to \$1,499	649	40%
\$1,500 to \$1,999	533	33%
\$2,000 or more	186	12%
No cash rent	12	1%
<b>Median contract rent</b>	<b>\$1,472</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>1,606</b>	<b>100%</b>
Less than 20 percent	292	18%
20.0 to 24.9 percent	180	11%
25.0 to 29.9 percent	109	7%
30.0 to 34.9 percent	130	8%
35.0 to 39.9 percent	134	8%
40.0 to 49.9 percent	159	10%
50.0 percent or more	528	33%
Not computed	74	5%

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>2,615</b>	<b>100%</b>
No vehicle	86	3%
1 vehicle	1,337	51%
2 vehicles	1,019	39%
3 vehicles	119	5%
4 or more vehicles	54	2%

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>2,934</b>	<b>100%</b>
Worked in state of residence	2,920	100%
Worked in county of residence	2,909	99%
Worked outside county of residence	11	<1%
Worked outside state of residence	14	<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
<b>Population age 16 and older</b>	<b>4,593</b>	<b>100%</b>	<b>2,124</b>	<b>46%</b>
In labor force	3,025	66%	1,658	55%
Armed forces	12	<1%	12	100%
Civilian (employed)	2,867	95%	1,607	56%
Civilian (unemployed)	146	5%	39	27%
Not in labor force	1,568	34%	466	30%
Pct. of civilian labor force unemployed	4.8%		2.4%	

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>2,934</b>	<b>100%</b>
Car, truck or van:	2,372	81%
Drove Alone	1,913	65%
Carpooled	459	16%
Public Transportation:	187	6%
Bus	187	6%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	14	<1%
Bicycle	92	3%
Walked	77	3%
Other means	0	0%
Worked at home	192	7%

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>2,934</b>	<b>100%</b>
Did not work at home	2,742	93%
Less than 10 minutes	187	6%
10 to 19 minutes	1,398	48%
20 to 29 minutes	604	21%
30 to 44 minutes	468	16%
45 to 59 minutes	73	2%
60 to 89 minutes	12	<1%
90 minutes or more	0	0%
Worked at home	192	7%
<b>Average time to work (minutes)</b>	<b>22</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>2,917</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	79	3%
Manufacturing	378	13%
Wholesale trade	72	2%
Retail trade	115	4%
Transportation & warehousing	48	2%
Information & communications	64	2%
Finance, insurance, & real estate	159	5%
Professional, scientific, management, administration	135	5%
Educational, social, & health services	877	30%
Art, entertainment, recreation, accommodations, food	107	4%
Other services	115	4%
Public administration	768	26%

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>2,917</b>	<b>100%</b>
Management, professional & related:	2,064	71%
Management (incl. farm managers)	283	10%
Business & financial	304	10%
Computer & mathematical	206	7%
Architecture & engineering	135	5%
Life, physical & social science	366	13%
Community & social service	32	1%
Legal	80	3%
Education, training, & library	301	10%
Art, entertainment, sports & media	31	1%
Healthcare practitioners	326	11%
Service:	111	4%
Healthcare support	0	0%
Protective service	12	<1%
Food preparation & serving	28	1%
Building & grounds cleaning / maintenance	15	1%
Personal care & service	56	2%
Sales & office	657	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	38	1%
Production, transport & material moving	47	2%

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>2,615</b>	<b>100%</b>
Less than \$15,000	459	18%
\$15,000 to \$29,999	172	7%
\$30,000 to \$44,999	420	16%
\$45,000 to \$59,999	221	8%
\$60,000 to \$74,999	213	8%
\$75,000 to \$99,999	441	17%
\$100,000 to \$124,999	189	7%
\$125,000 to \$149,999	123	5%
\$150,000 to \$199,999	265	10%
\$200,000 or more	112	4%
<b>Median Income</b>	<b>\$62,500</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,615</b>	<b>100%</b>
With earnings	2,261	86%
With wage and salary income	2,191	84%
With self-employment income	219	8%
With interest, dividend, or net rental income	811	31%
With Social Security income	282	11%
With Supplemental Security income	14	1%
With public assistance income	0	0%
With retirement income	258	10%
With other types of income	353	13%

*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>4,992</b>	<b>100%</b>
Under .50	813	16%
.50 to .99	142	3%
1.00 to 1.24	219	4%
1.25 to 1.49	58	1%
1.50 to 1.84	61	1%
1.85 to 1.99	144	3%
2.00 and over	3,555	71%

*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>4,992</b>	<b>100%</b>
Above Poverty	4,037	81%
Below Poverty	955	19%

