



## Demographic and Socioeconomic Profile 2010

TRACT: 80.03

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,334</b>	<b>100%</b>
White	2,746	82%
Hispanic	333	10%
Two or More	110	3%
Asian	93	3%
Black	22	1%
Other	13	<1%
Pacific Islander	10	<1%
American Indian	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,334</b>	<b>1,823</b>	<b>1,511</b>	<b>45%</b>
Under 5	98	45	53	54%
5 to 9	64	33	31	48%
10 to 14	65	34	31	48%
15 to 17	34	18	16	47%
18 and 19	34	20	14	41%
20 to 24	350	140	210	60%
25 to 29	753	444	309	41%
30 to 34	479	284	195	41%
35 to 39	297	197	100	34%
40 to 44	182	108	74	41%
45 to 49	166	100	66	40%
50 to 54	184	99	85	46%
55 to 59	127	72	55	43%
60 and 61	63	33	30	48%
62 to 64	86	42	44	51%
65 to 69	107	63	44	41%
70 to 74	69	31	38	55%
75 to 79	56	24	32	57%
80 to 84	52	17	35	67%
85 and Older	68	19	49	72%
Under 18	261	130	131	50%
65 and older	352	154	198	56%
<b>Median</b>	<b>32.8</b>	<b>33.1</b>	<b>32.3</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,107</b>	<b>100%</b>
Never Married	1,426	46%
Married, excluding separated	1,240	40%
Separated	19	<1%
Widowed	100	3%
Divorced	322	10%

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>3,334</b>	<b>100%</b>
Household	3,334	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>3,334</b>	<b>333</b>	<b>2,746</b>	<b>22</b>	<b>7</b>	<b>93</b>	<b>10</b>	<b>13</b>	<b>110</b>
Under 5	98	9	80	0	0	1	0	2	6
5 to 9	64	7	47	0	0	3	0	1	6
10 to 14	65	21	34	1	0	1	0	1	7
15 to 17	34	9	17	0	0	0	0	0	8
18 and 19	34	5	25	0	0	0	1	0	3
20 to 24	350	43	279	3	0	10	0	0	15
25 to 29	753	58	635	4	3	24	2	2	25
30 to 34	479	44	394	5	2	17	1	1	15
35 to 39	297	29	247	4	1	10	2	1	3
40 to 44	182	16	145	1	0	8	1	1	10
45 to 49	166	16	137	1	0	6	0	2	4
50 to 54	184	14	160	1	0	5	1	1	2
55 to 59	127	17	105	0	0	2	0	0	3
60 and 61	63	7	54	0	0	1	0	0	1
62 to 64	86	10	71	1	0	3	0	1	0
65 to 69	107	12	91	1	0	2	0	0	1
70 to 74	69	8	59	0	0	0	2	0	0
75 to 79	56	5	50	0	1	0	0	0	0
80 to 84	52	1	51	0	0	0	0	0	0
85 and Older	68	2	65	0	0	0	0	0	1
Under 18	261	46	178	1	0	5	0	4	27
65 and older	352	28	316	1	1	2	2	0	2
<b>Median</b>		<b>31.6</b>	<b>33.2</b>	<b>33.0</b>	<b>31.3</b>	<b>32.2</b>	<b>37.5</b>	<b>32.5</b>	<b>27.0</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>3,236</b>	<b>100%</b>
Speak Only English	2,960	91%
Speak Spanish:	43	1%
Speak English "well" or "very well"	43	1%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	69	2%
Speak English "well" or "very well"	69	2%
Speak English "not well" or "not at all"	0	0%
Speak other language:	164	5%
Speak English "well" or "very well"	164	5%
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>2,689</b>	<b>100%</b>
Less than 9th grade	0	0%
9th through 12th grade, no diploma	0	0%
High school grad (incl. equivalency)	191	7%
Some college, no degree	292	11%
Associate degree	183	7%
Bachelor's degree	1,288	48%
Master's degree	560	21%
Professional school degree	100	4%
Doctorate degree	75	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
<b>Total population age 3 and older</b>	<b>3,268</b>	<b>100%</b>	---	---	---	---
Enrolled in school	425	13%	391	12%	34	1%
Nursery / Preschool	0	0%	0	0%	0	0%
Kindergarten to grade 4	51	12%	51	13%	0	0%
Grade 5 to grade 8	28	7%	28	7%	0	0%
Grade 9 to grade 12	88	21%	88	23%	0	0%
College, undergraduate	133	31%	112	29%	21	62%
Graduate or Professional school	125	29%	112	29%	13	38%
Not enrolled in school	2,843	87%	---	---	---	---

