



Demographic and Socioeconomic Profile 2010

TRACT: 89.01

Population by Race

	Population	Percent
Total Population	4,805	100%
White	2,513	52%
Hispanic	1,261	26%
Asian	611	13%
Black	195	4%
Two or More	166	3%
American Indian	21	<1%
Other	19	<1%
Pacific Islander	19	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,805	2,364	2,441	51%
Under 5	220	112	108	49%
5 to 9	154	73	81	53%
10 to 14	154	72	82	53%
15 to 17	105	56	49	47%
18 and 19	90	42	48	53%
20 to 24	503	222	281	56%
25 to 29	696	334	362	52%
30 to 34	504	282	222	44%
35 to 39	399	212	187	47%
40 to 44	319	176	143	45%
45 to 49	333	163	170	51%
50 to 54	310	162	148	48%
55 to 59	229	103	126	55%
60 and 61	106	49	57	54%
62 to 64	140	52	88	63%
65 to 69	176	77	99	56%
70 to 74	126	61	65	52%
75 to 79	105	52	53	50%
80 to 84	83	35	48	58%
85 and Older	53	29	24	45%
Under 18	633	313	320	51%
65 and older	543	254	289	53%
Median	34.8	34.8	34.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,277	100%
Never Married	2,153	50%
Married, excluding separated	1,320	31%
Separated	137	3%
Widowed	208	5%
Divorced	459	11%

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	4,805	100%
Household	4,803	100%
Group Quarters - Other	2	<1%
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
Total Pop.	4,805	1,261	2,513	195	21	611	19	19	166
Under 5	220	88	90	4	1	21	0	4	12
5 to 9	154	77	33	6	1	22	0	1	14
10 to 14	154	78	39	2	3	21	2	0	9
15 to 17	105	49	22	8	1	17	3	1	4
18 and 19	90	39	32	7	0	7	1	0	4
20 to 24	503	133	242	19	2	77	2	2	26
25 to 29	696	144	380	34	5	101	0	2	30
30 to 34	504	119	278	15	2	67	4	3	16
35 to 39	399	103	204	17	2	55	3	2	13
40 to 44	319	87	161	15	0	38	2	2	14
45 to 49	333	90	175	14	1	47	0	0	6
50 to 54	310	83	177	17	1	27	1	0	4
55 to 59	229	32	159	13	0	21	0	0	4
60 and 61	106	17	66	4	1	15	0	1	2
62 to 64	140	27	93	6	0	12	0	0	2
65 to 69	176	31	119	5	1	18	1	0	1
70 to 74	126	22	81	0	0	22	0	0	1
75 to 79	105	20	68	5	0	11	0	1	0
80 to 84	83	14	54	4	0	8	0	0	3
85 and Older	53	8	40	0	0	4	0	0	1
Under 18	633	292	184	20	6	81	5	6	39
65 and older	543	95	362	14	1	63	1	1	6
Median		30.9	38.4	35.7	27.5	32.9	31.9	28.8	27.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,585	100%
Speak Only English	3,191	70%
Speak Spanish:	592	13%
Speak English "well" or "very well"	505	11%
Speak English "not well" or "not at all"	87	2%
Speak Asian/Pacific Island language:	317	7%
Speak English "well" or "very well"	239	5%
Speak English "not well" or "not at all"	78	2%
Speak other language:	485	10%
Speak English "well" or "very well"	459	10%
Speak English "not well" or "not at all"	26	1%

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	3,579	100%
Less than 9th grade	126	4%
9th through 12th grade, no diploma	105	3%
High school grad (incl. equivalency)	748	21%
Some college, no degree	928	26%
Associate degree	207	6%
Bachelor's degree	1,000	28%
Master's degree	288	8%
Professional school degree	114	3%
Doctorate degree	63	2%

