



Demographic and Socioeconomic Profile 2010

TRACT: 170.32

Population by Race

	Population	Percent
Total Population	13,593	100%
White	7,098	52%
Asian	4,204	31%
Hispanic	1,263	9%
Two or More	627	5%
Black	305	2%
Pacific Islander	47	<1%
Other	31	<1%
American Indian	18	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	13,593	6,714	6,879	51%
Under 5	1,116	539	577	52%
5 to 9	1,367	701	666	49%
10 to 14	1,284	684	600	47%
15 to 17	609	319	290	48%
18 and 19	241	147	94	39%
20 to 24	603	290	313	52%
25 to 29	815	413	402	49%
30 to 34	877	423	454	52%
35 to 39	1,334	623	711	53%
40 to 44	1,350	649	701	52%
45 to 49	1,232	627	605	49%
50 to 54	922	465	457	50%
55 to 59	588	293	295	50%
60 and 61	172	75	97	56%
62 to 64	239	128	111	46%
65 to 69	238	111	127	53%
70 to 74	171	77	94	55%
75 to 79	130	54	76	58%
80 to 84	129	44	85	66%
85 and Older	176	52	124	70%
Under 18	4,376	2,243	2,133	49%
65 and older	844	338	506	60%
Median	34.3	33.1	35.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	9,826	100%
Never Married	2,330	24%
Married, excluding separated	6,536	67%
Separated	26	<1%
Widowed	308	3%
Divorced	626	6%

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	13,593	100%
Household	13,315	98%
Group Quarters - Other	278	2%
Group Quarters - Military	0	0%
Group Quarters - College	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.	13,593	1,263	7,098	305	18	4,204	47	31	627
Under 5	1,116	135	535	22	0	319	0	3	102
5 to 9	1,367	131	683	24	3	415	2	3	106
10 to 14	1,284	148	623	24	0	391	5	3	90
15 to 17	609	70	325	13	0	153	2	4	42
18 and 19	241	27	120	5	0	68	1	1	19
20 to 24	603	79	319	15	3	155	0	2	30
25 to 29	815	89	440	17	0	224	4	0	41
30 to 34	877	100	410	27	3	299	2	3	33
35 to 39	1,334	120	661	29	4	473	4	3	40
40 to 44	1,350	116	679	32	2	479	6	2	34
45 to 49	1,232	82	695	26	1	400	3	2	23
50 to 54	922	59	532	22	0	290	0	1	18
55 to 59	588	26	342	16	2	184	2	1	15
60 and 61	172	9	100	3	0	53	1	1	5
62 to 64	239	13	141	5	0	74	0	1	5
65 to 69	238	12	130	7	0	82	0	1	6
70 to 74	171	12	82	4	0	65	2	0	6
75 to 79	130	11	80	4	0	30	2	0	3
80 to 84	129	9	87	7	0	20	1	0	5
85 and Older	176	15	114	3	0	30	10	0	4
Under 18	4,376	484	2,166	83	3	1,278	9	13	340
65 and older	844	59	493	25	0	227	15	1	24
Median		27.3	35.7	35.9	35.0	35.8	42.9	23.8	16.1

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	12,477	100%
Speak Only English	7,789	62%
Speak Spanish:	566	5%
Speak English "well" or "very well"	556	4%
Speak English "not well" or "not at all"	10	<1%
Speak Asian/Pacific Island language:	2,519	20%
Speak English "well" or "very well"	2,343	19%
Speak English "not well" or "not at all"	176	1%
Speak other language:	1,603	12%
Speak English "well" or "very well"	1,488	12%
Speak English "not well" or "not at all"	115	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	8,373	100%
Less than 9th grade	139	2%
9th through 12th grade, no diploma	125	1%
High school grad (incl. equivalency)	977	12%
Some college, no degree	1,482	18%
Associate degree	451	5%
Bachelor's degree	3,072	37%
Master's degree	1,344	16%
Professional school degree	399	5%
Doctorate degree	384	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	12,997	100%	---	---	---	---
Enrolled in school	4,556	35%	3,728	29%	828	6%
Nursery / Preschool	441	10%	217	6%	224	27%
Kindergarten to grade 4	1,247	27%	1,105	30%	142	17%
Grade 5 to grade 8	974	21%	812	22%	162	20%
Grade 9 to grade 12	765	17%	702	19%	63	8%
College, undergraduate	906	20%	721	19%	185	22%
Graduate or Professional school	223	5%	171	5%	52	6%
Not enrolled in school	8,441	65%	---	---	---	---

