



## Demographic and Socioeconomic Profile 2010

TRACT: 166.05

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>7,339</b>	<b>100%</b>
White	5,394	73%
Hispanic	1,211	17%
Asian	279	4%
Two or More	218	3%
Black	148	2%
American Indian	44	1%
Pacific Islander	35	<1%
Other	10	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>7,339</b>	<b>3,496</b>	<b>3,843</b>	<b>52%</b>
Under 5	476	238	238	50%
5 to 9	385	224	161	42%
10 to 14	376	204	172	46%
15 to 17	227	104	123	54%
18 and 19	146	79	67	46%
20 to 24	423	215	208	49%
25 to 29	593	311	282	48%
30 to 34	524	257	267	51%
35 to 39	410	213	197	48%
40 to 44	467	224	243	52%
45 to 49	517	250	267	52%
50 to 54	597	302	295	49%
55 to 59	482	206	276	57%
60 and 61	180	67	113	63%
62 to 64	265	120	145	55%
65 to 69	326	127	199	61%
70 to 74	304	122	182	60%
75 to 79	247	94	153	62%
80 to 84	186	67	119	64%
85 and Older	208	72	136	65%
Under 18	1,464	770	694	47%
65 and older	1,271	482	789	62%
<b>Median</b>	<b>41.2</b>	<b>37.7</b>	<b>44.2</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>6,102</b>	<b>100%</b>
Never Married	1,370	22%
Married, excluding separated	3,389	56%
Separated	126	2%
Widowed	466	8%
Divorced	751	12%

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>7,339</b>	<b>100%</b>
Household	7,339	100%
Group Quarters - Military	0	0%
Group Quarters - College	0	0%
Group Quarters - Other	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>7,339</b>	<b>1,211</b>	<b>5,394</b>	<b>148</b>	<b>44</b>	<b>279</b>	<b>35</b>	<b>10</b>	<b>218</b>
Under 5	476	129	265	11	0	25	1	2	43
5 to 9	385	104	223	15	2	11	6	0	24
10 to 14	376	110	222	11	2	5	1	0	25
15 to 17	227	46	142	9	1	9	1	0	19
18 and 19	146	30	99	4	2	4	0	0	7
20 to 24	423	87	295	9	2	11	3	0	16
25 to 29	593	114	409	13	6	24	3	0	24
30 to 34	524	93	340	22	1	46	3	1	18
35 to 39	410	75	281	10	1	28	6	2	7
40 to 44	467	96	321	9	7	21	1	0	12
45 to 49	517	64	406	9	4	21	3	1	9
50 to 54	597	74	486	6	4	20	1	3	3
55 to 59	482	50	398	6	2	21	0	0	5
60 and 61	180	14	157	3	1	5	0	0	0
62 to 64	265	24	231	0	4	3	0	1	2
65 to 69	326	41	271	5	2	5	1	0	1
70 to 74	304	24	264	2	2	7	3	0	2
75 to 79	247	22	214	2	1	8	0	0	0
80 to 84	186	3	175	2	0	4	1	0	1
85 and Older	208	11	195	0	0	1	1	0	0
Under 18	1,464	389	852	46	5	50	9	2	111
65 and older	1,271	101	1,119	11	5	25	6	0	4
<b>Median</b>		<b>29.4</b>	<b>46.2</b>	<b>30.5</b>	<b>43.6</b>	<b>35.8</b>	<b>34.2</b>	<b>45.0</b>	<b>17.7</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>6,863</b>	<b>100%</b>
Speak Only English	5,658	82%
Speak Spanish:	431	6%
Speak English "well" or "very well"	402	6%
Speak English "not well" or "not at all"	29	<1%
Speak Asian/Pacific Island language:	333	5%
Speak English "well" or "very well"	333	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	441	6%
Speak English "well" or "very well"	441	6%
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>5,306</b>	<b>100%</b>
Less than 9th grade	138	3%
9th through 12th grade, no diploma	457	9%
High school grad (incl. equivalency)	1,115	21%
Some college, no degree	1,528	29%
Associate degree	651	12%
Bachelor's degree	865	16%
Master's degree	380	7%
Professional school degree	143	3%
Doctorate degree	29	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
<b>Total population age 3 and older</b>	<b>7,049</b>	<b>100%</b>	---	---	---	---
Enrolled in school	2,051	29%	1,865	26%	186	3%
Nursery / Preschool	67	3%	14	1%	53	28%
Kindergarten to grade 4	432	21%	413	22%	19	10%
Grade 5 to grade 8	409	20%	409	22%	0	0%
Grade 9 to grade 12	321	16%	321	17%	0	0%
College, undergraduate	736	36%	622	33%	114	61%
Graduate or Professional school	86	4%	86	5%	0	0%
Not enrolled in school	4,998	71%	---	---	---	---