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	4,658	100%	---	---	---	---
Enrolled in school	1,378	30%	853	18%	525	11%
Nursery / Preschool	56	4%	9	1%	47	9%
Kindergarten to grade 4	152	11%	135	16%	17	3%
Grade 5 to grade 8	131	10%	46	5%	85	16%
Grade 9 to grade 12	195	14%	167	20%	28	5%
College, undergraduate	516	37%	405	47%	111	21%
Graduate or Professional school	328	24%	91	11%	237	45%
Not enrolled in school	3,280	70%	---	---	---	---

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	2,365	100%	413	100%	1,952	100%
Family Households:	980	41%	367	89%	613	31%
Married couple family	589	25%	198	48%	391	20%
Other family:	391	17%	169	41%	222	11%
Male householder, no wife	149	6%	0	0%	149	8%
Female householder, no husband	242	10%	169	41%	73	4%
Nonfamily households:	1,385	59%	46	11%	1,339	69%
Householder living alone	888	38%	----	----	----	----
Other nonfamily households	497	21%	----	----	----	----

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	2,550	100%	2365	185	7%	2.03
Single family (detached)	320	13%	298	22	7%	2.65
Single family (attached)	401	16%	398	3	1%	2.37
2 to 4 units	281	11%	264	17	6%	2.61
5 to 9 units	363	14%	315	48	13%	1.82
10 or more units	1,185	46%	1,090	95	8%	1.66
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	1,172	100%
Less than \$150,000	34	3%
\$150,000 to \$199,999	35	3%
\$200,000 to \$249,999	108	9%
\$250,000 to \$299,999	236	20%
\$300,000 to \$399,999	227	19%
\$400,000 to \$499,999	256	22%
\$500,000 to \$749,999	226	19%
\$750,000 to \$999,999	31	3%
\$1,000,000 or more	19	2%

Median Value **\$376,211**

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	2,550	100%
2005 or Later	38	1%
2000 to 2004	18	1%
1990 to 1999	131	5%
1980 to 1989	795	31%
1970 to 1979	929	36%
1960 to 1969	130	5%
1950 to 1959	231	9%
1940 to 1949	268	11%
1939 or earlier	10	<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	2,365	100%	1,193	100%	1,172	100%
1.00 occupant housing per room or less	2,308	98%	1,176	99%	1,132	97%
1.01 to 1.50 occupants per room	30	1%	0	0%	30	3%
1.51 to 2.00 occupants per room	27	1%	17	1%	10	1%
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	1,193	100%
Less than \$500	0	0%
\$500 to \$599	15	1%
\$600 to \$699	113	9%
\$700 to \$799	19	2%
\$800 to \$899	19	2%
\$900 to \$999	87	7%
\$1,000 to \$1,249	218	18%
\$1,250 to \$1,499	247	21%
\$1,500 to \$1,999	407	34%
\$2,000 or more	68	6%
No cash rent	0	0%
Median contract rent	\$1,378	

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	1,193	100%
Less than 20 percent	183	15%
20.0 to 24.9 percent	84	7%
25.0 to 29.9 percent	169	14%
30.0 to 34.9 percent	101	8%
35.0 to 39.9 percent	140	12%
40.0 to 49.9 percent	88	7%
50.0 percent or more	372	31%
Not computed	56	5%

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	2,365	100%
No vehicle	91	4%
1 vehicle	984	42%
2 vehicles	925	39%
3 vehicles	307	13%
4 or more vehicles	58	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	2,624	100%
Worked in state of residence	2,624	100%
Worked in county of residence	2,548	97%
Worked outside county of residence	76	3%
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
Population age 16 and older	4,242	100%	2,089	49%
In labor force	3,135	74%	1,655	53%
Armed forces	31	1%	31	100%
Civilian (employed)	2,710	86%	1,378	51%
Civilian (unemployed)	394	13%	246	62%
Not in labor force	1,107	26%	434	39%
Pct. of civilian labor force unemployed	12.7%		15.1%	

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	2,624	100%
Car, truck or van:	2,455	94%
Drove Alone	2,274	87%
Carpooled	181	7%
Public Transportation:	18	1%
Bus	18	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	17	1%
Bicycle	15	1%
Walked	69	3%
Other means	0	0%
Worked at home	50	2%

