



## Demographic and Socioeconomic Profile 2010

TRACT: 83.01

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,094</b>	<b>100%</b>
White	2,596	84%
Hispanic	235	8%
Asian	148	5%
Two or More	72	2%
Black	29	1%
American Indian	7	<1%
Pacific Islander	4	<1%
Other	3	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,094</b>	<b>1,441</b>	<b>1,653</b>	<b>53%</b>
Under 5	129	62	67	52%
5 to 9	118	64	54	46%
10 to 14	131	61	70	53%
15 to 17	89	56	33	37%
18 and 19	42	24	18	43%
20 to 24	127	68	59	46%
25 to 29	119	63	56	47%
30 to 34	126	60	66	52%
35 to 39	137	68	69	50%
40 to 44	180	89	91	51%
45 to 49	149	78	71	48%
50 to 54	189	94	95	50%
55 to 59	189	95	94	50%
60 and 61	82	43	39	48%
62 to 64	130	57	73	56%
65 to 69	229	99	130	57%
70 to 74	168	72	96	57%
75 to 79	214	96	118	55%
80 to 84	212	92	120	57%
85 and Older	334	100	234	70%
Under 18	467	243	224	48%
65 and older	1,157	459	698	60%
<b>Median</b>	<b>55.3</b>	<b>51.5</b>	<b>59.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,716</b>	<b>100%</b>
Never Married	258	9%
Married, excluding separated	1,874	69%
Separated	0	0%
Widowed	367	14%
Divorced	217	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>3,094</b>	<b>100%</b>
Household	2,833	92%
Group Quarters - Other	261	8%
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>3,094</b>	<b>235</b>	<b>2,596</b>	<b>29</b>	<b>7</b>	<b>148</b>	<b>4</b>	<b>3</b>	<b>72</b>
Under 5	129	15	96	3	0	3	0	0	12
5 to 9	118	24	86	0	0	1	0	0	7
10 to 14	131	16	103	0	0	4	0	0	8
15 to 17	89	15	60	3	0	6	0	0	5
18 and 19	42	10	30	0	0	0	0	0	2
20 to 24	127	11	93	4	4	12	0	0	3
25 to 29	119	11	93	2	1	7	0	0	5
30 to 34	126	11	104	1	0	6	1	0	3
35 to 39	137	9	112	3	0	9	0	2	2
40 to 44	180	24	139	2	0	8	2	0	5
45 to 49	149	17	122	2	0	6	1	0	1
50 to 54	189	12	160	1	0	12	0	0	4
55 to 59	189	13	158	3	1	11	0	0	3
60 and 61	82	2	73	0	0	6	0	1	0
62 to 64	130	6	117	1	1	5	0	0	0
65 to 69	229	10	209	1	0	8	0	0	1
70 to 74	168	7	151	0	0	6	0	0	4
75 to 79	214	4	193	0	0	15	0	0	2
80 to 84	212	3	194	1	0	11	0	0	3
85 and Older	334	15	303	2	0	12	0	0	2
Under 18	467	70	345	6	0	14	0	0	32
65 and older	1,157	39	1,050	4	0	52	0	0	12
<b>Median</b>		<b>37.5</b>	<b>58.2</b>	<b>37.5</b>	<b>24.4</b>	<b>55.0</b>	<b>42.5</b>	<b>38.8</b>	<b>23.3</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>2,965</b>	<b>100%</b>
Speak Only English	2,655	90%
Speak Spanish:	121	4%
Speak English "well" or "very well"	121	4%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	53	2%
Speak English "well" or "very well"	53	2%
Speak English "not well" or "not at all"	0	0%
Speak other language:	136	4%
Speak English "well" or "very well"	112	4%
Speak English "not well" or "not at all"	24	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>2,458</b>	<b>100%</b>
Less than 9th grade	35	1%
9th through 12th grade, no diploma	77	3%
High school grad (incl. equivalency)	249	10%
Some college, no degree	396	16%
Associate degree	146	6%
Bachelor's degree	805	33%
Master's degree	351	14%
Professional school degree	276	11%
Doctorate degree	123	5%