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>1,712</b>	<b>100%</b>	<b>222</b>	<b>100%</b>	<b>1,490</b>	<b>100%</b>
Family Households:	578	34%	222	100%	356	24%
Married couple family	531	31%	195	88%	336	23%
Other family:	47	3%	27	12%	20	1%
Male householder, no wife	0	0%	0	0%	0	0%
Female householder, no husband	47	3%	27	12%	20	1%
Nonfamily households:	1,134	66%	0	0%	1,134	76%
Householder living alone	789	46%	----	----	----	----
Other nonfamily households	345	20%	----	----	----	----

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>1,825</b>	<b>100%</b>	<b>1712</b>	<b>113</b>	<b>6%</b>	<b>1.95</b>
Single family (detached)	474	26%	454	20	4%	2.17
Single family (attached)	459	25%	425	34	7%	1.98
2 to 4 units	284	16%	269	15	5%	1.96
5 to 9 units	250	14%	232	18	7%	1.74
10 or more units	358	20%	332	26	7%	1.74
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>539</b>	<b>100%</b>
Less than \$150,000	10	2%
\$150,000 to \$199,999	18	3%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	0	0%
\$400,000 to \$499,999	37	7%
\$500,000 to \$749,999	154	29%
\$750,000 to \$999,999	206	38%
\$1,000,000 or more	114	21%

**Median Value** **\$813,406**

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>1,825</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	17	1%
1990 to 1999	64	4%
1980 to 1989	149	8%
1970 to 1979	369	20%
1960 to 1969	316	17%
1950 to 1959	545	30%
1940 to 1949	297	16%
1939 or earlier	68	4%

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>1,712</b>	<b>100%</b>	<b>1,173</b>	<b>100%</b>	<b>539</b>	<b>100%</b>
1.00 occupant housing per room or less	1,712	100%	1,173	100%	539	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	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>1,173</b>	<b>100%</b>
Less than \$500	39	3%
\$500 to \$599	0	0%
\$600 to \$699	12	1%
\$700 to \$799	11	1%
\$800 to \$899	61	5%
\$900 to \$999	73	6%
\$1,000 to \$1,249	172	15%
\$1,250 to \$1,499	176	15%
\$1,500 to \$1,999	444	38%
\$2,000 or more	152	13%
No cash rent	33	3%
<b>Median contract rent</b>	<b>\$1,547</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>1,173</b>	<b>100%</b>
Less than 20 percent	264	23%
20.0 to 24.9 percent	255	22%
25.0 to 29.9 percent	143	12%
30.0 to 34.9 percent	178	15%
35.0 to 39.9 percent	89	8%
40.0 to 49.9 percent	58	5%
50.0 percent or more	139	12%
Not computed	47	4%

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>1,712</b>	<b>100%</b>
No vehicle	133	8%
1 vehicle	756	44%
2 vehicles	568	33%
3 vehicles	215	13%
4 or more vehicles	40	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>2,404</b>	<b>100%</b>
Worked in state of residence	2,404	100%
Worked in county of residence	2,362	98%
Worked outside county of residence	42	2%
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>3,096</b>	<b>100%</b>	<b>1,704</b>	<b>55%</b>
In labor force	2,505	81%	1,425	57%
Armed forces	0	0%	0	0%
Civilian (employed)	2,383	95%	1,345	56%
Civilian (unemployed)	122	5%	80	66%
Not in labor force	591	19%	279	47%
Pct. of civilian labor force unemployed	4.9%		5.6%	