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	4,248	100%	2,408	100%	1,840	100%
Family Households:	3,521	83%	2,366	98%	1,155	63%
Married couple family	3,156	74%	2,170	90%	986	54%
Other family:	365	9%	196	8%	169	9%
Male householder, no wife	20	<1%	4	<1%	16	1%
Female householder, no husband	345	8%	192	8%	153	8%
Nonfamily households:	727	17%	42	2%	685	37%
Householder living alone	579	14%	----	----	----	----
Other nonfamily households	148	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
Total Housing Units	4,413	100%	4248	165	4%	3.13
Single family (detached)	2,762	63%	2,692	70	3%	3.15
Single family (attached)	82	2%	74	8	10%	3.80
2 to 4 units	279	6%	262	17	6%	2.93
5 to 9 units	358	8%	339	19	5%	3.12
10 or more units	932	21%	881	51	5%	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
Total Owner-Occupied Units	3,052	100%
Less than \$150,000	40	1%
\$150,000 to \$199,999	65	2%
\$200,000 to \$249,999	73	2%
\$250,000 to \$299,999	146	5%
\$300,000 to \$399,999	182	6%
\$400,000 to \$499,999	230	8%
\$500,000 to \$749,999	1,255	41%
\$750,000 to \$999,999	817	27%
\$1,000,000 or more	244	8%

Median Value **\$657,622**

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	4,413	100%
2005 or Later	470	11%
2000 to 2004	2,011	46%
1990 to 1999	328	7%
1980 to 1989	1,447	33%
1970 to 1979	140	3%
1960 to 1969	0	0%
1950 to 1959	17	<1%
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
Total occupied housing units	4,248	100%	1,196	100%	3,052	100%
1.00 occupant housing per room or less	4,189	99%	1,172	98%	3,017	99%
1.01 to 1.50 occupants per room	36	1%	1	<1%	35	1%
1.51 to 2.00 occupants per room	23	1%	23	2%	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	1,196	100%
Less than \$500	34	3%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	30	3%
\$900 to \$999	36	3%
\$1,000 to \$1,249	179	15%
\$1,250 to \$1,499	31	3%
\$1,500 to \$1,999	496	41%
\$2,000 or more	340	28%
No cash rent	50	4%
Median contract rent	\$1,790	

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	1,196	100%
Less than 20 percent	220	18%
20.0 to 24.9 percent	165	14%
25.0 to 29.9 percent	121	10%
30.0 to 34.9 percent	39	3%
35.0 to 39.9 percent	188	16%
40.0 to 49.9 percent	135	11%
50.0 percent or more	278	23%
Not computed	50	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
Total Availability	4,248	100%
No vehicle	55	1%
1 vehicle	874	21%
2 vehicles	2,264	53%
3 vehicles	607	14%
4 or more vehicles	448	11%

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	6,483	100%
Worked in state of residence	6,470	100%
Worked in county of residence	6,371	98%
Worked outside county of residence	99	2%
Worked outside state of residence	13	<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	9,614	100%	4,674	49%
In labor force	6,852	71%	3,832	56%
Armed forces	156	2%	107	69%
Civilian (employed)	6,420	94%	3,542	55%
Civilian (unemployed)	276	4%	183	66%
Not in labor force	2,762	29%	842	30%
Pct. of civilian labor force unemployed	4.1%		4.9%	

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
Total Workers	6,483	100%
Car, truck or van:	5,894	91%
Drove Alone	5,484	85%
Carpooled	410	6%
Public Transportation:	52	1%
Bus	37	1%
Trolley / Streetcar	0	0%
Railroad	15	<1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	48	1%
Walked	27	<1%
Other means	85	1%
Worked at home	377	6%