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>3,012</b>	<b>100%</b>	---	---	---	---
Enrolled in school	532	18%	332	11%	200	7%
Nursery / Preschool	86	16%	13	4%	73	37%
Kindergarten to grade 4	128	24%	88	27%	40	20%
Grade 5 to grade 8	111	21%	70	21%	41	21%
Grade 9 to grade 12	65	12%	56	17%	9	5%
College, undergraduate	80	15%	52	16%	28	14%
Graduate or Professional school	62	12%	53	16%	9	5%
Not enrolled in school	2,480	82%	---	---	---	---

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>1,245</b>	<b>100%</b>	<b>281</b>	<b>100%</b>	<b>964</b>	<b>100%</b>
Family Households:	932	75%	281	100%	651	68%
Married couple family	812	65%	214	76%	598	62%
Other family:	120	10%	67	24%	53	5%
Male householder, no wife	14	1%	14	5%	0	0%
Female householder, no husband	106	9%	53	19%	53	5%
Nonfamily households:	313	25%	0	0%	313	32%
Householder living alone	296	24%	----	----	----	----
Other nonfamily households	17	1%	----	----	----	----

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>1,294</b>	<b>100%</b>	<b>1245</b>	<b>49</b>	<b>4%</b>	<b>2.28</b>
Single family (detached)	940	73%	935	5	1%	2.29
Single family (attached)	234	18%	206	28	12%	2.39
2 to 4 units	47	4%	41	6	13%	2.10
5 to 9 units	19	1%	16	3	16%	1.81
10 or more units	54	4%	47	7	13%	1.79
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>1,039</b>	<b>100%</b>
Less than \$150,000	28	3%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	9	1%
\$250,000 to \$299,999	10	1%
\$300,000 to \$399,999	10	1%
\$400,000 to \$499,999	84	8%
\$500,000 to \$749,999	90	9%
\$750,000 to \$999,999	419	40%
\$1,000,000 or more	389	37%

**Median Value** **\$921,726**

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>1,294</b>	<b>100%</b>
2005 or Later	10	1%
2000 to 2004	7	1%
1990 to 1999	9	1%
1980 to 1989	122	9%
1970 to 1979	477	37%
1960 to 1969	574	44%
1950 to 1959	86	7%
1940 to 1949	0	0%
1939 or earlier	9	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>1,245</b>	<b>100%</b>	<b>206</b>	<b>100%</b>	<b>1,039</b>	<b>100%</b>
1.00 occupant housing per room or less	1,245	100%	206	100%	1,039	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>206</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	10	5%
\$700 to \$799	0	0%
\$800 to \$899	12	6%
\$900 to \$999	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	15	7%
\$1,500 to \$1,999	63	31%
\$2,000 or more	92	45%
No cash rent	14	7%
<b>Median contract rent</b>	<b>\$2,049</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>206</b>	<b>100%</b>
Less than 20 percent	75	36%
20.0 to 24.9 percent	12	6%
25.0 to 29.9 percent	28	14%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	23	11%
50.0 percent or more	54	26%
Not computed	14	7%

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>1,245</b>	<b>100%</b>
No vehicle	37	3%
1 vehicle	353	28%
2 vehicles	552	44%
3 vehicles	251	20%
4 or more vehicles	52	4%

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>1,127</b>	<b>100%</b>
Worked in state of residence	1,118	99%
Worked in county of residence	1,105	98%
Worked outside county of residence	13	1%
Worked outside state of residence	9	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>2,690</b>	<b>100%</b>	<b>1,237</b>	<b>46%</b>
In labor force	1,141	42%	622	55%
Armed forces	35	3%	35	100%
Civilian (employed)	1,034	91%	577	56%
Civilian (unemployed)	72	6%	10	14%
Not in labor force	1,549	58%	615	40%
Pct. of civilian labor force unemployed	6.5%		11.9%	

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>1,127</b>	<b>100%</b>
Car, truck or van:	953	85%
Drove Alone	930	83%
Carpooled	23	2%
Public Transportation:	23	2%
Bus	23	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	0	0%
Other means	13	1%
Worked at home	138	12%

