



Demographic and Socioeconomic Profile 2010

TRACT: 173.03

Population by Race

	Population	Percent
Total Population	3,018	100%
White	2,557	85%
Hispanic	283	9%
Asian	85	3%
Two or More	66	2%
Black	10	<1%
American Indian	6	<1%
Other	6	<1%
Pacific Islander	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	3,018	1,526	1,492	49%
Under 5	145	83	62	43%
5 to 9	196	97	99	51%
10 to 14	213	108	105	49%
15 to 17	138	75	63	46%
18 and 19	46	29	17	37%
20 to 24	97	48	49	51%
25 to 29	175	85	90	51%
30 to 34	188	92	96	51%
35 to 39	187	86	101	54%
40 to 44	220	104	116	53%
45 to 49	285	137	148	52%
50 to 54	292	153	139	48%
55 to 59	234	115	119	51%
60 and 61	87	53	34	39%
62 to 64	116	64	52	45%
65 to 69	149	66	83	56%
70 to 74	110	60	50	45%
75 to 79	62	35	27	44%
80 to 84	41	23	18	44%
85 and Older	37	13	24	65%
Under 18	692	363	329	48%
65 and older	399	197	202	51%
Median	42.8	42.9	42.8	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	2,464	100%
Never Married	772	31%
Married, excluding separated	1,351	55%
Separated	41	2%
Widowed	64	3%
Divorced	236	10%

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	3,018	100%
Household	3,018	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
Total Pop.	3,018	283	2,557	10	6	85	5	6	66
Under 5	145	20	112	1	0	2	0	1	9
5 to 9	196	23	157	1	1	2	1	0	11
10 to 14	213	24	175	2	2	4	0	0	6
15 to 17	138	16	115	0	0	1	0	0	6
18 and 19	46	5	35	0	0	0	0	0	6
20 to 24	97	16	76	0	0	1	0	0	4
25 to 29	175	32	125	1	0	10	0	2	5
30 to 34	188	25	144	0	1	11	1	1	5
35 to 39	187	23	149	0	1	11	1	1	1
40 to 44	220	21	182	1	0	13	0	1	2
45 to 49	285	24	251	1	0	6	0	0	3
50 to 54	292	17	265	0	0	7	0	0	3
55 to 59	234	22	207	2	0	3	0	0	0
60 and 61	87	2	82	0	0	0	1	0	2
62 to 64	116	4	109	0	0	2	1	0	0
65 to 69	149	2	138	1	1	5	0	0	2
70 to 74	110	3	104	0	0	3	0	0	0
75 to 79	62	1	57	0	0	3	0	0	1
80 to 84	41	1	39	0	0	1	0	0	0
85 and Older	37	2	35	0	0	0	0	0	0
Under 18	692	83	559	4	3	9	1	1	32
65 and older	399	9	373	1	1	12	0	0	3
Median		31.1	45.2	40.0	30.0	40.2	37.5	30.0	18.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	2,873	100%
Speak Only English	2,185	76%
Speak Spanish:	359	12%
Speak English "well" or "very well"	224	8%
Speak English "not well" or "not at all"	135	5%
Speak Asian/Pacific Island language:	65	2%
Speak English "well" or "very well"	65	2%
Speak English "not well" or "not at all"	0	0%
Speak other language:	264	9%
Speak English "well" or "very well"	264	9%
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	2,183	100%
Less than 9th grade	31	1%
9th through 12th grade, no diploma	35	2%
High school grad (incl. equivalency)	230	11%
Some college, no degree	379	17%
Associate degree	203	9%
Bachelor's degree	729	33%
Master's degree	319	15%
Professional school degree	100	5%
Doctorate degree	157	7%

