



## Demographic and Socioeconomic Profile 2010

TRACT: 31.09

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,358</b>	<b>100%</b>
Asian	2,465	73%
Hispanic	336	10%
Black	241	7%
White	193	6%
Two or More	92	3%
Pacific Islander	20	1%
Other	6	<1%
American Indian	5	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,358</b>	<b>1,675</b>	<b>1,683</b>	<b>50%</b>
Under 5	159	90	69	43%
5 to 9	183	97	86	47%
10 to 14	193	100	93	48%
15 to 17	138	79	59	43%
18 and 19	105	56	49	47%
20 to 24	315	163	152	48%
25 to 29	281	146	135	48%
30 to 34	192	110	82	43%
35 to 39	162	80	82	51%
40 to 44	144	72	72	50%
45 to 49	204	97	107	52%
50 to 54	281	119	162	58%
55 to 59	327	171	156	48%
60 and 61	119	60	59	50%
62 to 64	160	77	83	52%
65 to 69	144	69	75	52%
70 to 74	95	46	49	52%
75 to 79	59	16	43	73%
80 to 84	39	10	29	74%
85 and Older	58	17	41	71%
Under 18	673	366	307	46%
65 and older	395	158	237	60%
<b>Median</b>	<b>38.5</b>	<b>34.8</b>	<b>42.4</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,823</b>	<b>100%</b>
Never Married	1,059	38%
Married, excluding separated	1,503	53%
Separated	28	<1%
Widowed	128	5%
Divorced	105	4%

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>3,358</b>	<b>100%</b>
Household	3,282	98%
Group Quarters - Other	76	2%
Group Quarters - College	0	0%
Group Quarters - Military	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>3,358</b>	<b>336</b>	<b>193</b>	<b>241</b>	<b>5</b>	<b>2,465</b>	<b>20</b>	<b>6</b>	<b>92</b>
Under 5	159	35	4	17	0	87	1	0	15
5 to 9	183	22	3	25	1	114	1	1	16
10 to 14	193	18	0	36	2	123	0	0	14
15 to 17	138	17	6	12	0	97	2	0	4
18 and 19	105	17	4	8	0	72	1	0	3
20 to 24	315	40	16	14	0	232	2	1	10
25 to 29	281	24	20	19	0	207	0	2	9
30 to 34	192	19	9	12	0	142	3	0	7
35 to 39	162	22	12	10	0	113	2	0	3
40 to 44	144	13	6	13	0	108	3	0	1
45 to 49	204	26	12	13	0	148	2	2	1
50 to 54	281	31	18	16	0	210	1	0	5
55 to 59	327	12	29	13	0	273	0	0	0
60 and 61	119	8	9	5	0	97	0	0	0
62 to 64	160	4	13	7	0	135	0	0	1
65 to 69	144	6	14	9	2	110	1	0	2
70 to 74	95	7	4	9	0	73	1	0	1
75 to 79	59	7	4	1	0	47	0	0	0
80 to 84	39	5	1	1	0	32	0	0	0
85 and Older	58	3	9	1	0	45	0	0	0
Under 18	673	92	13	90	3	421	4	1	49
65 and older	395	28	32	21	2	307	2	0	3
<b>Median</b>		<b>29.0</b>	<b>51.3</b>	<b>27.2</b>	<b>13.8</b>	<b>42.1</b>	<b>35.0</b>	<b>27.5</b>	<b>15.8</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>3,199</b>	<b>100%</b>
Speak Only English	1,467	46%
Speak Spanish:	80	3%
Speak English "well" or "very well"	75	2%
Speak English "not well" or "not at all"	5	<1%
Speak Asian/Pacific Island language:	1,652	52%
Speak English "well" or "very well"	1,476	46%
Speak English "not well" or "not at all"	176	6%
Speak other language:	0	0%
Speak English "well" or "very well"	0	0%
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>2,265</b>	<b>100%</b>
Less than 9th grade	113	5%
9th through 12th grade, no diploma	73	3%
High school grad (incl. equivalency)	485	21%
Some college, no degree	741	33%
Associate degree	165	7%
Bachelor's degree	595	26%
Master's degree	32	1%
Professional school degree	61	3%
Doctorate degree	0	0%