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>3,142</b>	<b>100%</b>	<b>964</b>	<b>100%</b>	<b>2,178</b>	<b>100%</b>
Family Households:	2,026	64%	964	100%	1,062	49%
Married couple family	1,587	51%	702	73%	885	41%
Other family:	439	14%	262	27%	177	8%
Male householder, no wife	113	4%	60	6%	53	2%
Female householder, no husband	326	10%	202	21%	124	6%
Nonfamily households:	1,116	36%	0	0%	1,116	51%
Householder living alone	1,011	32%	----	----	----	----
Other nonfamily households	105	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>3,285</b>	<b>100%</b>	<b>3142</b>	<b>143</b>	<b>4%</b>	<b>2.34</b>
Single family (detached)	930	28%	857	73	8%	2.74
Single family (attached)	380	12%	366	14	4%	2.45
2 to 4 units	233	7%	226	7	3%	2.44
5 to 9 units	341	10%	335	6	2%	2.33
10 or more units	326	10%	318	8	2%	2.23
Mobile home and Other	1,075	33%	1,040	35	3%	1.97

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>2,496</b>	<b>100%</b>
Less than \$150,000	799	32%
\$150,000 to \$199,999	271	11%
\$200,000 to \$249,999	192	8%
\$250,000 to \$299,999	181	7%
\$300,000 to \$399,999	477	19%
\$400,000 to \$499,999	290	12%
\$500,000 to \$749,999	274	11%
\$750,000 to \$999,999	12	<1%
\$1,000,000 or more	0	0%

**Median Value** **\$246,615**

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>3,285</b>	<b>100%</b>
2005 or Later	172	5%
2000 to 2004	141	4%
1990 to 1999	262	8%
1980 to 1989	583	18%
1970 to 1979	1,145	35%
1960 to 1969	713	22%
1950 to 1959	239	7%
1940 to 1949	11	<1%
1939 or earlier	19	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>3,142</b>	<b>100%</b>	<b>646</b>	<b>100%</b>	<b>2,496</b>	<b>100%</b>
1.00 occupant housing per room or less	3,052	97%	596	92%	2,456	98%
1.01 to 1.50 occupants per room	90	3%	50	8%	40	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
<b>Total Units</b>	<b>646</b>	<b>100%</b>
Less than \$500	14	2%
\$500 to \$599	12	2%
\$600 to \$699	46	7%
\$700 to \$799	10	2%
\$800 to \$899	39	6%
\$900 to \$999	69	11%
\$1,000 to \$1,249	139	22%
\$1,250 to \$1,499	121	19%
\$1,500 to \$1,999	121	19%
\$2,000 or more	53	8%
No cash rent	22	3%
<b>Median contract rent</b>	<b>\$1,241</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>646</b>	<b>100%</b>
Less than 20 percent	215	33%
20.0 to 24.9 percent	68	11%
25.0 to 29.9 percent	111	17%
30.0 to 34.9 percent	61	9%
35.0 to 39.9 percent	26	4%
40.0 to 49.9 percent	58	9%
50.0 percent or more	85	13%
Not computed	22	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>3,142</b>	<b>100%</b>
No vehicle	106	3%
1 vehicle	1,249	40%
2 vehicles	1,103	35%
3 vehicles	483	15%
4 or more vehicles	201	6%

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>3,757</b>	<b>100%</b>
Worked in state of residence	3,688	98%
Worked in county of residence	3,652	97%
Worked outside county of residence	36	1%
Worked outside state of residence	69	2%

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>6,026</b>	<b>100%</b>	<b>2,796</b>	<b>46%</b>
In labor force	4,144	69%	2,251	54%
Armed forces	57	1%	57	100%
Civilian (employed)	3,753	91%	1,969	52%
Civilian (unemployed)	334	8%	225	67%
Not in labor force	1,882	31%	545	29%
Pct. of civilian labor force unemployed	8.2%		10.3%	

