



Demographic and Socioeconomic Profile 2010

TRACT: 83.29

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 6,347 | 100% |
| White | 3,987 | 63% |
| Asian | 1,485 | 23% |
| Hispanic | 529 | 8% |
| Two or More | 224 | 4% |
| Black | 86 | 1% |
| American Indian | 15 | <1% |
| Other | 12 | <1% |
| Pacific Islander | 9 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 6,347 | 2,913 | 3,434 | 54% |
| Under 5 | 385 | 189 | 196 | 51% |
| 5 to 9 | 309 | 151 | 158 | 51% |
| 10 to 14 | 355 | 161 | 194 | 55% |
| 15 to 17 | 193 | 84 | 109 | 56% |
| 18 and 19 | 70 | 33 | 37 | 53% |
| 20 to 24 | 259 | 140 | 119 | 46% |
| 25 to 29 | 733 | 305 | 428 | 58% |
| 30 to 34 | 899 | 451 | 448 | 50% |
| 35 to 39 | 757 | 354 | 403 | 53% |
| 40 to 44 | 593 | 262 | 331 | 56% |
| 45 to 49 | 509 | 231 | 278 | 55% |
| 50 to 54 | 361 | 160 | 201 | 56% |
| 55 to 59 | 324 | 140 | 184 | 57% |
| 60 and 61 | 93 | 40 | 53 | 57% |
| 62 to 64 | 127 | 57 | 70 | 55% |
| 65 to 69 | 140 | 59 | 81 | 58% |
| 70 to 74 | 80 | 26 | 54 | 68% |
| 75 to 79 | 69 | 34 | 35 | 51% |
| 80 to 84 | 49 | 22 | 27 | 55% |
| 85 and Older | 42 | 14 | 28 | 67% |
| Under 18 | 1,242 | 585 | 657 | 53% |
| 65 and older | 380 | 155 | 225 | 59% |
| Median | 34.8 | 34.4 | 35.3 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 5,298 | 100% |
| Never Married | 1,764 | 33% |
| Married, excluding separated | 2,538 | 48% |
| Separated | 85 | 2% |
| Widowed | 120 | 2% |
| Divorced | 791 | 15% |