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>3,263</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,055	32%	985	30%	70	2%
Nursery / Preschool	75	7%	61	6%	14	20%
Kindergarten to grade 4	245	23%	230	23%	15	21%
Grade 5 to grade 8	158	15%	158	16%	0	0%
Grade 9 to grade 12	159	15%	159	16%	0	0%
College, undergraduate	368	35%	327	33%	41	59%
Graduate or Professional school	50	5%	50	5%	0	0%
Not enrolled in school	2,208	68%	---	---	---	---

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>810</b>	<b>100%</b>	<b>330</b>	<b>100%</b>	<b>480</b>	<b>100%</b>
Family Households:	746	92%	330	100%	416	87%
Married couple family	541	67%	247	75%	294	61%
Other family:	205	25%	83	25%	122	25%
Male householder, no wife	32	4%	5	2%	27	6%
Female householder, no husband	173	21%	78	24%	95	20%
Nonfamily households:	64	8%	0	0%	64	13%
Householder living alone	36	4%	----	----	----	----
Other nonfamily households	28	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>827</b>	<b>100%</b>	<b>810</b>	<b>17</b>	<b>2%</b>	<b>4.05</b>
Single family (detached)	781	94%	764	17	2%	4.11
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	18	2%	18	0	0%	3.11
10 or more units	28	3%	28	0	0%	3.11
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>626</b>	<b>100%</b>
Less than \$150,000	11	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	26	4%
\$250,000 to \$299,999	53	8%
\$300,000 to \$399,999	166	27%
\$400,000 to \$499,999	160	26%
\$500,000 to \$749,999	210	34%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

**Median Value** **\$435,404**

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>827</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	10	1%
1980 to 1989	515	62%
1970 to 1979	219	26%
1960 to 1969	83	10%
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>810</b>	<b>100%</b>	<b>184</b>	<b>100%</b>	<b>626</b>	<b>100%</b>
1.00 occupant housing per room or less	769	95%	169	92%	600	96%
1.01 to 1.50 occupants per room	41	5%	15	8%	26	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>184</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	10	5%
\$800 to \$899	0	0%
\$900 to \$999	12	7%
\$1,000 to \$1,249	55	30%
\$1,250 to \$1,499	13	7%
\$1,500 to \$1,999	48	26%
\$2,000 or more	0	0%
No cash rent	46	25%
<b>Median contract rent</b>	<b>\$1,521</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>184</b>	<b>100%</b>
Less than 20 percent	44	24%
20.0 to 24.9 percent	22	12%
25.0 to 29.9 percent	0	0%
30.0 to 34.9 percent	2	1%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	36	20%
50.0 percent or more	34	18%
Not computed	46	25%

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>810</b>	<b>100%</b>
No vehicle	10	1%
1 vehicle	152	19%
2 vehicles	251	31%
3 vehicles	245	30%
4 or more vehicles	152	19%

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>1,717</b>	<b>100%</b>
Worked in state of residence	1,717	100%
Worked in county of residence	1,705	99%
Worked outside county of residence	12	1%
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>2,785</b>	<b>100%</b>	<b>1,367</b>	<b>49%</b>
In labor force	1,711	61%	998	58%
Armed forces	49	3%	49	100%
Civilian (employed)	1,531	89%	874	57%
Civilian (unemployed)	131	8%	75	57%
Not in labor force	1,074	39%	369	34%
Pct. of civilian labor force unemployed	7.9%		7.9%	

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>1,717</b>	<b>100%</b>
Car, truck or van:	1,689	98%
Drove Alone	1,347	78%
Carpooled	342	20%
Public Transportation:	5	<1%
Bus	5	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	11	1%
Other means	12	1%
Worked at home	0	0%