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>3,757</b>	<b>100%</b>
Car, truck or van:	3,420	91%
Drove Alone	2,930	78%
Carpooled	490	13%
Public Transportation:	28	1%
Bus	28	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	42	1%
Bicycle	0	0%
Walked	60	2%
Other means	62	2%
Worked at home	145	4%

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>3,757</b>	<b>100%</b>
Did not work at home	3,612	96%
Less than 10 minutes	254	7%
10 to 19 minutes	1,249	33%
20 to 29 minutes	1,279	34%
30 to 44 minutes	529	14%
45 to 59 minutes	196	5%
60 to 89 minutes	54	1%
90 minutes or more	51	1%
Worked at home	145	4%
<b>Average time to work (minutes)</b>	<b>26</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>3,680</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	38	1%
Construction	379	10%
Manufacturing	247	7%
Wholesale trade	170	5%
Retail trade	404	11%
Transportation & warehousing	201	5%
Information & communications	67	2%
Finance, insurance, & real estate	265	7%
Professional, scientific, management, administration	42	1%
Educational, social, & health services	983	27%
Art, entertainment, recreation, accommodations, food	271	7%
Other services	207	6%
Public administration	406	11%

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>3,680</b>	<b>100%</b>
Management, professional & related:	1,503	41%
Management (incl. farm managers)	493	13%
Business & financial	294	8%
Computer & mathematical	91	2%
Architecture & engineering	59	2%
Life, physical & social science	47	1%
Community & social service	57	2%
Legal	12	<1%
Education, training, & library	236	6%
Art, entertainment, sports & media	20	1%
Healthcare practitioners	194	5%
Service:	440	12%
Healthcare support	116	3%
Protective service	0	0%
Food preparation & serving	125	3%
Building & grounds cleaning / maintenance	117	3%
Personal care & service	82	2%
Sales & office	1,044	28%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	389	11%
Production, transport & material moving	304	8%

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>3,142</b>	<b>100%</b>
Less than \$15,000	269	9%
\$15,000 to \$29,999	469	15%
\$30,000 to \$44,999	339	11%
\$45,000 to \$59,999	541	17%
\$60,000 to \$74,999	272	9%
\$75,000 to \$99,999	520	17%
\$100,000 to \$124,999	318	10%
\$125,000 to \$149,999	217	7%
\$150,000 to \$199,999	154	5%
\$200,000 or more	43	1%
<b>Median Income</b>	<b>\$58,697</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>3,142</b>	<b>100%</b>
With earnings	2,434	77%
With wage and salary income	2,318	74%
With self-employment income	351	11%
With interest, dividend, or net rental income	677	22%
With Social Security income	1,033	33%
With Supplemental Security income	10	<1%
With public assistance income	37	1%
With retirement income	687	22%
With other types of income	480	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>7,314</b>	<b>100%</b>
Under .50	180	2%
.50 to .99	273	4%
1.00 to 1.24	191	3%
1.25 to 1.49	369	5%
1.50 to 1.84	276	4%
1.85 to 1.99	36	0%
2.00 and over	5,989	82%

*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>7,314</b>	<b>100%</b>
Above Poverty	6,861	94%
Below Poverty	453	6%