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	2,624	100%
Did not work at home	2,574	98%
Less than 10 minutes	292	11%
10 to 19 minutes	1,328	51%
20 to 29 minutes	557	21%
30 to 44 minutes	335	13%
45 to 59 minutes	0	0%
60 to 89 minutes	51	2%
90 minutes or more	11	<1%
Worked at home	50	2%
Average time to work (minutes)	21	--

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+	2,564	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	144	6%
Manufacturing	168	7%
Wholesale trade	48	2%
Retail trade	231	9%
Transportation & warehousing	10	<1%
Information & communications	15	1%
Finance, insurance, & real estate	117	5%
Professional, scientific, management, administration	244	10%
Educational, social, & health services	753	29%
Art, entertainment, recreation, accommodations, food	175	7%
Other services	252	10%
Public administration	407	16%

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+	2,564	100%
Management, professional & related:	922	36%
Management (incl. farm managers)	287	11%
Business & financial	159	6%
Computer & mathematical	69	3%
Architecture & engineering	33	1%
Life, physical & social science	0	0%
Community & social service	62	2%
Legal	113	4%
Education, training, & library	76	3%
Art, entertainment, sports & media	30	1%
Healthcare practitioners	93	4%
Service:	635	25%
Healthcare support	47	2%
Protective service	136	5%
Food preparation & serving	67	3%
Building & grounds cleaning / maintenance	158	6%
Personal care & service	227	9%
Sales & office	590	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	168	7%
Production, transport & material moving	249	10%

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

Household Income

Number Percent

Total Households	2,365	100%
Less than \$15,000	177	7%
\$15,000 to \$29,999	362	15%
\$30,000 to \$44,999	381	16%
\$45,000 to \$59,999	512	22%
\$60,000 to \$74,999	236	10%
\$75,000 to \$99,999	273	12%
\$100,000 to \$124,999	210	9%
\$125,000 to \$149,999	76	3%
\$150,000 to \$199,999	62	3%
\$200,000 or more	76	3%
Median Income	\$52,690	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,365	100%
With earnings	2,084	88%
With wage and salary income	1,998	84%
With self-employment income	215	9%
With interest, dividend, or net rental income	499	21%
With Social Security income	377	16%
With Supplemental Security income	79	3%
With public assistance income	10	<1%
With retirement income	252	11%
With other types of income	426	18%

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	4,792	100%
Under .50	443	9%
.50 to .99	283	6%
1.00 to 1.24	350	7%
1.25 to 1.49	279	6%
1.50 to 1.84	268	6%
1.85 to 1.99	139	3%
2.00 and over	3,030	63%

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	4,792	100%
Above Poverty	4,066	85%
Below Poverty	726	15%