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	2,932	100%	---	---	---	---
Enrolled in school	916	31%	743	25%	173	6%
Nursery / Preschool	65	7%	23	3%	42	24%
Kindergarten to grade 4	155	17%	145	20%	10	6%
Grade 5 to grade 8	193	21%	158	21%	35	20%
Grade 9 to grade 12	249	27%	213	29%	36	21%
College, undergraduate	197	22%	161	22%	36	21%
Graduate or Professional school	57	6%	43	6%	14	8%
Not enrolled in school	2,016	69%	---	---	---	---

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	1,227	100%	441	100%	786	100%
Family Households:	944	77%	441	100%	503	64%
Married couple family	755	62%	335	76%	420	53%
Other family:	189	15%	106	24%	83	11%
Male householder, no wife	98	8%	39	9%	59	8%
Female householder, no husband	91	7%	67	15%	24	3%
Nonfamily households:	283	23%	0	0%	283	36%
Householder living alone	215	18%	----	----	----	----
Other nonfamily households	68	6%	----	----	----	----

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	1,320	100%	1227	93	7%	2.46
Single family (detached)	975	74%	913	62	6%	2.53
Single family (attached)	199	15%	176	23	12%	2.33
2 to 4 units	22	2%	22	0	0%	2.27
5 to 9 units	24	2%	22	2	8%	2.14
10 or more units	100	8%	94	6	6%	2.12
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	825	100%
Less than \$150,000	11	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	1	<1%
\$250,000 to \$299,999	8	1%
\$300,000 to \$399,999	6	1%
\$400,000 to \$499,999	0	0%
\$500,000 to \$749,999	39	5%
\$750,000 to \$999,999	84	10%
\$1,000,000 or more	676	82%

Median Value **\$1,389,793**

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	1,320	100%
2005 or Later	43	3%
2000 to 2004	103	8%
1990 to 1999	90	7%
1980 to 1989	138	10%
1970 to 1979	140	11%
1960 to 1969	174	13%
1950 to 1959	432	33%
1940 to 1949	154	12%
1939 or earlier	46	3%

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	1,227	100%	402	100%	825	100%
1.00 occupant housing per room or less	1,173	96%	348	87%	825	100%
1.01 to 1.50 occupants per room	31	3%	31	8%	0	0%
1.51 to 2.00 occupants per room	23	2%	23	6%	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	402	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	13	3%
\$900 to \$999	37	9%
\$1,000 to \$1,249	98	24%
\$1,250 to \$1,499	63	16%
\$1,500 to \$1,999	33	8%
\$2,000 or more	144	36%
No cash rent	14	3%
Median contract rent	\$1,460	

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	402	100%
Less than 20 percent	90	22%
20.0 to 24.9 percent	106	26%
25.0 to 29.9 percent	26	6%
30.0 to 34.9 percent	11	3%
35.0 to 39.9 percent	6	1%
40.0 to 49.9 percent	13	3%
50.0 percent or more	136	34%
Not computed	14	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	1,227	100%
No vehicle	24	2%
1 vehicle	246	20%
2 vehicles	567	46%
3 vehicles	301	25%
4 or more vehicles	89	7%

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	1,463	100%
Worked in state of residence	1,463	100%
Worked in county of residence	1,371	94%
Worked outside county of residence	92	6%
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	2,407	100%	1,210	50%
In labor force	1,529	64%	830	54%
Armed forces	0	0%	0	0%
Civilian (employed)	1,431	94%	792	55%
Civilian (unemployed)	98	6%	38	39%
Not in labor force	878	36%	380	43%
Pct. of civilian labor force unemployed	6.4%		4.6%	

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	1,463	100%
Car, truck or van:	1,162	79%
Drove Alone	1,056	72%
Carpooled	106	7%
Public Transportation:	27	2%
Bus	18	1%
Trolley / Streetcar	0	0%
Railroad	9	1%
Other public transportation	0	0%
Motorcycle	10	1%
Bicycle	12	1%
Walked	55	4%
Other means	16	1%
Worked at home	181	12%

