



Demographic and Socioeconomic Profile 2010

TRACT: 87.02

Population by Race

	Population	Percent
Total Population	5,206	100%
White	2,550	49%
Hispanic	1,204	23%
Asian	649	12%
Black	467	9%
Two or More	254	5%
American Indian	38	1%
Pacific Islander	33	1%
Other	11	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,206	2,522	2,684	52%
Under 5	330	171	159	48%
5 to 9	237	104	133	56%
10 to 14	242	117	125	52%
15 to 17	374	213	161	43%
18 and 19	119	62	57	48%
20 to 24	590	289	301	51%
25 to 29	561	276	285	51%
30 to 34	405	217	188	46%
35 to 39	326	173	153	47%
40 to 44	294	157	137	47%
45 to 49	254	123	131	52%
50 to 54	268	132	136	51%
55 to 59	247	114	133	54%
60 and 61	84	42	42	50%
62 to 64	131	59	72	55%
65 to 69	148	70	78	53%
70 to 74	119	46	73	61%
75 to 79	147	74	73	50%
80 to 84	146	46	100	68%
85 and Older	184	37	147	80%
Under 18	1,183	605	578	49%
65 and older	744	273	471	63%
Median	31.9	30.7	33.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,397	100%
Never Married	1,852	42%
Married, excluding separated	1,725	39%
Separated	21	<1%
Widowed	313	7%
Divorced	486	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	5,206	100%
Household	4,331	83%
Group Quarters - Other	875	17%
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.	5,206	1,204	2,550	467	38	649	33	11	254
Under 5	330	117	118	31	2	36	2	0	24
5 to 9	237	71	78	25	3	32	0	0	28
10 to 14	242	95	66	32	2	23	0	1	23
15 to 17	374	166	95	73	3	14	7	0	16
18 and 19	119	43	43	11	1	9	1	0	11
20 to 24	590	159	266	47	2	66	7	2	41
25 to 29	561	130	286	36	6	67	2	2	32
30 to 34	405	89	190	31	4	66	1	2	22
35 to 39	326	58	142	33	5	72	4	1	11
40 to 44	294	50	154	28	4	44	2	2	10
45 to 49	254	37	138	22	1	41	4	0	11
50 to 54	268	35	173	19	3	27	2	1	8
55 to 59	247	31	156	18	1	35	0	0	6
60 and 61	84	11	57	2	0	14	0	0	0
62 to 64	131	16	94	5	0	11	1	0	4
65 to 69	148	18	103	6	0	18	0	0	3
70 to 74	119	14	66	13	0	25	0	0	1
75 to 79	147	19	98	12	1	16	0	0	1
80 to 84	146	18	99	11	0	16	0	0	2
85 and Older	184	27	128	12	0	17	0	0	0
Under 18	1,183	449	357	161	10	105	9	1	91
65 and older	744	96	494	54	1	92	0	0	7
Median		23.5	39.7	27.0	30.0	35.8	24.6	31.3	23.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,876	100%
Speak Only English	3,582	73%
Speak Spanish:	668	14%
Speak English "well" or "very well"	588	12%
Speak English "not well" or "not at all"	80	2%
Speak Asian/Pacific Island language:	534	11%
Speak English "well" or "very well"	377	8%
Speak English "not well" or "not at all"	157	3%
Speak other language:	92	2%
Speak English "well" or "very well"	81	2%
Speak English "not well" or "not at all"	11	<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	3,314	100%
Less than 9th grade	111	3%
9th through 12th grade, no diploma	70	2%
High school grad (incl. equivalency)	866	26%
Some college, no degree	814	25%
Associate degree	413	12%
Bachelor's degree	687	21%
Master's degree	296	9%
Professional school degree	57	2%
Doctorate degree	0	0%