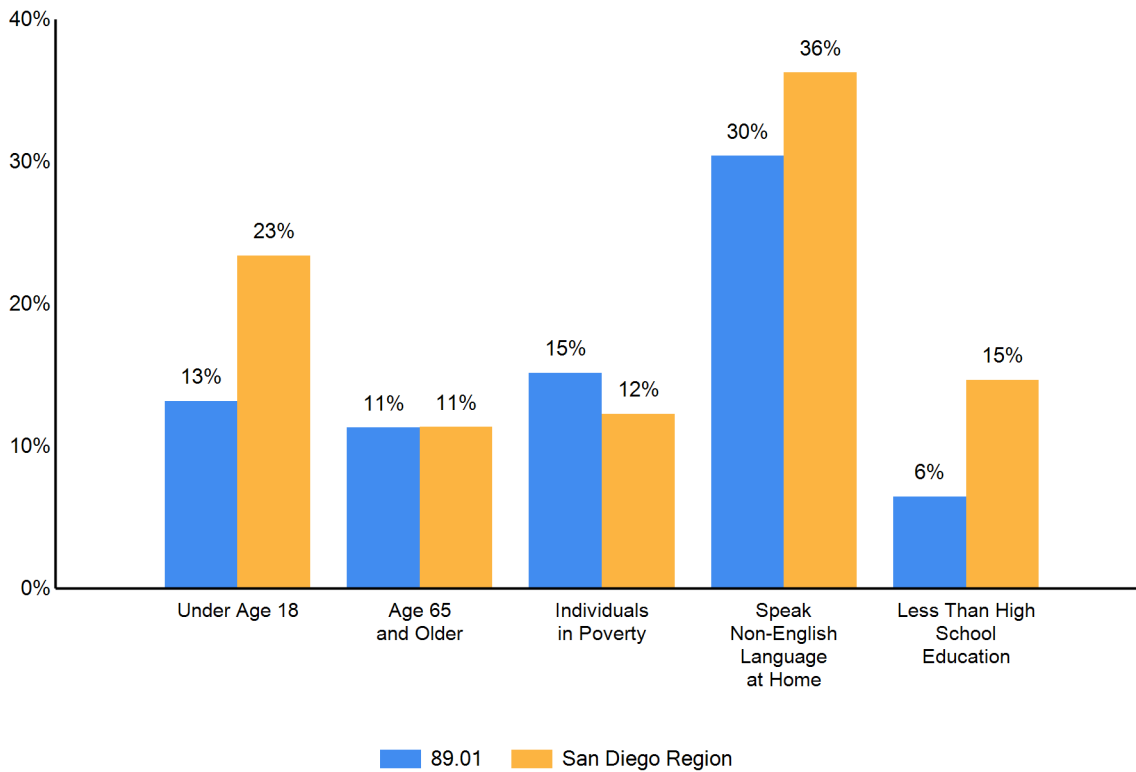
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	980	367	613	895	349	546	85	18	67
Married couple family	589	198	391	561	198	363	28	0	28
Male householder, no wife present	149	0	149	110	0	110	39	0	39
Female householder, no husband present	242	169	73	224	151	73	18	18	0

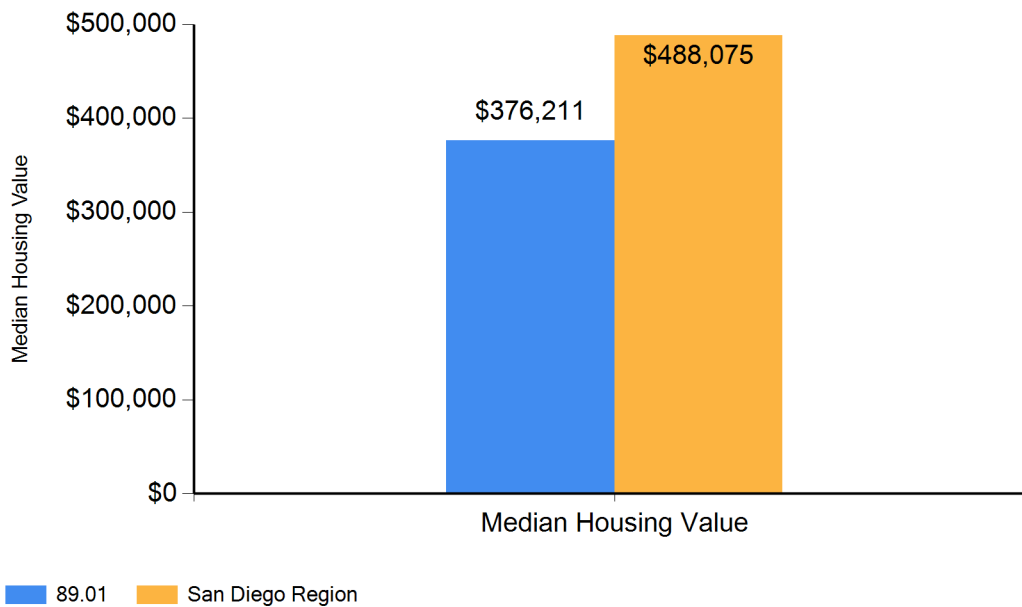
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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