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	1,463	100%
Did not work at home	1,282	88%
Less than 10 minutes	286	20%
10 to 19 minutes	313	21%
20 to 29 minutes	266	18%
30 to 44 minutes	266	18%
45 to 59 minutes	45	3%
60 to 89 minutes	80	5%
90 minutes or more	26	2%
Worked at home	181	12%
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+	1,463	100%
Agriculture, forestry, mining	21	1%
Utilities	9	1%
Construction	155	11%
Manufacturing	101	7%
Wholesale trade	18	1%
Retail trade	96	7%
Transportation & warehousing	42	3%
Information & communications	89	6%
Finance, insurance, & real estate	85	6%
Professional, scientific, management, administration	84	6%
Educational, social, & health services	288	20%
Art, entertainment, recreation, accommodations, food	153	10%
Other services	52	4%
Public administration	270	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

Total employed civilian age 16+	1,463	100%
Management, professional & related:	745	51%
Management (incl. farm managers)	235	16%
Business & financial	69	5%
Computer & mathematical	100	7%
Architecture & engineering	22	2%
Life, physical & social science	35	2%
Community & social service	0	0%
Legal	31	2%
Education, training, & library	137	9%
Art, entertainment, sports & media	83	6%
Healthcare practitioners	33	2%
Service:	241	16%
Healthcare support	42	3%
Protective service	30	2%
Food preparation & serving	109	7%
Building & grounds cleaning / maintenance	23	2%
Personal care & service	37	3%
Sales & office	340	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	51	3%
Production, transport & material moving	86	6%

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

Household Income

Number Percent

Total Households	1,227	100%
Less than \$15,000	88	7%
\$15,000 to \$29,999	148	12%
\$30,000 to \$44,999	49	4%
\$45,000 to \$59,999	91	7%
\$60,000 to \$74,999	81	7%
\$75,000 to \$99,999	95	8%
\$100,000 to \$124,999	79	6%
\$125,000 to \$149,999	158	13%
\$150,000 to \$199,999	148	12%
\$200,000 or more	290	24%
Median Income	\$119,462	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,227	100%
With earnings	1,032	84%
With wage and salary income	944	77%
With self-employment income	236	19%
With interest, dividend, or net rental income	643	52%
With Social Security income	267	22%
With Supplemental Security income	0	0%
With public assistance income	20	2%
With retirement income	194	16%
With other types of income	134	11%

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	3,018	100%
Under .50	143	5%
.50 to .99	217	7%
1.00 to 1.24	99	3%
1.25 to 1.49	107	4%
1.50 to 1.84	36	1%
1.85 to 1.99	8	<1%
2.00 and over	2,408	80%

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	3,018	100%
Above Poverty	2,658	88%
Below Poverty	360	12%