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	4,968	100%	---	---	---	---
Enrolled in school	1,308	26%	1,167	23%	141	3%
Nursery / Preschool	73	6%	26	2%	47	33%
Kindergarten to grade 4	103	8%	96	8%	7	5%
Grade 5 to grade 8	191	15%	191	16%	0	0%
Grade 9 to grade 12	514	39%	490	42%	24	17%
College, undergraduate	389	30%	339	29%	50	35%
Graduate or Professional school	38	3%	25	2%	13	9%
Not enrolled in school	3,660	74%	---	---	---	---

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	1,731	100%	560	100%	1,171	100%
Family Households:	1,144	66%	560	100%	584	50%
Married couple family	751	43%	318	57%	433	37%
Other family:	393	23%	242	43%	151	13%
Male householder, no wife	99	6%	69	12%	30	3%
Female householder, no husband	294	17%	173	31%	121	10%
Nonfamily households:	587	34%	0	0%	587	50%
Householder living alone	403	23%	----	----	----	----
Other nonfamily households	184	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	1,806	100%	1731	75	4%	2.50
Single family (detached)	528	29%	510	18	3%	2.40
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	310	17%	293	17	5%	2.69
5 to 9 units	258	14%	244	14	5%	2.51
10 or more units	710	39%	684	26	4%	2.49
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	697	100%
Less than \$150,000	11	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	9	1%
\$250,000 to \$299,999	69	10%
\$300,000 to \$399,999	257	37%
\$400,000 to \$499,999	211	30%
\$500,000 to \$749,999	140	20%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$400,711**

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	1,806	100%
2005 or Later	0	0%
2000 to 2004	10	1%
1990 to 1999	24	1%
1980 to 1989	240	13%
1970 to 1979	520	29%
1960 to 1969	679	38%
1950 to 1959	306	17%
1940 to 1949	27	1%
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	1,731	100%	1,034	100%	697	100%
1.00 occupant housing per room or less	1,646	95%	949	92%	697	100%
1.01 to 1.50 occupants per room	68	4%	68	7%	0	0%
1.51 to 2.00 occupants per room	16	1%	16	2%	0	0%
2.01 or more occupants per room	1	<1%	1	<1%	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	1,034	100%
Less than \$500	10	1%
\$500 to \$599	10	1%
\$600 to \$699	0	0%
\$700 to \$799	54	5%
\$800 to \$899	170	16%
\$900 to \$999	116	11%
\$1,000 to \$1,249	46	4%
\$1,250 to \$1,499	286	28%
\$1,500 to \$1,999	321	31%
\$2,000 or more	10	1%
No cash rent	11	1%
Median contract rent	\$1,347	

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	1,034	100%
Less than 20 percent	273	26%
20.0 to 24.9 percent	183	18%
25.0 to 29.9 percent	77	7%
30.0 to 34.9 percent	153	15%
35.0 to 39.9 percent	83	8%
40.0 to 49.9 percent	64	6%
50.0 percent or more	190	18%
Not computed	11	1%

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	1,731	100%
No vehicle	32	2%
1 vehicle	590	34%
2 vehicles	718	41%
3 vehicles	306	18%
4 or more vehicles	85	5%

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	2,478	100%
Worked in state of residence	2,478	100%
Worked in county of residence	2,450	99%
Worked outside county of residence	28	1%
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	4,297	100%	2,080	48%
In labor force	2,592	60%	1,222	47%
Armed forces	132	5%	81	61%
Civilian (employed)	2,185	84%	1,058	48%
Civilian (unemployed)	275	11%	83	30%
Not in labor force	1,705	40%	858	50%
Pct. of civilian labor force unemployed	11.2%		7.3%	

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	2,478	100%
Car, truck or van:	2,254	91%
Drove Alone	1,948	79%
Carpooled	306	12%
Public Transportation:	120	5%
Bus	109	4%
Trolley / Streetcar	0	0%
Railroad	11	<1%
Other public transportation	0	0%
Motorcycle	48	2%
Bicycle	7	<1%
Walked	33	1%
Other means	0	0%
Worked at home	16	1%