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>2,404</b>	<b>100%</b>
Car, truck or van:	2,095	87%
Drove Alone	1,912	80%
Carpooled	183	8%
Public Transportation:	22	1%
Bus	22	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	43	2%
Bicycle	45	2%
Walked	24	1%
Other means	0	0%
Worked at home	175	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>2,404</b>	<b>100%</b>
Did not work at home	2,229	93%
Less than 10 minutes	178	7%
10 to 19 minutes	753	31%
20 to 29 minutes	681	28%
30 to 44 minutes	531	22%
45 to 59 minutes	32	1%
60 to 89 minutes	54	2%
90 minutes or more	0	0%
Worked at home	175	7%
<b>Average time to work (minutes)</b>	<b>25</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>2,394</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	12	1%
Construction	119	5%
Manufacturing	192	8%
Wholesale trade	55	2%
Retail trade	181	8%
Transportation & warehousing	18	1%
Information & communications	68	3%
Finance, insurance, & real estate	317	13%
Professional, scientific, management, administration	103	4%
Educational, social, & health services	533	22%
Art, entertainment, recreation, accommodations, food	263	11%
Other services	91	4%
Public administration	442	18%

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>2,394</b>	<b>100%</b>
Management, professional & related:	1,427	60%
Management (incl. farm managers)	463	19%
Business & financial	191	8%
Computer & mathematical	144	6%
Architecture & engineering	71	3%
Life, physical & social science	137	6%
Community & social service	32	1%
Legal	26	1%
Education, training, & library	165	7%
Art, entertainment, sports & media	80	3%
Healthcare practitioners	118	5%
Service:	295	12%
Healthcare support	12	1%
Protective service	122	5%
Food preparation & serving	97	4%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	64	3%
Sales & office	463	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	176	7%
Production, transport & material moving	33	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>1,712</b>	<b>100%</b>
Less than \$15,000	86	5%
\$15,000 to \$29,999	104	6%
\$30,000 to \$44,999	180	11%
\$45,000 to \$59,999	183	11%
\$60,000 to \$74,999	335	20%
\$75,000 to \$99,999	395	23%
\$100,000 to \$124,999	100	6%
\$125,000 to \$149,999	93	5%
\$150,000 to \$199,999	173	10%
\$200,000 or more	63	4%
<b>Median Income</b>	<b>\$73,567</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,712</b>	<b>100%</b>
With earnings	1,502	88%
With wage and salary income	1,387	81%
With self-employment income	289	17%
With interest, dividend, or net rental income	591	35%
With Social Security income	271	16%
With Supplemental Security income	0	0%
With public assistance income	30	2%
With retirement income	239	14%
With other types of income	170	10%

*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>3,334</b>	<b>100%</b>
Under .50	88	3%
.50 to .99	27	1%
1.00 to 1.24	43	1%
1.25 to 1.49	31	1%
1.50 to 1.84	69	2%
1.85 to 1.99	56	2%
2.00 and over	3,020	91%

*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>3,334</b>	<b>100%</b>
Above Poverty	3,219	97%
Below Poverty	115	3%

