



## Demographic and Socioeconomic Profile 2010

TRACT: 170.51

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,301</b>	<b>100%</b>
White	2,890	67%
Asian	753	18%
Hispanic	393	9%
Black	138	3%
Two or More	106	2%
Other	9	<1%
American Indian	6	<1%
Pacific Islander	6	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,301</b>	<b>2,005</b>	<b>2,296</b>	<b>53%</b>
Under 5	204	106	98	48%
5 to 9	164	78	86	52%
10 to 14	184	103	81	44%
15 to 17	147	84	63	43%
18 and 19	54	29	25	46%
20 to 24	172	96	76	44%
25 to 29	247	117	130	53%
30 to 34	301	145	156	52%
35 to 39	271	129	142	52%
40 to 44	280	131	149	53%
45 to 49	267	124	143	54%
50 to 54	304	140	164	54%
55 to 59	300	125	175	58%
60 and 61	143	62	81	57%
62 to 64	173	69	104	60%
65 to 69	304	125	179	59%
70 to 74	226	102	124	55%
75 to 79	208	89	119	57%
80 to 84	171	73	98	57%
85 and Older	181	78	103	57%
Under 18	699	371	328	47%
65 and older	1,090	467	623	57%
<b>Median</b>	<b>47.4</b>	<b>44.4</b>	<b>50.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,749</b>	<b>100%</b>
Never Married	579	15%
Married, excluding separated	2,568	68%
Separated	23	<1%
Widowed	229	6%
Divorced	350	9%

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>4,301</b>	<b>100%</b>
Household	4,301	100%
Group Quarters - Other	0	0%
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>4,301</b>	<b>393</b>	<b>2,890</b>	<b>138</b>	<b>6</b>	<b>753</b>	<b>6</b>	<b>9</b>	<b>106</b>
Under 5	204	37	84	8	0	57	0	2	16
5 to 9	164	34	70	4	0	41	0	1	14
10 to 14	184	23	94	6	0	46	0	0	15
15 to 17	147	27	72	10	0	30	0	0	8
18 and 19	54	7	31	4	0	8	1	0	3
20 to 24	172	30	98	9	1	28	1	0	5
25 to 29	247	29	143	4	0	66	2	0	3
30 to 34	301	33	174	7	0	82	0	0	5
35 to 39	271	29	144	4	0	89	1	0	4
40 to 44	280	37	148	17	1	71	0	0	6
45 to 49	267	28	166	16	1	51	0	2	3
50 to 54	304	24	210	12	0	52	0	0	6
55 to 59	300	13	224	12	1	43	0	0	7
60 and 61	143	4	120	3	0	15	1	0	0
62 to 64	173	6	141	2	1	19	0	1	3
65 to 69	304	13	246	11	0	30	0	1	3
70 to 74	226	6	203	6	0	8	0	2	1
75 to 79	208	9	186	1	1	11	0	0	0
80 to 84	171	3	160	2	0	5	0	0	1
85 and Older	181	1	176	0	0	1	0	0	3
Under 18	699	121	320	28	0	174	0	3	53
65 and older	1,090	32	971	20	1	55	0	3	8
<b>Median</b>		<b>31.4</b>	<b>55.2</b>	<b>43.8</b>	<b>55.0</b>	<b>36.0</b>	<b>27.5</b>	<b>48.8</b>	<b>18.0</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>4,097</b>	<b>100%</b>
Speak Only English	2,920	71%
Speak Spanish:	314	8%
Speak English "well" or "very well"	314	8%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	283	7%
Speak English "well" or "very well"	283	7%
Speak English "not well" or "not at all"	0	0%
Speak other language:	580	13%
Speak English "well" or "very well"	522	13%
Speak English "not well" or "not at all"	58	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>3,376</b>	<b>100%</b>
Less than 9th grade	22	1%
9th through 12th grade, no diploma	51	2%
High school grad (incl. equivalency)	589	17%
Some college, no degree	719	21%
Associate degree	253	7%
Bachelor's degree	1,056	31%
Master's degree	475	14%
Professional school degree	148	4%
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
<b>Total population age 3 and older</b>	<b>4,188</b>	<b>100%</b>	---	---	---	---
Enrolled in school	774	18%	714	17%	60	1%
Nursery / Preschool	22	3%	0	0%	22	37%
Kindergarten to grade 4	134	17%	134	19%	0	0%
Grade 5 to grade 8	162	21%	131	18%	31	52%
Grade 9 to grade 12	178	23%	178	25%	0	0%
College, undergraduate	213	28%	213	30%	0	0%
Graduate or Professional school	65	8%	58	8%	7	12%
Not enrolled in school	3,414	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>2,012</b>	<b>100%</b>	<b>459</b>	<b>100%</b>	<b>1,553</b>	<b>100%</b>
Family Households:	1,351	67%	459	100%	892	57%
Married couple family	1,148	57%	312	68%	836	54%
Other family:	203	10%	147	32%	56	4%
Male householder, no wife	76	4%	76	17%	0	0%
Female householder, no husband	127	6%	71	15%	56	4%
Nonfamily households:	661	33%	0	0%	661	43%
Householder living alone	576	29%	----	----	----	----
Other nonfamily households	85	4%	----	----	----	----