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>1,127</b>	<b>100%</b>
Did not work at home	989	88%
Less than 10 minutes	33	3%
10 to 19 minutes	409	36%
20 to 29 minutes	349	31%
30 to 44 minutes	170	15%
45 to 59 minutes	0	0%
60 to 89 minutes	19	2%
90 minutes or more	9	1%
Worked at home	138	12%
<b>Average time to work (minutes)</b>	<b>24</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>1,097</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	112	10%
Manufacturing	98	9%
Wholesale trade	12	1%
Retail trade	34	3%
Transportation & warehousing	0	0%
Information & communications	0	0%
Finance, insurance, & real estate	131	12%
Professional, scientific, management, administration	12	1%
Educational, social, & health services	345	31%
Art, entertainment, recreation, accommodations, food	18	2%
Other services	48	4%
Public administration	287	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>1,097</b>	<b>100%</b>
Management, professional & related:	789	72%
Management (incl. farm managers)	263	24%
Business & financial	43	4%
Computer & mathematical	21	2%
Architecture & engineering	63	6%
Life, physical & social science	10	1%
Community & social service	11	1%
Legal	39	4%
Education, training, & library	145	13%
Art, entertainment, sports & media	22	2%
Healthcare practitioners	172	16%
Service:	57	5%
Healthcare support	25	2%
Protective service	7	1%
Food preparation & serving	0	0%
Building & grounds cleaning / maintenance	10	1%
Personal care & service	15	1%
Sales & office	201	18%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	38	3%
Production, transport & material moving	12	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>1,245</b>	<b>100%</b>
Less than \$15,000	56	4%
\$15,000 to \$29,999	62	5%
\$30,000 to \$44,999	60	5%
\$45,000 to \$59,999	130	10%
\$60,000 to \$74,999	146	12%
\$75,000 to \$99,999	131	11%
\$100,000 to \$124,999	90	7%
\$125,000 to \$149,999	89	7%
\$150,000 to \$199,999	216	17%
\$200,000 or more	265	21%
<b>Median Income</b>	<b>\$110,417</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,245</b>	<b>100%</b>
With earnings	742	60%
With wage and salary income	614	49%
With self-employment income	217	17%
With interest, dividend, or net rental income	863	69%
With Social Security income	547	44%
With Supplemental Security income	43	3%
With public assistance income	0	0%
With retirement income	431	35%
With other types of income	189	15%

*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>3,094</b>	<b>100%</b>
Under .50	93	3%
.50 to .99	103	3%
1.00 to 1.24	20	1%
1.25 to 1.49	44	1%
1.50 to 1.84	132	4%
1.85 to 1.99	20	1%
2.00 and over	2,682	87%

*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>3,094</b>	<b>100%</b>
Above Poverty	2,898	94%
Below Poverty	196	6%