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	2,478	100%
Did not work at home	2,462	99%
Less than 10 minutes	267	11%
10 to 19 minutes	1,156	47%
20 to 29 minutes	604	24%
30 to 44 minutes	236	10%
45 to 59 minutes	154	6%
60 to 89 minutes	34	1%
90 minutes or more	11	<1%
Worked at home	16	1%
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+	2,353	100%
Agriculture, forestry, mining	1	<1%
Utilities	0	0%
Construction	59	3%
Manufacturing	194	8%
Wholesale trade	63	3%
Retail trade	305	13%
Transportation & warehousing	73	3%
Information & communications	52	2%
Finance, insurance, & real estate	155	7%
Professional, scientific, management, administration	137	6%
Educational, social, & health services	475	20%
Art, entertainment, recreation, accommodations, food	212	9%
Other services	250	11%
Public administration	377	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+	2,353	100%
Management, professional & related:	1,132	48%
Management (incl. farm managers)	159	7%
Business & financial	193	8%
Computer & mathematical	78	3%
Architecture & engineering	150	6%
Life, physical & social science	23	1%
Community & social service	44	2%
Legal	43	2%
Education, training, & library	213	9%
Art, entertainment, sports & media	52	2%
Healthcare practitioners	177	8%
Service:	428	18%
Healthcare support	10	<1%
Protective service	136	6%
Food preparation & serving	107	5%
Building & grounds cleaning / maintenance	37	2%
Personal care & service	138	6%
Sales & office	410	17%
Farming, fishing & forestry	1	<1%
Construction, extraction & maintenance	198	8%
Production, transport & material moving	184	8%

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

Household Income

	Number	Percent
Total Households	1,731	100%
Less than \$15,000	140	8%
\$15,000 to \$29,999	161	9%
\$30,000 to \$44,999	179	10%
\$45,000 to \$59,999	252	15%
\$60,000 to \$74,999	244	14%
\$75,000 to \$99,999	283	16%
\$100,000 to \$124,999	303	18%
\$125,000 to \$149,999	97	6%
\$150,000 to \$199,999	72	4%
\$200,000 or more	0	0%
Median Income	\$68,207	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,731	100%
With earnings	1,494	86%
With wage and salary income	1,482	86%
With self-employment income	145	8%
With interest, dividend, or net rental income	445	26%
With Social Security income	376	22%
With Supplemental Security income	0	0%
With public assistance income	25	1%
With retirement income	277	16%
With other types of income	270	16%

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	4,464	100%
Under .50	214	5%
.50 to .99	116	3%
1.00 to 1.24	98	2%
1.25 to 1.49	167	4%
1.50 to 1.84	214	5%
1.85 to 1.99	63	1%
2.00 and over	3,592	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	4,464	100%
Above Poverty	4,134	93%
Below Poverty	330	7%