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>2,134</b>	<b>100%</b>	<b>2012</b>	<b>122</b>	<b>6%</b>	<b>2.14</b>
Single family (detached)	908	43%	811	97	11%	2.13
Single family (attached)	494	23%	469	25	5%	2.04
2 to 4 units	279	13%	279	0	0%	2.10
5 to 9 units	306	14%	306	0	0%	2.30
10 or more units	147	7%	147	0	0%	2.24
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>1,527</b>	<b>100%</b>
Less than \$150,000	11	1%
\$150,000 to \$199,999	66	4%
\$200,000 to \$249,999	26	2%
\$250,000 to \$299,999	166	11%
\$300,000 to \$399,999	248	16%
\$400,000 to \$499,999	356	23%
\$500,000 to \$749,999	470	31%
\$750,000 to \$999,999	142	9%
\$1,000,000 or more	42	3%

**Median Value** **\$468,961**

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>2,134</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	58	3%
1990 to 1999	505	24%
1980 to 1989	1,237	58%
1970 to 1979	176	8%
1960 to 1969	121	6%
1950 to 1959	12	1%
1940 to 1949	0	0%
1939 or earlier	25	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>2,012</b>	<b>100%</b>	<b>485</b>	<b>100%</b>	<b>1,527</b>	<b>100%</b>
1.00 occupant housing per room or less	1,977	98%	450	93%	1,527	100%
1.01 to 1.50 occupants per room	35	2%	35	7%	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>485</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	27	6%
\$1,250 to \$1,499	232	48%
\$1,500 to \$1,999	198	41%
\$2,000 or more	11	2%
No cash rent	17	4%
<b>Median contract rent</b>	<b>\$1,482</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>485</b>	<b>100%</b>
Less than 20 percent	108	22%
20.0 to 24.9 percent	26	5%
25.0 to 29.9 percent	63	13%
30.0 to 34.9 percent	106	22%
35.0 to 39.9 percent	23	5%
40.0 to 49.9 percent	49	10%
50.0 percent or more	93	19%
Not computed	17	4%

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>2,012</b>	<b>100%</b>
No vehicle	104	5%
1 vehicle	766	38%
2 vehicles	981	49%
3 vehicles	109	5%
4 or more vehicles	52	3%

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>1,994</b>	<b>100%</b>
Worked in state of residence	1,983	99%
Worked in county of residence	1,983	99%
Worked outside county of residence	0	0%
Worked outside state of residence	11	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>3,703</b>	<b>100%</b>	<b>1,695</b>	<b>46%</b>
In labor force	2,073	56%	998	48%
Armed forces	30	1%	0	0%
Civilian (employed)	2,027	98%	998	49%
Civilian (unemployed)	16	1%	0	0%
Not in labor force	1,630	44%	697	43%
Pct. of civilian labor force unemployed	0.8%		0.0%	

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>1,994</b>	<b>100%</b>
Car, truck or van:	1,840	92%
Drove Alone	1,502	75%
Carpooled	338	17%
Public Transportation:	15	1%
Bus	15	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	23	1%
Bicycle	0	0%
Walked	11	1%
Other means	0	0%
Worked at home	105	5%