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

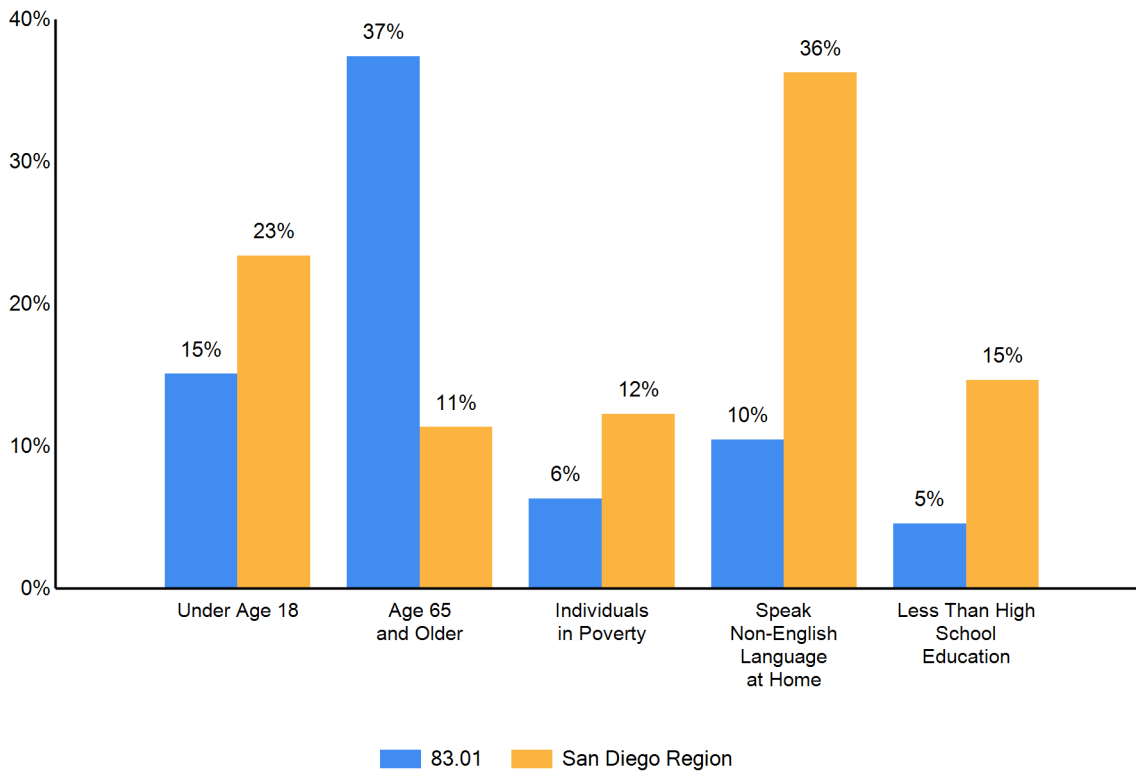
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>932</b>	<b>281</b>	<b>651</b>	<b>909</b>	<b>270</b>	<b>639</b>	<b>23</b>	<b>11</b>	<b>12</b>
Married couple family	812	214	598	789	203	586	23	11	12
Male householder, no wife present	14	14	0	14	14	0	0	0	0
Female householder, no husband present	106	53	53	106	53	53	0	0	0

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

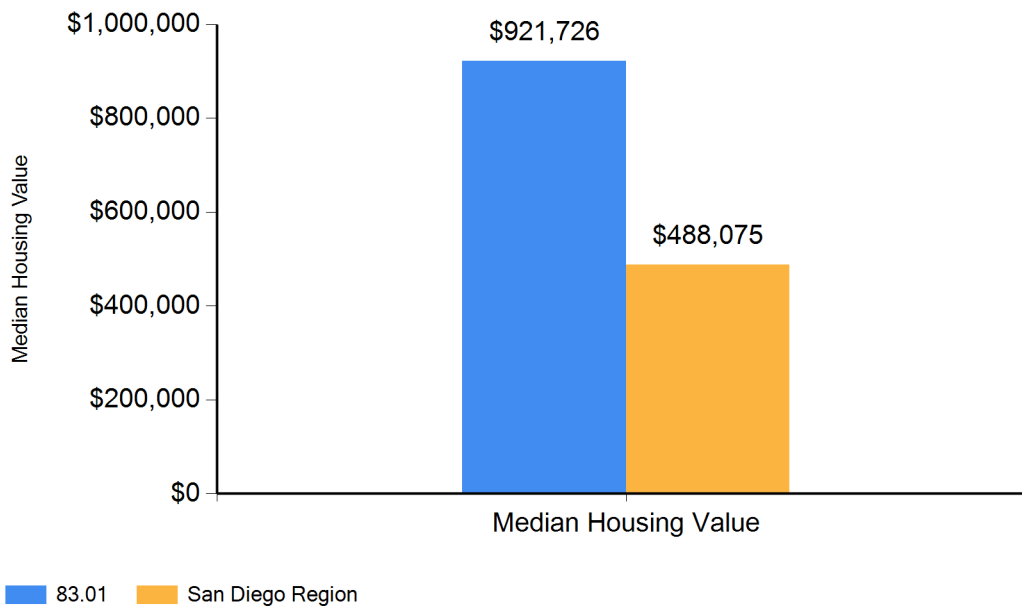


## Demographic and Socioeconomic Characteristics



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