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>1,717</b>	<b>100%</b>
Did not work at home	1,717	100%
Less than 10 minutes	50	3%
10 to 19 minutes	518	30%
20 to 29 minutes	579	34%
30 to 44 minutes	438	26%
45 to 59 minutes	59	3%
60 to 89 minutes	73	4%
90 minutes or more	0	0%
Worked at home	0	0%
<b>Average time to work (minutes)</b>	<b>28</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>1,616</b>	<b>100%</b>
Agriculture, forestry, mining	15	1%
Utilities	10	1%
Construction	30	2%
Manufacturing	146	9%
Wholesale trade	54	3%
Retail trade	170	11%
Transportation & warehousing	10	1%
Information & communications	54	3%
Finance, insurance, & real estate	59	4%
Professional, scientific, management, administration	249	15%
Educational, social, & health services	476	29%
Art, entertainment, recreation, accommodations, food	157	10%
Other services	45	3%
Public administration	141	9%

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>1,616</b>	<b>100%</b>
Management, professional & related:	500	31%
Management (incl. farm managers)	42	3%
Business & financial	99	6%
Computer & mathematical	10	1%
Architecture & engineering	48	3%
Life, physical & social science	48	3%
Community & social service	26	2%
Legal	6	<1%
Education, training, & library	14	1%
Art, entertainment, sports & media	30	2%
Healthcare practitioners	177	11%
Service:	306	19%
Healthcare support	127	8%
Protective service	48	3%
Food preparation & serving	73	5%
Building & grounds cleaning / maintenance	43	3%
Personal care & service	15	1%
Sales & office	533	33%
Farming, fishing & forestry	15	1%
Construction, extraction & maintenance	121	7%
Production, transport & material moving	141	9%

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>810</b>	<b>100%</b>
Less than \$15,000	35	4%
\$15,000 to \$29,999	47	6%
\$30,000 to \$44,999	48	6%
\$45,000 to \$59,999	132	16%
\$60,000 to \$74,999	72	9%
\$75,000 to \$99,999	142	18%
\$100,000 to \$124,999	171	21%
\$125,000 to \$149,999	73	9%
\$150,000 to \$199,999	69	9%
\$200,000 or more	21	3%
<b>Median Income</b>	<b>\$87,500</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>810</b>	<b>100%</b>
With earnings	756	93%
With wage and salary income	756	93%
With self-employment income	29	4%
With interest, dividend, or net rental income	157	19%
With Social Security income	196	24%
With Supplemental Security income	57	7%
With public assistance income	94	12%
With retirement income	228	28%
With other types of income	182	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
<b>Total</b>	<b>3,358</b>	<b>100%</b>
Under .50	14	<1%
.50 to .99	137	4%
1.00 to 1.24	124	4%
1.25 to 1.49	89	3%
1.50 to 1.84	386	11%
1.85 to 1.99	0	0%
2.00 and over	2,608	78%

*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>3,358</b>	<b>100%</b>
Above Poverty	3,207	96%
Below Poverty	151	4%