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

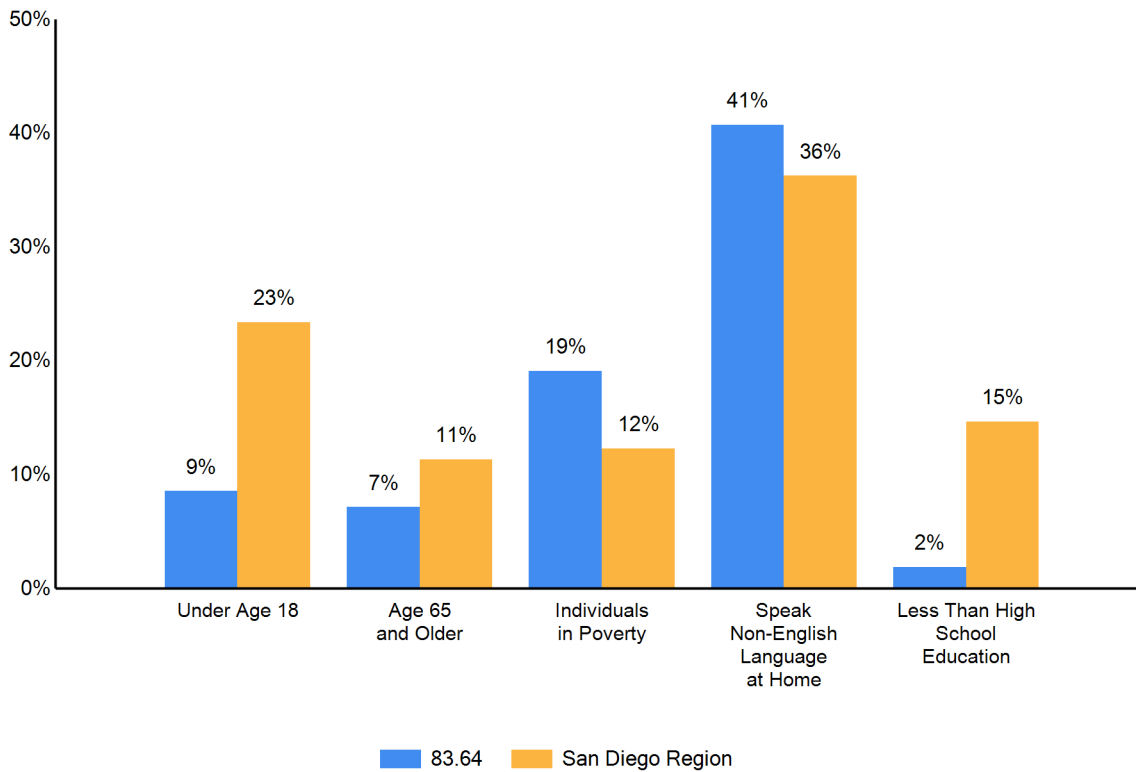
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>984</b>	<b>389</b>	<b>595</b>	<b>861</b>	<b>319</b>	<b>542</b>	<b>123</b>	<b>70</b>	<b>53</b>
Married couple family	691	215	476	638	215	423	53	0	53
Male householder, no wife present	49	27	22	49	27	22	0	0	0
Female householder, no husband present	244	147	97	174	77	97	70	70	0

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

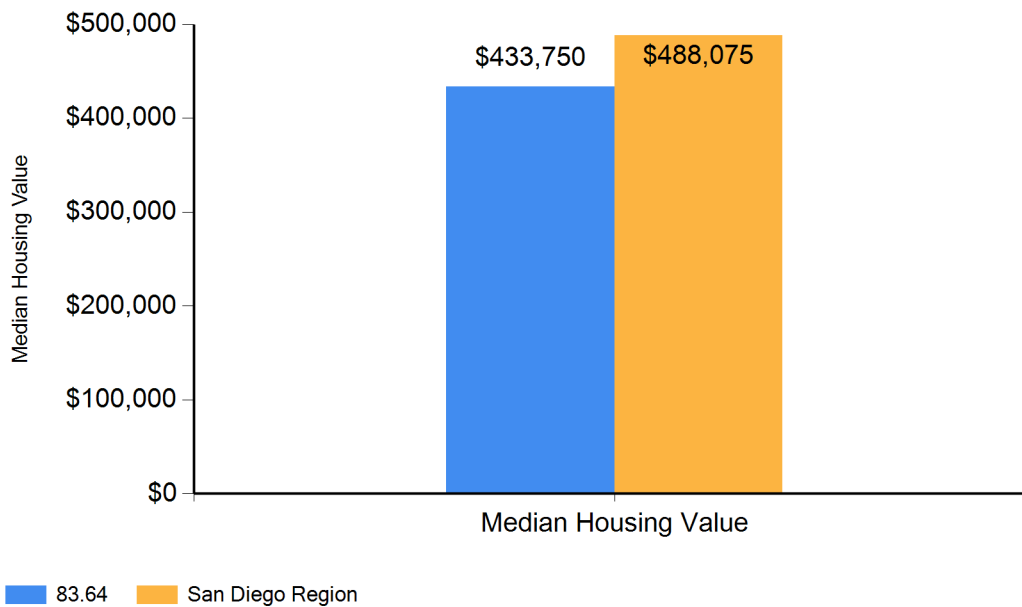


## Demographic and Socioeconomic Characteristics



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