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	6,483	100%
Did not work at home	6,106	94%
Less than 10 minutes	738	11%
10 to 19 minutes	1,372	21%
20 to 29 minutes	1,700	26%
30 to 44 minutes	1,777	27%
45 to 59 minutes	414	6%
60 to 89 minutes	73	1%
90 minutes or more	32	<1%
Worked at home	377	6%
Average time to work (minutes)	27	--

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+	6,323	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	119	2%
Manufacturing	965	15%
Wholesale trade	343	5%
Retail trade	410	6%
Transportation & warehousing	118	2%
Information & communications	302	5%
Finance, insurance, & real estate	803	13%
Professional, scientific, management, administration	398	6%
Educational, social, & health services	1,274	20%
Art, entertainment, recreation, accommodations, food	358	6%
Other services	256	4%
Public administration	977	15%

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+	6,323	100%
Management, professional & related:	3,860	61%
Management (incl. farm managers)	964	15%
Business & financial	428	7%
Computer & mathematical	651	10%
Architecture & engineering	434	7%
Life, physical & social science	172	3%
Community & social service	37	1%
Legal	120	2%
Education, training, & library	357	6%
Art, entertainment, sports & media	84	1%
Healthcare practitioners	613	10%
Service:	671	11%
Healthcare support	79	1%
Protective service	79	1%
Food preparation & serving	174	3%
Building & grounds cleaning / maintenance	111	2%
Personal care & service	228	4%
Sales & office	1,469	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	213	3%
Production, transport & material moving	110	2%

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

Household Income

Number Percent

Total Households	4,248	100%
Less than \$15,000	173	4%
\$15,000 to \$29,999	158	4%
\$30,000 to \$44,999	258	6%
\$45,000 to \$59,999	313	7%
\$60,000 to \$74,999	405	10%
\$75,000 to \$99,999	552	13%
\$100,000 to \$124,999	694	16%
\$125,000 to \$149,999	383	9%
\$150,000 to \$199,999	736	17%
\$200,000 or more	576	14%
Median Income	\$109,546	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	4,248	100%
With earnings	3,994	94%
With wage and salary income	3,893	92%
With self-employment income	614	14%
With interest, dividend, or net rental income	1,386	33%
With Social Security income	226	5%
With Supplemental Security income	71	2%
With public assistance income	35	1%
With retirement income	399	9%
With other types of income	426	10%

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	13,250	100%
Under .50	260	2%
.50 to .99	103	1%
1.00 to 1.24	163	1%
1.25 to 1.49	225	2%
1.50 to 1.84	276	2%
1.85 to 1.99	138	1%
2.00 and over	12,085	91%

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	13,250	100%
Above Poverty	12,887	97%
Below Poverty	363	3%

