



## Demographic and Socioeconomic Profile 2010

TRACT: 85.10

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,626</b>	<b>100%</b>
White	3,225	49%
Hispanic	1,489	22%
Asian	1,195	18%
Black	355	5%
Two or More	279	4%
Pacific Islander	38	1%
American Indian	29	<1%
Other	16	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,626</b>	<b>3,349</b>	<b>3,277</b>	<b>49%</b>
Under 5	324	178	146	45%
5 to 9	323	166	157	49%
10 to 14	338	185	153	45%
15 to 17	183	96	87	48%
18 and 19	169	82	87	51%
20 to 24	526	283	243	46%
25 to 29	683	385	298	44%
30 to 34	510	271	239	47%
35 to 39	396	192	204	52%
40 to 44	456	237	219	48%
45 to 49	511	273	238	47%
50 to 54	479	238	241	50%
55 to 59	409	206	203	50%
60 and 61	147	76	71	48%
62 to 64	181	80	101	56%
65 to 69	258	111	147	57%
70 to 74	208	87	121	58%
75 to 79	207	83	124	60%
80 to 84	174	69	105	60%
85 and Older	144	51	93	65%
Under 18	1,168	625	543	46%
65 and older	991	401	590	60%
<b>Median</b>	<b>38.2</b>	<b>35.7</b>	<b>40.6</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,641</b>	<b>100%</b>
Never Married	2,297	41%
Married, excluding separated	1,915	34%
Separated	204	4%
Widowed	480	9%
Divorced	745	13%

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>6,626</b>	<b>100%</b>
Household	6,620	100%
Group Quarters - Other	6	<1%
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
<b>Total Pop.</b>	<b>6,626</b>	<b>1,489</b>	<b>3,225</b>	<b>355</b>	<b>29</b>	<b>1,195</b>	<b>38</b>	<b>16</b>	<b>279</b>
Under 5	324	115	111	12	1	54	1	1	29
5 to 9	323	103	102	19	1	66	2	1	29
10 to 14	338	122	104	21	0	56	5	0	30
15 to 17	183	56	59	19	1	34	1	0	13
18 and 19	169	52	71	8	1	26	2	0	9
20 to 24	526	135	212	33	3	106	3	3	31
25 to 29	683	165	302	35	1	141	2	0	37
30 to 34	510	137	221	25	2	102	3	2	18
35 to 39	396	119	145	16	3	100	0	1	12
40 to 44	456	94	228	20	3	92	5	1	13
45 to 49	511	84	296	28	3	80	3	0	17
50 to 54	479	61	282	39	2	79	2	0	14
55 to 59	409	60	236	21	3	74	2	4	9
60 and 61	147	15	95	11	1	23	0	0	2
62 to 64	181	27	117	9	1	22	0	0	5
65 to 69	258	41	159	17	0	33	1	3	4
70 to 74	208	29	131	10	1	30	2	0	5
75 to 79	207	23	124	9	0	46	3	0	2
80 to 84	174	25	125	2	1	20	1	0	0
85 and Older	144	26	105	1	1	11	0	0	0
Under 18	1,168	396	376	71	3	210	9	2	101
65 and older	991	144	644	39	3	140	7	3	11
<b>Median</b>		<b>29.9</b>	<b>46.0</b>	<b>36.7</b>	<b>42.5</b>	<b>35.6</b>	<b>40.0</b>	<b>40.0</b>	<b>24.8</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>6,302</b>	<b>100%</b>
Speak Only English	4,421	70%
Speak Spanish:	929	15%
Speak English "well" or "very well"	631	10%
Speak English "not well" or "not at all"	298	5%
Speak Asian/Pacific Island language:	739	12%
Speak English "well" or "very well"	687	11%
Speak English "not well" or "not at all"	52	1%
Speak other language:	213	3%
Speak English "well" or "very well"	179	3%
Speak English "not well" or "not at all"	34	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>4,763</b>	<b>100%</b>
Less than 9th grade	203	4%
9th through 12th grade, no diploma	358	8%
High school grad (incl. equivalency)	1,057	22%
Some college, no degree	1,019	21%
Associate degree	436	9%
Bachelor's degree	1,192	25%
Master's degree	348	7%
Professional school degree	48	1%
Doctorate degree	102	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>6,425</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,771	28%	1,472	23%	299	5%
Nursery / Preschool	86	5%	86	6%	0	0%
Kindergarten to grade 4	321	18%	303	21%	18	6%
Grade 5 to grade 8	189	11%	189	13%	0	0%
Grade 9 to grade 12	324	18%	324	22%	0	0%
College, undergraduate	703	40%	539	37%	164	55%
Graduate or Professional school	148	8%	31	2%	117	39%
Not enrolled in school	4,654	72%	---	---	---	---