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 |
|---------------------------|--------------|-------------|
| Total population | 6,347 | 100% |
| Household | 6,347 | 100% |
| Group Quarters - College | 0 | 0% |
| Group Quarters - Military | 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 |
|-------------------|--------------|-------------|--------------|-------------|-----------------|--------------|------------------|-------------|-------------|
| Total Pop. | 6,347 | 529 | 3,987 | 86 | 15 | 1,485 | 9 | 12 | 224 |
| Under 5 | 385 | 48 | 178 | 4 | 2 | 116 | 0 | 1 | 36 |
| 5 to 9 | 309 | 39 | 142 | 7 | 0 | 96 | 1 | 0 | 24 |
| 10 to 14 | 355 | 34 | 166 | 13 | 1 | 117 | 0 | 0 | 24 |
| 15 to 17 | 193 | 23 | 96 | 8 | 1 | 51 | 0 | 2 | 12 |
| 18 and 19 | 70 | 16 | 39 | 2 | 0 | 12 | 0 | 0 | 1 |
| 20 to 24 | 259 | 35 | 161 | 3 | 0 | 44 | 2 | 1 | 13 |
| 25 to 29 | 733 | 61 | 497 | 7 | 4 | 135 | 0 | 1 | 28 |
| 30 to 34 | 899 | 78 | 559 | 10 | 0 | 227 | 1 | 2 | 22 |
| 35 to 39 | 757 | 62 | 453 | 6 | 1 | 208 | 1 | 2 | 24 |
| 40 to 44 | 593 | 37 | 367 | 6 | 0 | 163 | 0 | 2 | 18 |
| 45 to 49 | 509 | 28 | 338 | 4 | 0 | 129 | 1 | 0 | 9 |
| 50 to 54 | 361 | 27 | 261 | 6 | 1 | 62 | 0 | 0 | 4 |
| 55 to 59 | 324 | 17 | 256 | 3 | 2 | 43 | 2 | 0 | 1 |
| 60 and 61 | 93 | 3 | 71 | 1 | 2 | 12 | 1 | 0 | 3 |
| 62 to 64 | 127 | 1 | 115 | 2 | 0 | 9 | 0 | 0 | 0 |
| 65 to 69 | 140 | 9 | 102 | 3 | 0 | 25 | 0 | 1 | 0 |
| 70 to 74 | 80 | 2 | 60 | 1 | 0 | 17 | 0 | 0 | 0 |
| 75 to 79 | 69 | 7 | 53 | 0 | 0 | 8 | 0 | 0 | 1 |
| 80 to 84 | 49 | 2 | 36 | 0 | 1 | 8 | 0 | 0 | 2 |
| 85 and Older | 42 | 0 | 37 | 0 | 0 | 3 | 0 | 0 | 2 |
| Under 18 | 1,242 | 144 | 582 | 32 | 4 | 380 | 1 | 3 | 96 |
| 65 and older | 380 | 20 | 288 | 4 | 1 | 61 | 0 | 1 | 5 |
| Median | | 30.5 | 36.7 | 29.3 | 29.4 | 33.8 | 37.5 | 32.5 | 25.4 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 5,962 | 100% |
| Speak Only English | 4,537 | 76% |
| Speak Spanish: | 125 | 2% |
| Speak English "well" or "very well" | 125 | 2% |
| Speak English "not well" or "not at all" | 0 | 0% |
| Speak Asian/Pacific Island language: | 975 | 16% |
| Speak English "well" or "very well" | 911 | 15% |
| Speak English "not well" or "not at all" | 64 | 1% |
| Speak other language: | 325 | 5% |
| Speak English "well" or "very well" | 325 | 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 |
|--|--------------|-------------|
| Total population age 25 and older | 4,776 | 100% |
| Less than 9th grade | 19 | <1% |
| 9th through 12th grade, no diploma | 71 | 1% |
| High school grad (incl. equivalency) | 377 | 8% |
| Some college, no degree | 416 | 9% |
| Associate degree | 329 | 7% |
| Bachelor's degree | 2,158 | 45% |
| Master's degree | 829 | 17% |
| Professional school degree | 347 | 7% |
| Doctorate degree | 230 | 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 |
| Total population age 3 and older | 6,093 | 100% | --- | --- | --- | --- |
| Enrolled in school | 1,150 | 19% | 995 | 16% | 155 | 3% |
| Nursery / Preschool | 86 | 7% | 16 | 2% | 70 | 45% |
| Kindergarten to grade 4 | 310 | 27% | 310 | 31% | 0 | 0% |
| Grade 5 to grade 8 | 270 | 23% | 251 | 25% | 19 | 12% |
| Grade 9 to grade 12 | 235 | 20% | 205 | 21% | 30 | 19% |
| College, undergraduate | 135 | 12% | 135 | 14% | 0 | 0% |
| Graduate or Professional school | 114 | 10% | 78 | 8% | 36 | 23% |
| Not enrolled in school | 4,943 | 81% | --- | --- | --- | --- |

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 |
| Total households | 3,098 | 100% | 734 | 100% | 2,364 | 100% |
| Family Households: | 1,519 | 49% | 723 | 99% | 796 | 34% |
| Married couple family | 1,098 | 35% | 451 | 61% | 647 | 27% |
| Other family: | 421 | 14% | 272 | 37% | 149 | 6% |
| Male householder, no wife | 140 | 5% | 113 | 15% | 27 | 1% |
| Female householder, no husband | 281 | 9% | 159 | 22% | 122 | 5% |
| Nonfamily households: | 1,579 | 51% | 11 | 1% | 1,568 | 66% |
| Householder living alone | 1,229 | 40% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 350 | 11% | ---- | ---- | ---- | ---- |

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 |
|----------------------------|--------------|-------------|-------------|------------|--------------|-----------------------|
| Total Housing Units | 3,377 | 100% | 3098 | 279 | 8% | 2.05 |
| Single family (detached) | 101 | 3% | 101 | 0 | 0% | 2.35 |
| Single family (attached) | 24 | 1% | 24 | 0 | 0% | 2.46 |
| 2 to 4 units | 645 | 19% | 596 | 49 | 8% | 2.35 |
| 5 to 9 units | 1,001 | 30% | 878 | 123 | 12% | 2.00 |
| 10 or more units | 1,606 | 48% | 1,499 | 107 | 7% | 1.93 |
| 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 |
|-----------------------------------|--------------|-------------|
| Total Owner-Occupied Units | 1,576 | 100% |
| Less than \$150,000 | 0 | 0% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 to \$249,999 | 8 | 1% |
| \$250,000 to \$299,999 | 53 | 3% |
| \$300,000 to \$399,999 | 396 | 25% |
| \$400,000 to \$499,999 | 645 | 41% |
| \$500,000 to \$749,999 | 445 | 28% |
| \$750,000 to \$999,999 | 29 | 2% |
| \$1,000,000 or more | 0 | 0% |