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

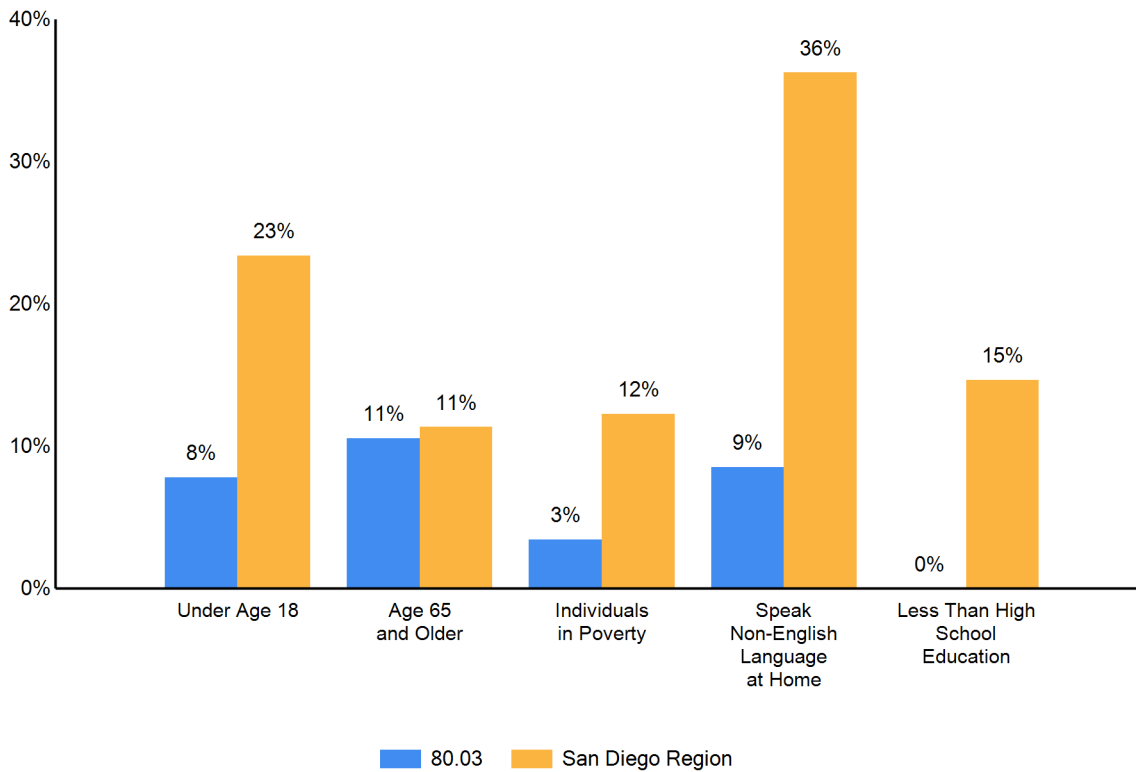
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>578</b>	<b>222</b>	<b>356</b>	<b>578</b>	<b>222</b>	<b>356</b>	<b>0</b>	<b>0</b>	<b>0</b>
Married couple family	531	195	336	531	195	336	0	0	0
Male householder, no wife present	0	0	0	0	0	0	0	0	0
Female householder, no husband present	47	27	20	47	27	20	0	0	0

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

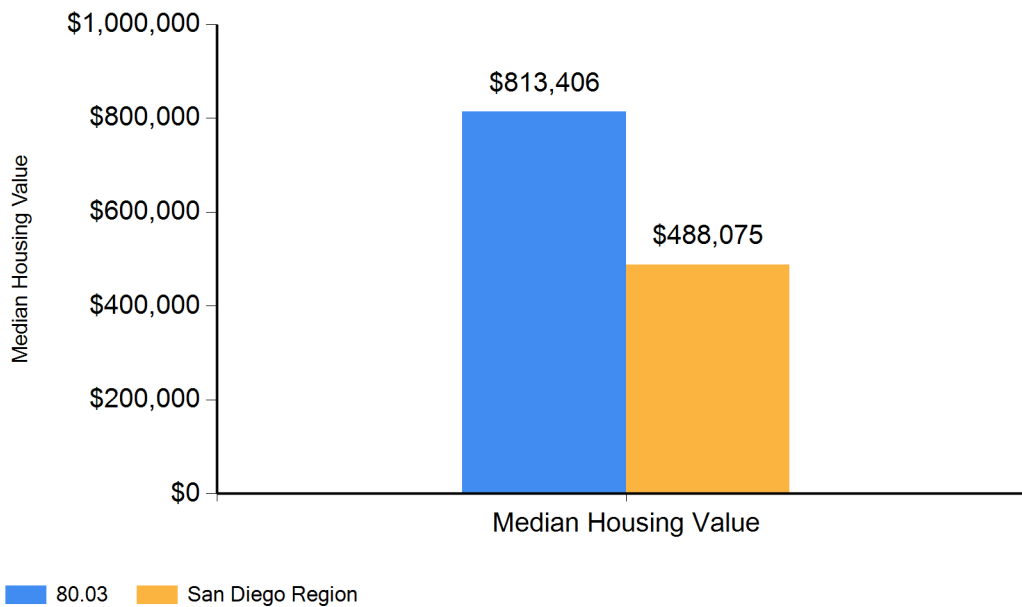


## Demographic and Socioeconomic Characteristics



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