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>2,759</b>	<b>100%</b>	<b>610</b>	<b>100%</b>	<b>2,149</b>	<b>100%</b>
Family Households:	1,477	54%	610	100%	867	40%
Married couple family	919	33%	342	56%	577	27%
Other family:	558	20%	268	44%	290	13%
Male householder, no wife	126	5%	89	15%	37	2%
Female householder, no husband	432	16%	179	29%	253	12%
Nonfamily households:	1,282	46%	0	0%	1,282	60%
Householder living alone	1,085	39%	----	----	----	----
Other nonfamily households	197	7%	----	----	----	----

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>2,892</b>	<b>100%</b>	<b>2759</b>	<b>133</b>	<b>5%</b>	<b>2.40</b>
Single family (detached)	1,380	48%	1,319	61	4%	2.61
Single family (attached)	34	1%	34	0	0%	2.53
2 to 4 units	35	1%	35	0	0%	1.54
5 to 9 units	176	6%	165	11	6%	2.09
10 or more units	1,267	44%	1,206	61	5%	2.23
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>1,206</b>	<b>100%</b>
Less than \$150,000	104	9%
\$150,000 to \$199,999	12	1%
\$200,000 to \$249,999	110	9%
\$250,000 to \$299,999	36	3%
\$300,000 to \$399,999	267	22%
\$400,000 to \$499,999	325	27%
\$500,000 to \$749,999	339	28%
\$750,000 to \$999,999	13	1%
\$1,000,000 or more	0	0%

**Median Value** **\$422,769**

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>2,892</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	23	1%
1990 to 1999	76	3%
1980 to 1989	610	21%
1970 to 1979	705	24%
1960 to 1969	629	22%
1950 to 1959	780	27%
1940 to 1949	51	2%
1939 or earlier	18	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>2,759</b>	<b>100%</b>	<b>1,553</b>	<b>100%</b>	<b>1,206</b>	<b>100%</b>
1.00 occupant housing per room or less	2,680	97%	1,474	95%	1,206	100%
1.01 to 1.50 occupants per room	46	2%	46	3%	0	0%
1.51 to 2.00 occupants per room	32	1%	32	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
<b>Total Units</b>	<b>1,553</b>	<b>100%</b>
Less than \$500	160	10%
\$500 to \$599	19	1%
\$600 to \$699	26	2%
\$700 to \$799	37	2%
\$800 to \$899	287	18%
\$900 to \$999	189	12%
\$1,000 to \$1,249	291	19%
\$1,250 to \$1,499	221	14%
\$1,500 to \$1,999	126	8%
\$2,000 or more	137	9%
No cash rent	60	4%
<b>Median contract rent</b>	<b>\$1,054</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>1,553</b>	<b>100%</b>
Less than 20 percent	224	14%
20.0 to 24.9 percent	62	4%
25.0 to 29.9 percent	158	10%
30.0 to 34.9 percent	208	13%
35.0 to 39.9 percent	187	12%
40.0 to 49.9 percent	316	20%
50.0 percent or more	295	19%
Not computed	103	7%

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>2,759</b>	<b>100%</b>
No vehicle	165	6%
1 vehicle	1,221	44%
2 vehicles	966	35%
3 vehicles	284	10%
4 or more vehicles	123	4%

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>3,641</b>	<b>100%</b>
Worked in state of residence	3,641	100%
Worked in county of residence	3,613	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
<b>Population age 16 and older</b>	<b>5,581</b>	<b>100%</b>	<b>2,789</b>	<b>50%</b>
In labor force	3,829	69%	2,058	54%
Armed forces	23	1%	23	100%
Civilian (employed)	3,528	92%	1,863	53%
Civilian (unemployed)	278	7%	172	62%
Not in labor force	1,752	31%	731	42%
Pct. of civilian labor force unemployed	7.3%		8.5%	