Median Value **\$451,477**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

Year Structure Built

| | Number | Percent |
|----------------------------|--------------|-------------|
| Total Housing units | 3,377 | 100% |
| 2005 or Later | 224 | 7% |
| 2000 to 2004 | 515 | 15% |
| 1990 to 1999 | 1,470 | 44% |
| 1980 to 1989 | 997 | 30% |
| 1970 to 1979 | 107 | 3% |
| 1960 to 1969 | 16 | <1% |
| 1950 to 1959 | 0 | 0% |
| 1940 to 1949 | 0 | 0% |
| 1939 or earlier | 48 | 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 |
| Total occupied housing units | 3,098 | 100% | 1,522 | 100% | 1,576 | 100% |
| 1.00 occupant housing per room or less | 3,030 | 98% | 1,489 | 98% | 1,541 | 98% |
| 1.01 to 1.50 occupants per room | 68 | 2% | 33 | 2% | 35 | 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 |
|-------------------------------|----------------|-------------|
| Total Units | 1,522 | 100% |
| Less than \$500 | 32 | 2% |
| \$500 to \$599 | 0 | 0% |
| \$600 to \$699 | 0 | 0% |
| \$700 to \$799 | 0 | 0% |
| \$800 to \$899 | 34 | 2% |
| \$900 to \$999 | 0 | 0% |
| \$1,000 to \$1,249 | 117 | 8% |
| \$1,250 to \$1,499 | 231 | 15% |
| \$1,500 to \$1,999 | 692 | 45% |
| \$2,000 or more | 363 | 24% |
| No cash rent | 53 | 3% |
| Median contract rent | \$1,751 | |

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 |
|-------------------------------|--------------|-------------|
| Total Units | 1,522 | 100% |
| Less than 20 percent | 430 | 28% |
| 20.0 to 24.9 percent | 313 | 21% |
| 25.0 to 29.9 percent | 73 | 5% |
| 30.0 to 34.9 percent | 140 | 9% |
| 35.0 to 39.9 percent | 54 | 4% |
| 40.0 to 49.9 percent | 198 | 13% |
| 50.0 percent or more | 261 | 17% |
| Not computed | 53 | 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 |
|---------------------------|--------------|-------------|
| Total Availability | 3,098 | 100% |
| No vehicle | 53 | 2% |
| 1 vehicle | 1,360 | 44% |
| 2 vehicles | 1,531 | 49% |
| 3 vehicles | 86 | 3% |
| 4 or more vehicles | 68 | 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 |
|------------------------------------|--------------|-------------|
| Total Workers | 3,879 | 100% |
| Worked in state of residence | 3,856 | 99% |
| Worked in county of residence | 3,772 | 97% |
| Worked outside county of residence | 84 | 2% |
| Worked outside state of residence | 23 | 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 |
| Population age 16 and older | 5,242 | 100% | 2,393 | 46% |
| In labor force | 3,926 | 75% | 1,844 | 47% |
| Armed forces | 58 | 1% | 41 | 71% |
| Civilian (employed) | 3,430 | 87% | 1,562 | 46% |
| Civilian (unemployed) | 438 | 11% | 241 | 55% |
| Not in labor force | 1,316 | 25% | 549 | 42% |
| Pct. of civilian labor force unemployed | 11.3% | | 13.4% | |

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 |
|-----------------------------|--------------|-------------|
| Total Workers | 3,879 | 100% |
| Car, truck or van: | 3,481 | 90% |
| Drove Alone | 3,351 | 86% |
| Carpooled | 130 | 3% |
| Public Transportation: | 0 | 0% |
| Bus | 0 | 0% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 0 | 0% |
| Bicycle | 0 | 0% |
| Walked | 58 | 1% |
| Other means | 23 | 1% |
| Worked at home | 317 | 8% |

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 |
|---------------------------------------|--------------|-------------|
| Total Workers | 3,879 | 100% |
| Did not work at home | 3,562 | 92% |
| Less than 10 minutes | 337 | 9% |
| 10 to 19 minutes | 1,695 | 44% |
| 20 to 29 minutes | 930 | 24% |
| 30 to 44 minutes | 459 | 12% |
| 45 to 59 minutes | 89 | 2% |
| 60 to 89 minutes | 39 | 1% |
| 90 minutes or more | 13 | <1% |
| Worked at home | 317 | 8% |
| Average time to work (minutes) | 22 | -- |