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>1,994</b>	<b>100%</b>
Did not work at home	1,889	95%
Less than 10 minutes	228	11%
10 to 19 minutes	592	30%
20 to 29 minutes	385	19%
30 to 44 minutes	530	27%
45 to 59 minutes	139	7%
60 to 89 minutes	0	0%
90 minutes or more	15	1%
Worked at home	105	5%
<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>1,969</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	32	2%
Construction	76	4%
Manufacturing	263	13%
Wholesale trade	61	3%
Retail trade	125	6%
Transportation & warehousing	15	1%
Information & communications	134	7%
Finance, insurance, & real estate	159	8%
Professional, scientific, management, administration	151	8%
Educational, social, & health services	401	20%
Art, entertainment, recreation, accommodations, food	157	8%
Other services	41	2%
Public administration	354	18%

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>1,969</b>	<b>100%</b>
Management, professional & related:	1,208	61%
Management (incl. farm managers)	201	10%
Business & financial	317	16%
Computer & mathematical	128	7%
Architecture & engineering	149	8%
Life, physical & social science	18	1%
Community & social service	44	2%
Legal	7	<1%
Education, training, & library	172	9%
Art, entertainment, sports & media	94	5%
Healthcare practitioners	78	4%
Service:	144	7%
Healthcare support	14	1%
Protective service	14	1%
Food preparation & serving	77	4%
Building & grounds cleaning / maintenance	39	2%
Personal care & service	0	0%
Sales & office	494	25%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	66	3%
Production, transport & material moving	57	3%

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>2,012</b>	<b>100%</b>
Less than \$15,000	135	7%
\$15,000 to \$29,999	159	8%
\$30,000 to \$44,999	182	9%
\$45,000 to \$59,999	348	17%
\$60,000 to \$74,999	194	10%
\$75,000 to \$99,999	229	11%
\$100,000 to \$124,999	228	11%
\$125,000 to \$149,999	194	10%
\$150,000 to \$199,999	135	7%
\$200,000 or more	208	10%
<b>Median Income</b>	<b>\$74,072</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,012</b>	<b>100%</b>
With earnings	1,306	65%
With wage and salary income	1,267	63%
With self-employment income	166	8%
With interest, dividend, or net rental income	919	46%
With Social Security income	746	37%
With Supplemental Security income	15	1%
With public assistance income	0	0%
With retirement income	509	25%
With other types of income	184	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
<b>Total</b>	<b>4,301</b>	<b>100%</b>
Under .50	97	2%
.50 to .99	67	2%
1.00 to 1.24	59	1%
1.25 to 1.49	127	3%
1.50 to 1.84	202	5%
1.85 to 1.99	39	1%
2.00 and over	3,710	86%

*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>4,301</b>	<b>100%</b>
Above Poverty	4,137	96%
Below Poverty	164	4%