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>3,641</b>	<b>100%</b>
Car, truck or van:	3,184	87%
Drove Alone	2,900	80%
Carpooled	284	8%
Public Transportation:	49	1%
Bus	49	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	13	<1%
Bicycle	26	1%
Walked	165	5%
Other means	24	1%
Worked at home	180	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>3,641</b>	<b>100%</b>
Did not work at home	3,461	95%
Less than 10 minutes	461	13%
10 to 19 minutes	1,338	37%
20 to 29 minutes	946	26%
30 to 44 minutes	547	15%
45 to 59 minutes	103	3%
60 to 89 minutes	17	<1%
90 minutes or more	49	1%
Worked at home	180	5%
<b>Average time to work (minutes)</b>	<b>23</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>3,620</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	19	1%
Construction	214	6%
Manufacturing	365	10%
Wholesale trade	55	2%
Retail trade	407	11%
Transportation & warehousing	88	2%
Information & communications	51	1%
Finance, insurance, & real estate	347	10%
Professional, scientific, management, administration	117	3%
Educational, social, & health services	564	16%
Art, entertainment, recreation, accommodations, food	473	13%
Other services	378	10%
Public administration	542	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

<b>Total employed civilian age 16+</b>	<b>3,620</b>	<b>100%</b>
Management, professional & related:	1,364	38%
Management (incl. farm managers)	429	12%
Business & financial	213	6%
Computer & mathematical	136	4%
Architecture & engineering	99	3%
Life, physical & social science	16	<1%
Community & social service	20	1%
Legal	0	0%
Education, training, & library	197	5%
Art, entertainment, sports & media	32	1%
Healthcare practitioners	222	6%
Service:	632	17%
Healthcare support	10	<1%
Protective service	27	1%
Food preparation & serving	380	10%
Building & grounds cleaning / maintenance	93	3%
Personal care & service	122	3%
Sales & office	1,120	31%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	286	8%
Production, transport & material moving	218	6%

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>2,759</b>	<b>100%</b>
Less than \$15,000	376	14%
\$15,000 to \$29,999	360	13%
\$30,000 to \$44,999	556	20%
\$45,000 to \$59,999	319	12%
\$60,000 to \$74,999	225	8%
\$75,000 to \$99,999	446	16%
\$100,000 to \$124,999	180	7%
\$125,000 to \$149,999	44	2%
\$150,000 to \$199,999	194	7%
\$200,000 or more	59	2%
<b>Median Income</b>	<b>\$49,114</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,759</b>	<b>100%</b>
With earnings	2,191	79%
With wage and salary income	2,134	77%
With self-employment income	371	13%
With interest, dividend, or net rental income	653	24%
With Social Security income	783	28%
With Supplemental Security income	265	10%
With public assistance income	62	2%
With retirement income	588	21%
With other types of income	384	14%

*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>6,626</b>	<b>100%</b>
Under .50	324	5%
.50 to .99	192	3%
1.00 to 1.24	532	8%
1.25 to 1.49	150	2%
1.50 to 1.84	246	4%
1.85 to 1.99	590	9%
2.00 and over	4,592	69%

*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>6,626</b>	<b>100%</b>
Above Poverty	6,110	92%
Below Poverty	516	8%