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

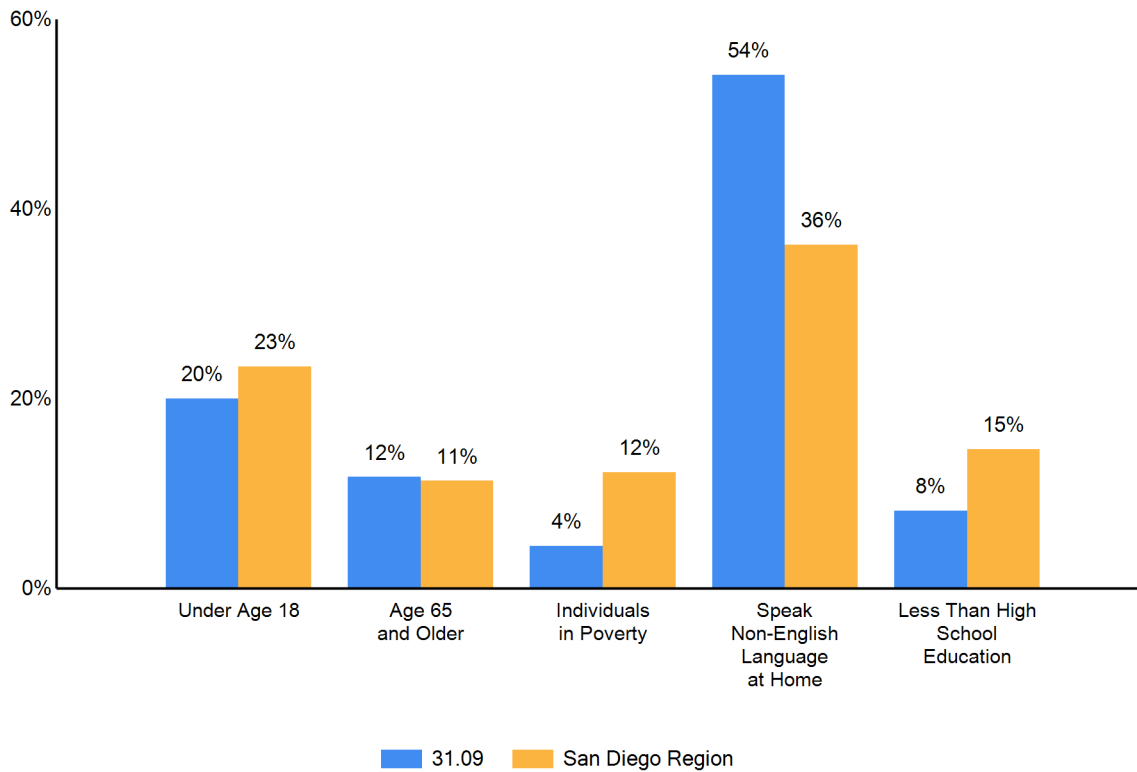
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>746</b>	<b>330</b>	<b>416</b>	<b>712</b>	<b>296</b>	<b>416</b>	<b>34</b>	<b>34</b>	<b>0</b>
Married couple family	541	247	294	541	247	294	0	0	0
Male householder, no wife present	32	5	27	32	5	27	0	0	0
Female householder, no husband present	173	78	95	139	44	95	34	34	0

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

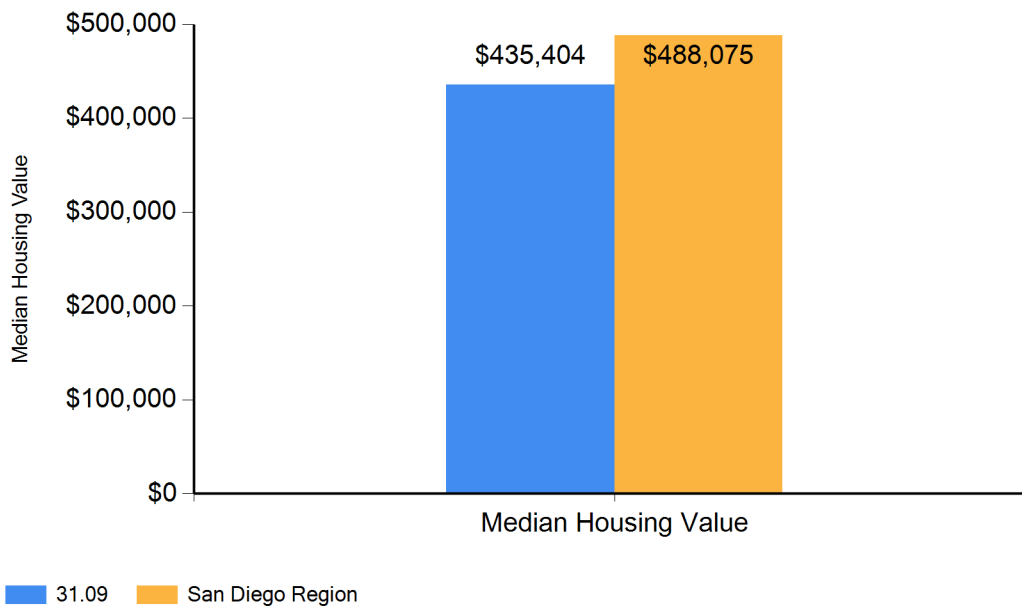


## Demographic and Socioeconomic Characteristics



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