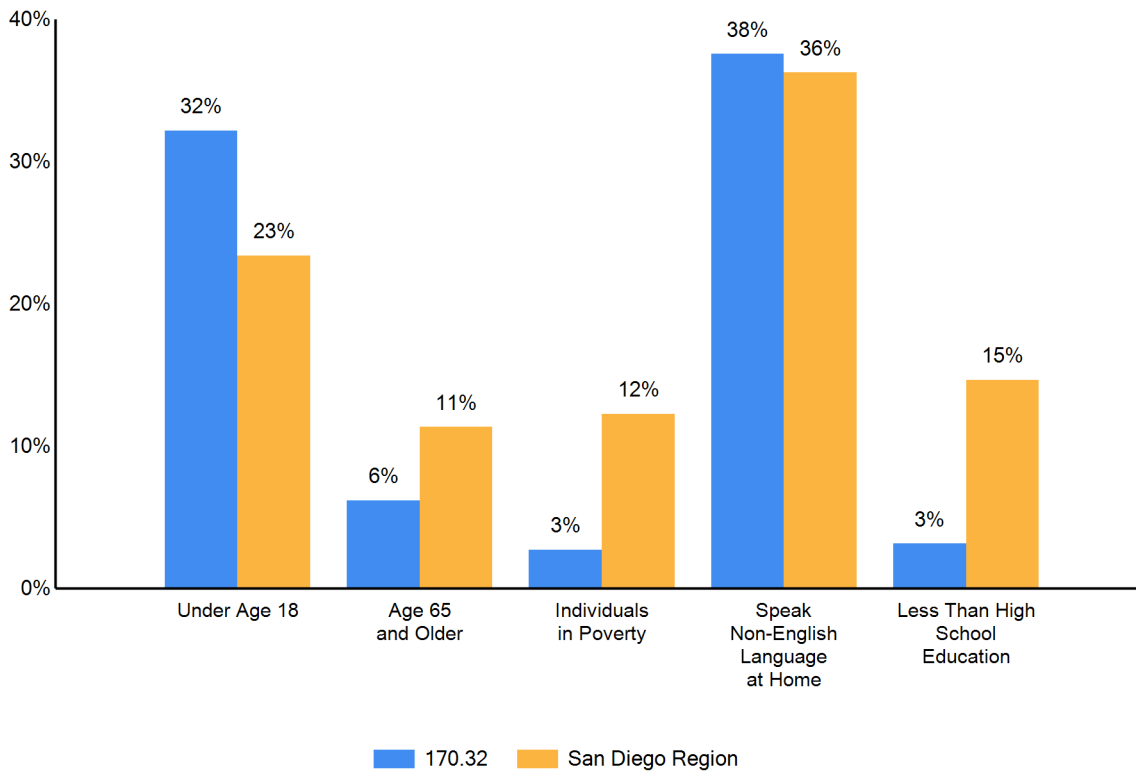
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	3,521	2,366	1,155	3,487	2,344	1,143	34	22	12
Married couple family	3,156	2,170	986	3,140	2,166	974	16	4	12
Male householder, no wife present	20	4	16	20	4	16	0	0	0
Female householder, no husband present	345	192	153	327	174	153	18	18	0

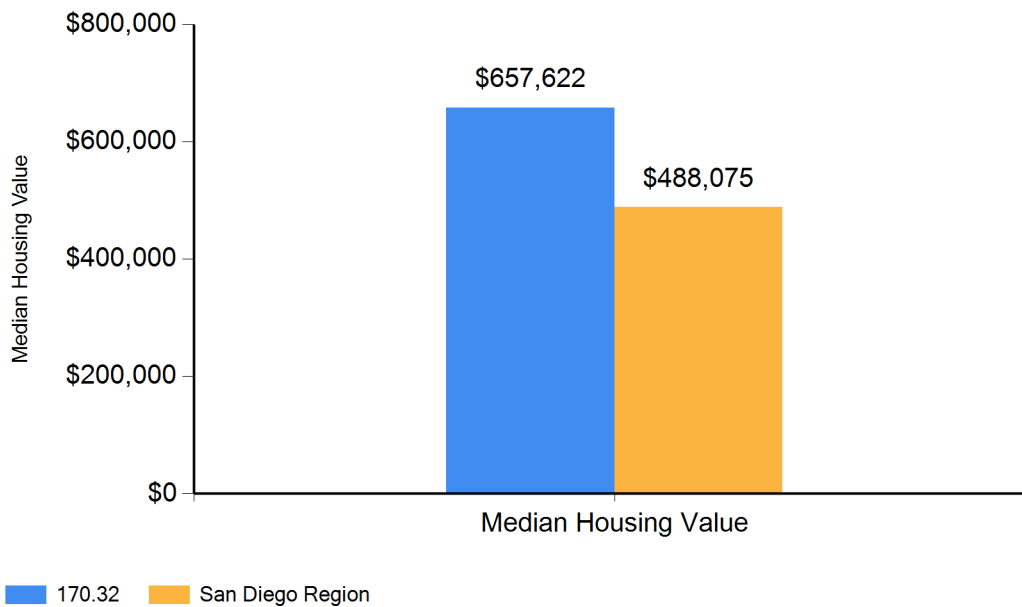
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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