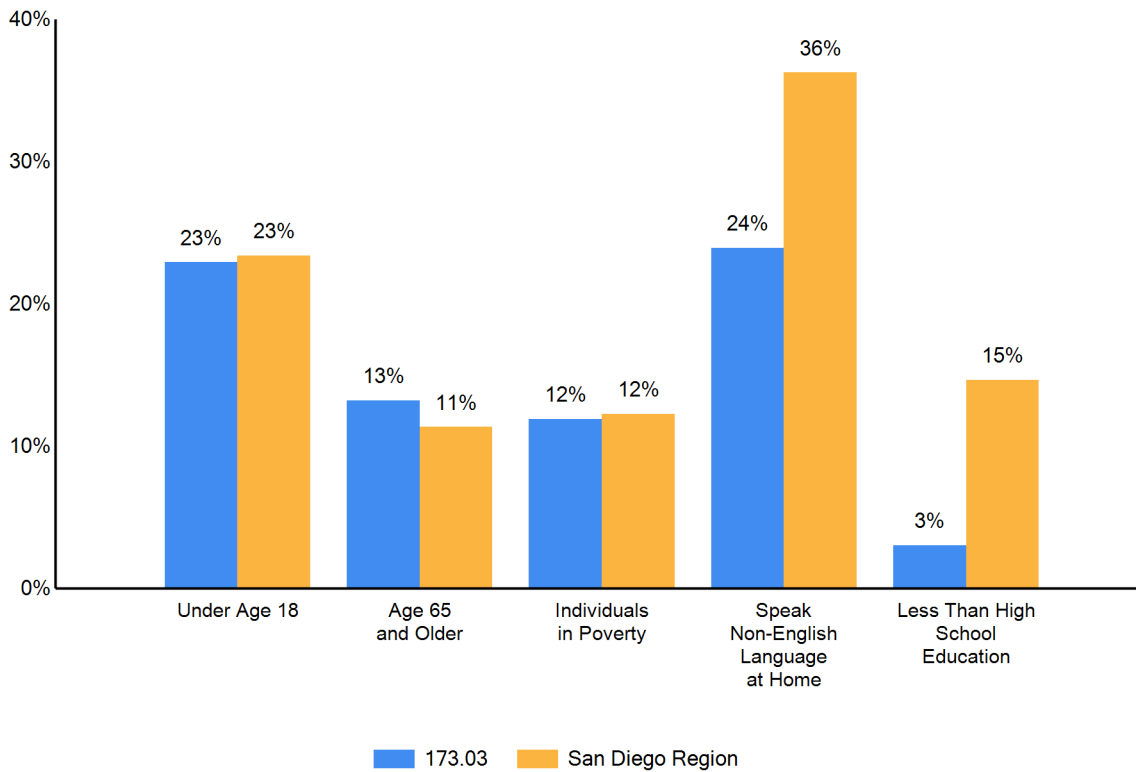
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	944	441	503	877	400	477	67	41	26
Married couple family	755	335	420	717	307	410	38	28	10
Male householder, no wife present	98	39	59	82	39	43	16	0	16
Female householder, no husband present	91	67	24	78	54	24	13	13	0

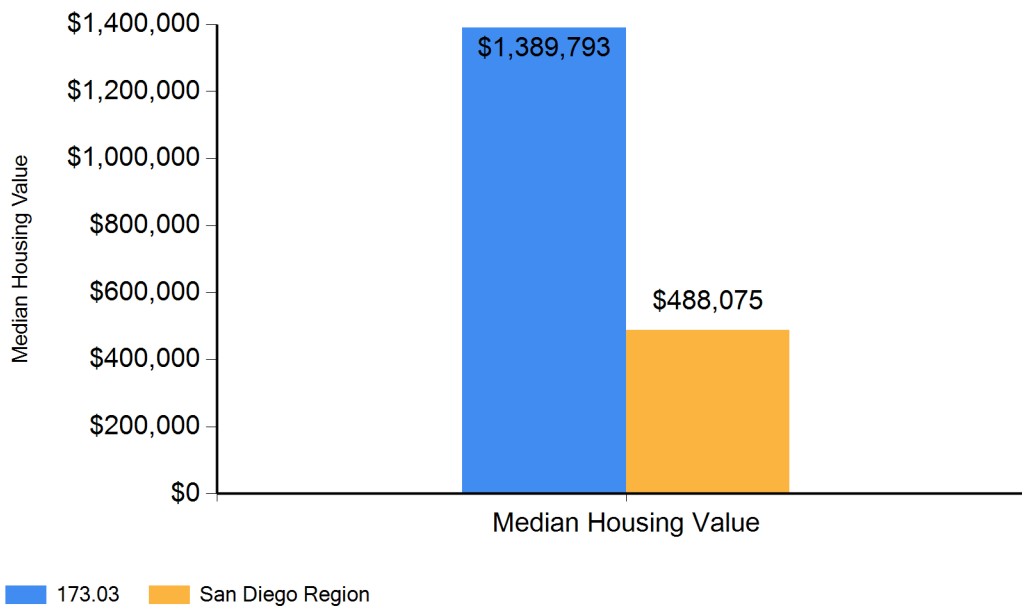
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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