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

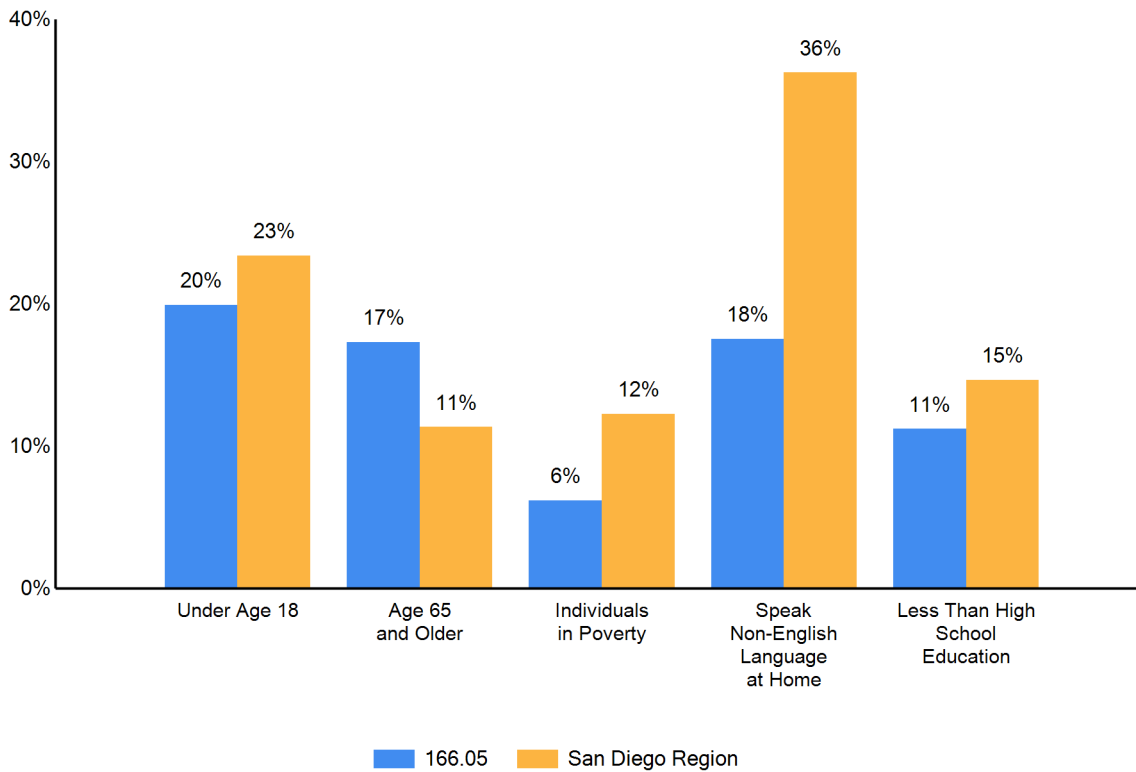
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>2,026</b>	<b>964</b>	<b>1,062</b>	<b>1,906</b>	<b>908</b>	<b>998</b>	<b>120</b>	<b>56</b>	<b>64</b>
Married couple family	1,587	702	885	1,557	702	855	30	0	30
Male householder, no wife present	113	60	53	113	60	53	0	0	0
Female householder, no husband present	326	202	124	236	146	90	90	56	34

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

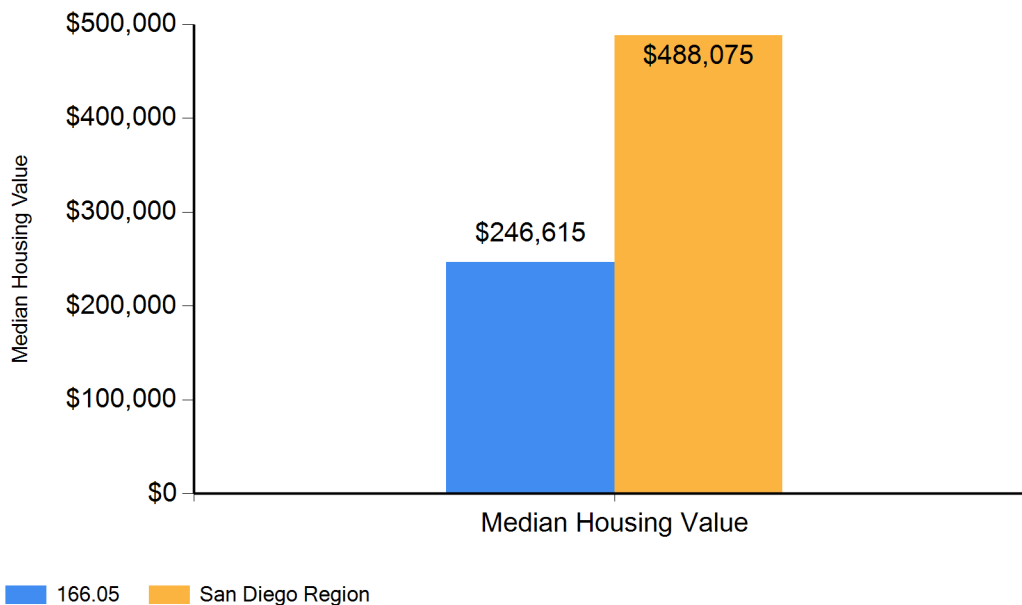


## Demographic and Socioeconomic Characteristics



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