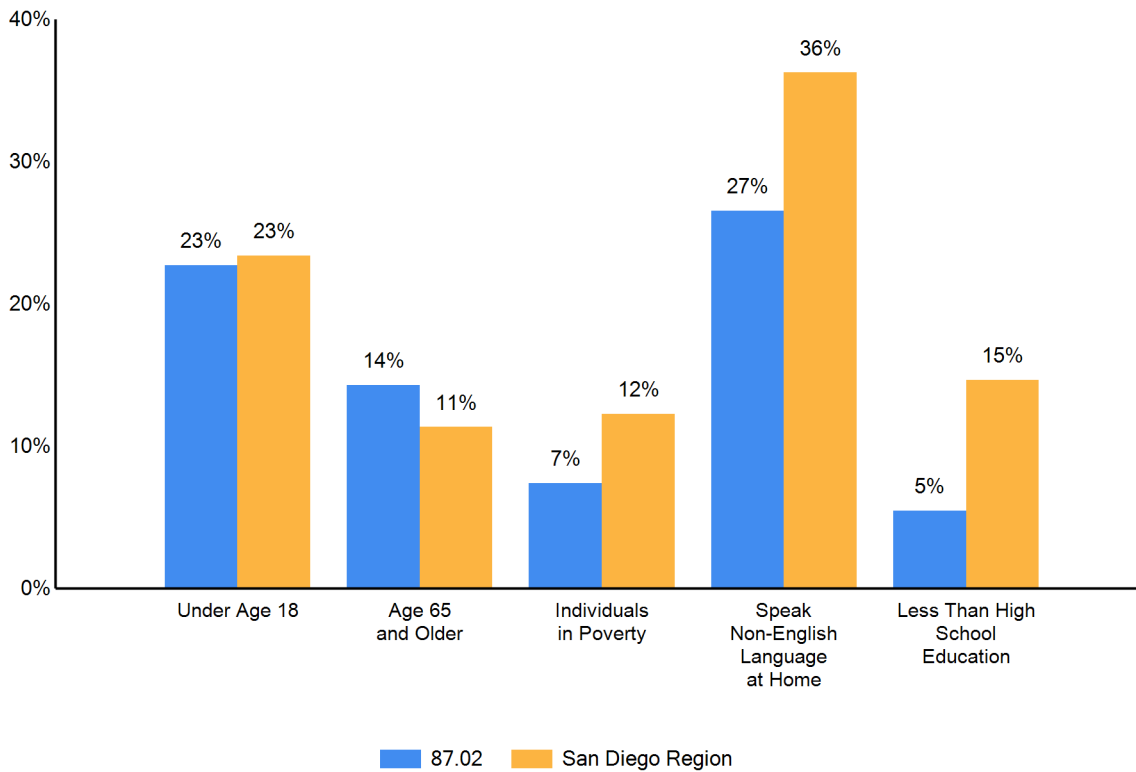
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,144	560	584	1,069	524	545	75	36	39
Married couple family	751	318	433	741	318	423	10	0	10
Male householder, no wife present	99	69	30	99	69	30	0	0	0
Female householder, no husband present	294	173	121	229	137	92	65	36	29

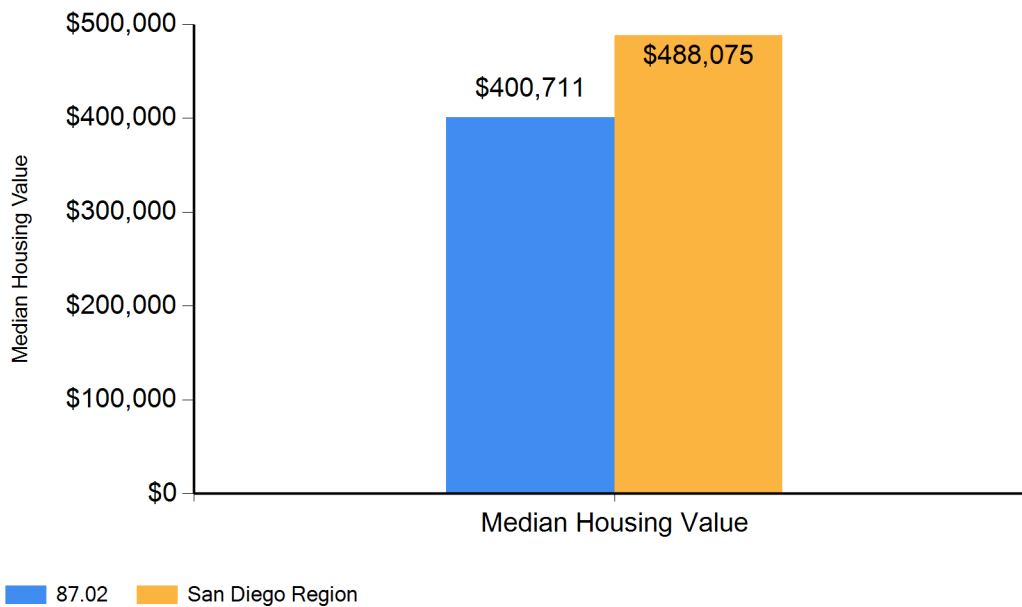
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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