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 |
|--|--------------|-------------|
| Total employed civilian age 16+ | 3,814 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 21 | 1% |
| Construction | 117 | 3% |
| Manufacturing | 570 | 15% |
| Wholesale trade | 165 | 4% |
| Retail trade | 335 | 9% |
| Transportation & warehousing | 0 | 0% |
| Information & communications | 120 | 3% |
| Finance, insurance, & real estate | 370 | 10% |
| Professional, scientific, management, administration | 83 | 2% |
| Educational, social, & health services | 595 | 16% |
| Art, entertainment, recreation, accommodations, food | 113 | 3% |
| Other services | 146 | 4% |
| Public administration | 1,179 | 31% |

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

| | | |
|---|--------------|-------------|
| Total employed civilian age 16+ | 3,814 | 100% |
| Management, professional & related: | 2,764 | 72% |
| Management (incl. farm managers) | 454 | 12% |
| Business & financial | 496 | 13% |
| Computer & mathematical | 248 | 7% |
| Architecture & engineering | 400 | 10% |
| Life, physical & social science | 251 | 7% |
| Community & social service | 117 | 3% |
| Legal | 202 | 5% |
| Education, training, & library | 144 | 4% |
| Art, entertainment, sports & media | 76 | 2% |
| Healthcare practitioners | 376 | 10% |
| Service: | 208 | 5% |
| Healthcare support | 0 | 0% |
| Protective service | 32 | 1% |
| Food preparation & serving | 52 | 1% |
| Building & grounds cleaning / maintenance | 0 | 0% |
| Personal care & service | 124 | 3% |
| Sales & office | 781 | 20% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 21 | 1% |
| Production, transport & material moving | 40 | 1% |

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

Household Income

Number Percent

| | | |
|-------------------------|-----------------|-------------|
| Total Households | 3,098 | 100% |
| Less than \$15,000 | 155 | 5% |
| \$15,000 to \$29,999 | 323 | 10% |
| \$30,000 to \$44,999 | 255 | 8% |
| \$45,000 to \$59,999 | 215 | 7% |
| \$60,000 to \$74,999 | 334 | 11% |
| \$75,000 to \$99,999 | 476 | 15% |
| \$100,000 to \$124,999 | 388 | 13% |
| \$125,000 to \$149,999 | 366 | 12% |
| \$150,000 to \$199,999 | 365 | 12% |
| \$200,000 or more | 221 | 7% |
| Median Income | \$89,023 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 3,098 | 100% |
| With earnings | 2,838 | 92% |
| With wage and salary income | 2,731 | 88% |
| With self-employment income | 367 | 12% |
| With interest, dividend, or net rental income | 902 | 29% |
| With Social Security income | 264 | 9% |
| With Supplemental Security income | 42 | 1% |
| With public assistance income | 11 | <1% |
| With retirement income | 165 | 5% |
| With other types of income | 269 | 9% |

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 |
|---------------|--------------|-------------|
| Total | 6,337 | 100% |
| Under .50 | 311 | 5% |
| .50 to .99 | 93 | 1% |
| 1.00 to 1.24 | 105 | 2% |
| 1.25 to 1.49 | 278 | 4% |
| 1.50 to 1.84 | 235 | 4% |
| 1.85 to 1.99 | 67 | 1% |
| 2.00 and over | 5,248 | 83% |

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 |
|---------------|--------------|-------------|
| Total | 6,337 | 100% |
| Above Poverty | 5,933 | 94% |
| Below Poverty | 404 | 6% |