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

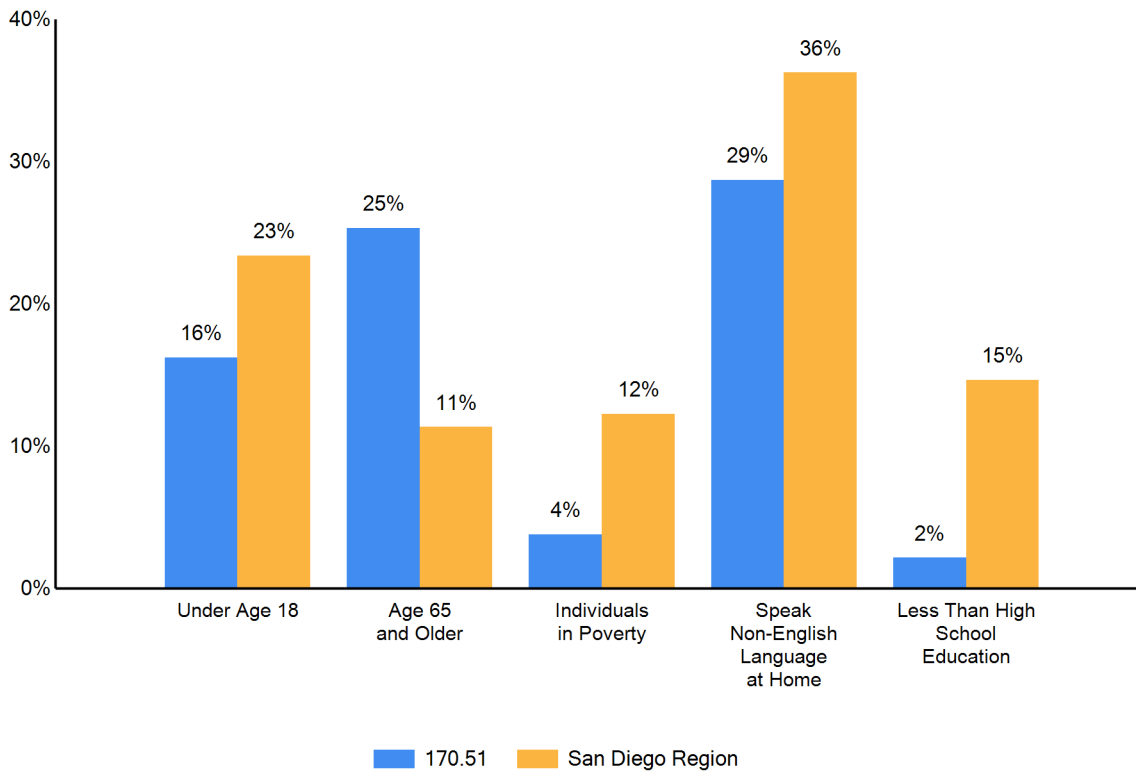
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,351</b>	<b>459</b>	<b>892</b>	<b>1,326</b>	<b>459</b>	<b>867</b>	<b>25</b>	<b>0</b>	<b>25</b>
Married couple family	1,148	312	836	1,136	312	824	12	0	12
Male householder, no wife present	76	76	0	76	76	0	0	0	0
Female householder, no husband present	127	71	56	114	71	43	13	0	13

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

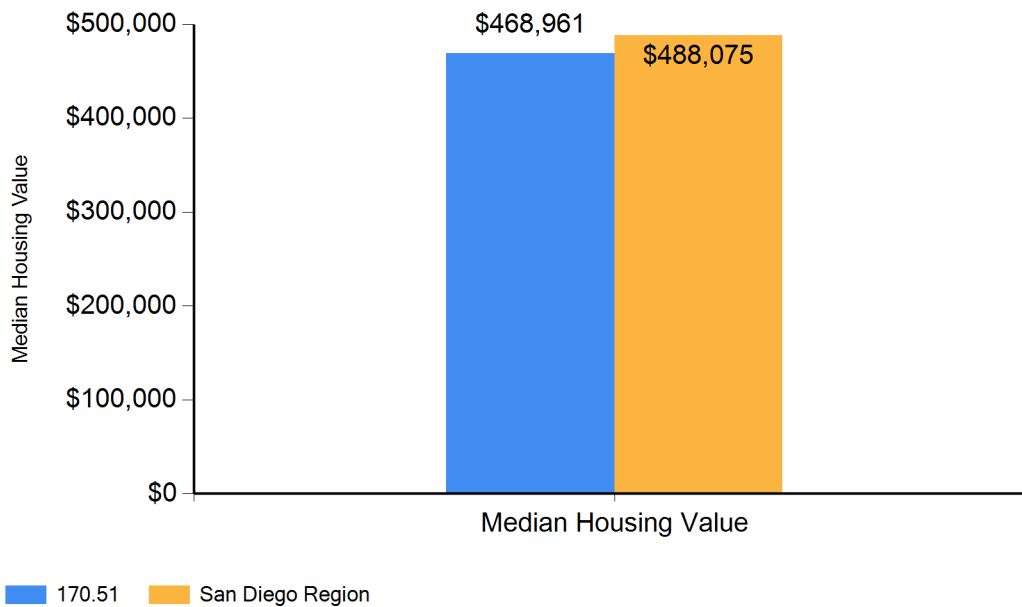


## Demographic and Socioeconomic Characteristics



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