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

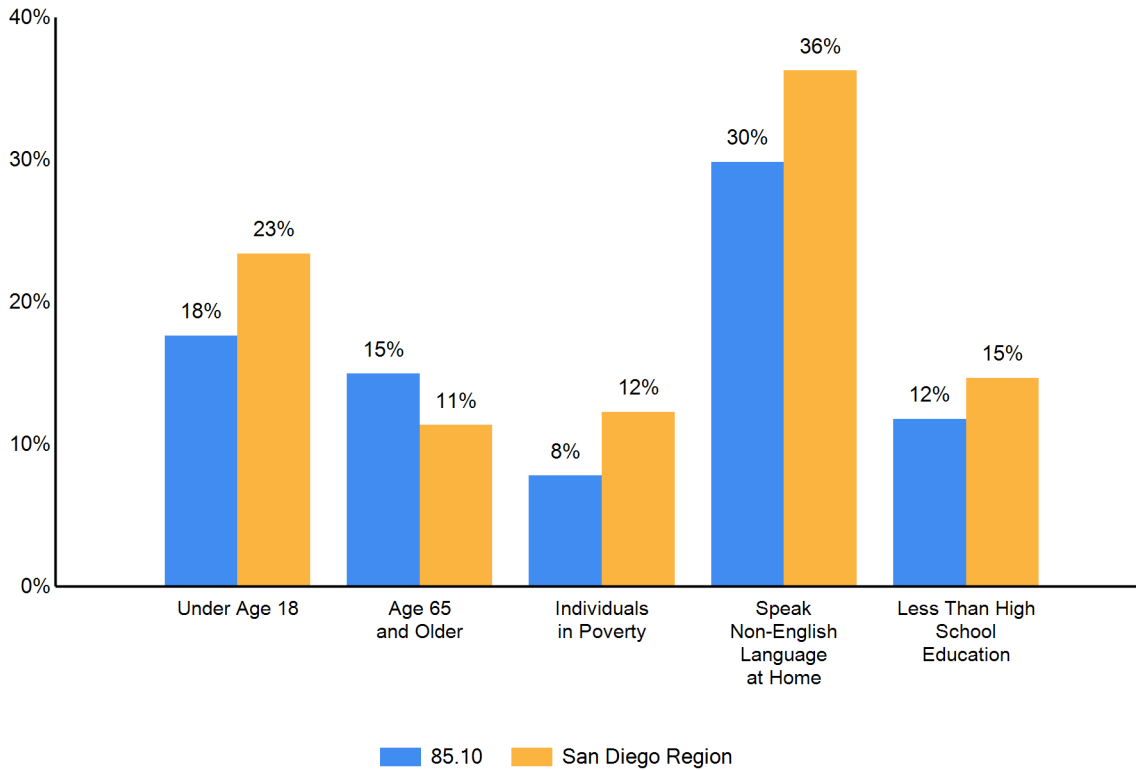
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,477</b>	<b>610</b>	<b>867</b>	<b>1,411</b>	<b>544</b>	<b>867</b>	<b>66</b>	<b>66</b>	<b>0</b>
Married couple family	919	342	577	901	324	577	18	18	0
Male householder, no wife present	126	89	37	126	89	37	0	0	0
Female householder, no husband present	432	179	253	384	131	253	48	48	0

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

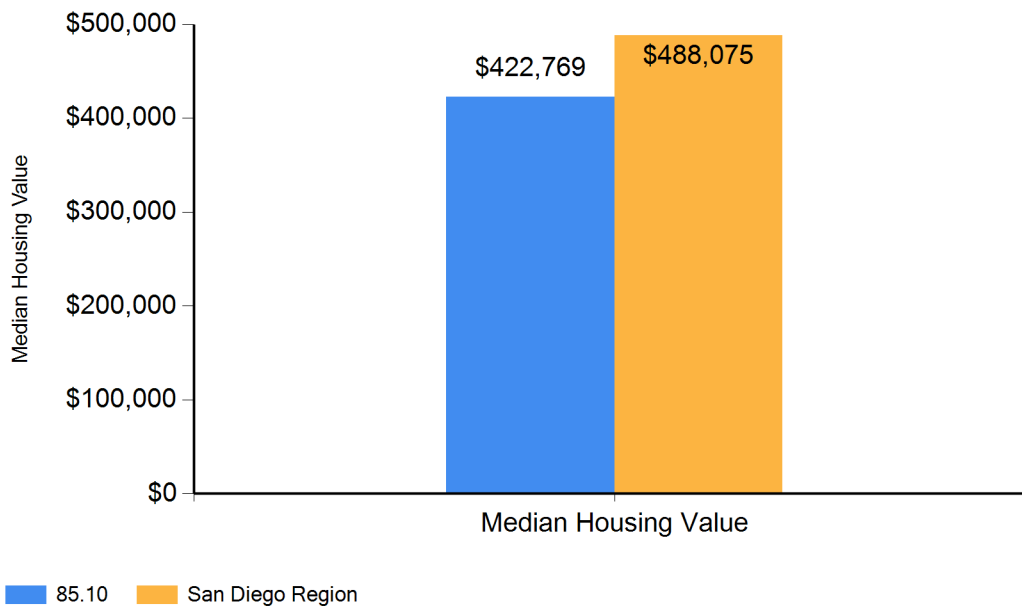


## Demographic and Socioeconomic Characteristics



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