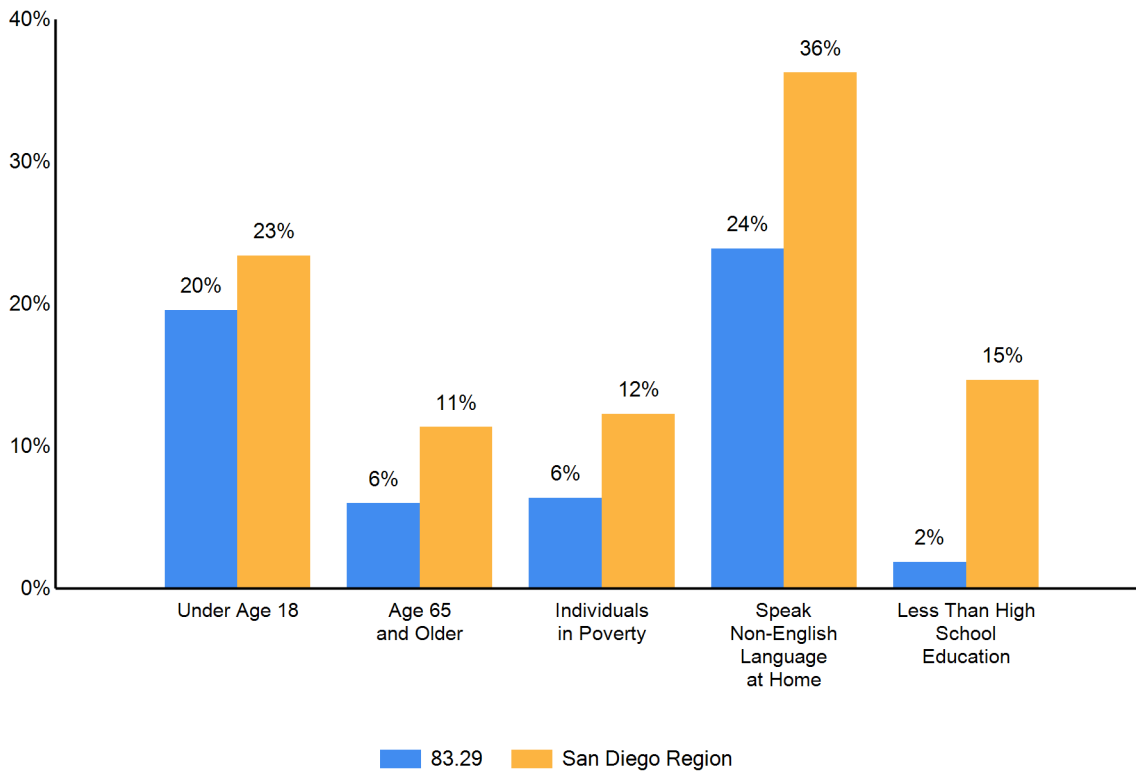
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 |
| Total Families | 1,519 | 723 | 796 | 1,431 | 687 | 744 | 88 | 36 | 52 |
| Married couple family | 1,098 | 451 | 647 | 1,087 | 451 | 636 | 11 | 0 | 11 |
| Male householder, no wife present | 140 | 113 | 27 | 140 | 113 | 27 | 0 | 0 | 0 |
| Female householder, no husband present | 281 | 159 | 122 | 204 | 123 | 81 | 77 | 36 | 41 |

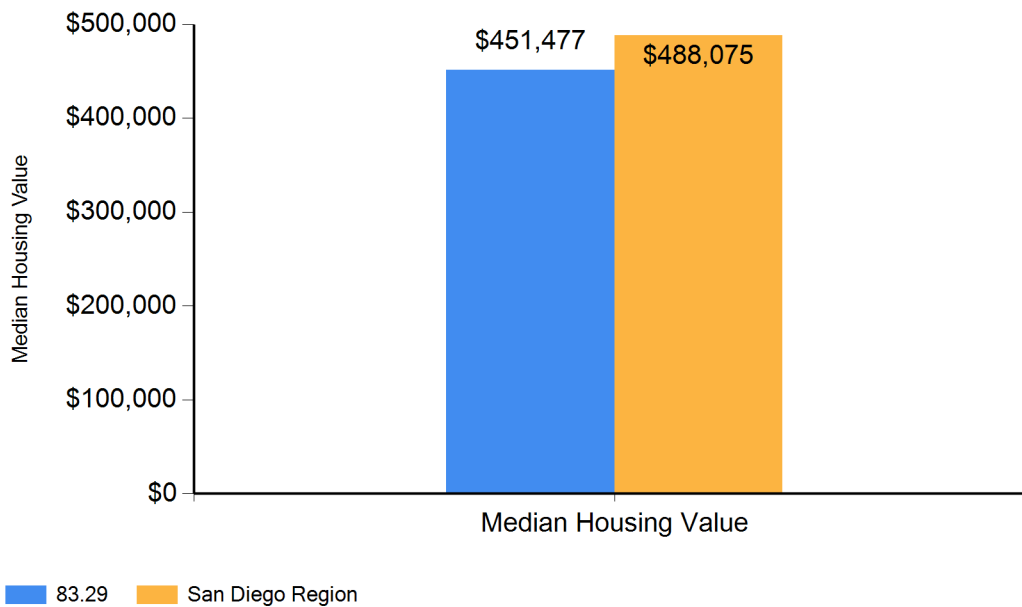
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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