



Demographic and Socioeconomic Profile 2010

TRACT: 170.34

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 4,752 | 100% |
| White | 2,851 | 60% |
| Asian | 874 | 18% |
| Hispanic | 617 | 13% |
| Two or More | 215 | 5% |
| Black | 146 | 3% |
| American Indian | 18 | <1% |
| Other | 16 | <1% |
| Pacific Islander | 15 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 4,752 | 2,338 | 2,414 | 51% |
| Under 5 | 310 | 140 | 170 | 55% |
| 5 to 9 | 284 | 136 | 148 | 52% |
| 10 to 14 | 326 | 169 | 157 | 48% |
| 15 to 17 | 202 | 116 | 86 | 43% |
| 18 and 19 | 117 | 64 | 53 | 45% |
| 20 to 24 | 213 | 70 | 143 | 67% |
| 25 to 29 | 421 | 280 | 141 | 33% |
| 30 to 34 | 318 | 147 | 171 | 54% |
| 35 to 39 | 381 | 162 | 219 | 57% |
| 40 to 44 | 375 | 179 | 196 | 52% |
| 45 to 49 | 346 | 101 | 245 | 71% |
| 50 to 54 | 265 | 120 | 145 | 55% |
| 55 to 59 | 341 | 159 | 182 | 53% |
| 60 and 61 | 160 | 121 | 39 | 24% |
| 62 to 64 | 174 | 134 | 40 | 23% |
| 65 to 69 | 142 | 75 | 67 | 47% |
| 70 to 74 | 189 | 95 | 94 | 50% |
| 75 to 79 | 61 | 28 | 33 | 54% |
| 80 to 84 | 96 | 25 | 71 | 74% |
| 85 and Older | 31 | 17 | 14 | 45% |
| Under 18 | 1,122 | 561 | 561 | 50% |
| 65 and older | 519 | 240 | 279 | 54% |
| Median | 37.4 | 36.5 | 38.2 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 3,832 | 100% |
| Never Married | 1,180 | 31% |
| Married, excluding separated | 2,335 | 61% |
| Separated | 31 | <1% |
| Widowed | 83 | 2% |
| Divorced | 203 | 5% |

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 | 4,752 | 100% |
| Household | 4,748 | 100% |
| Group Quarters - Other | 4 | <1% |
| 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. | 4,752 | 617 | 2,851 | 146 | 18 | 874 | 15 | 16 | 215 |
| Under 5 | 310 | 40 | 158 | 1 | 0 | 56 | 9 | 1 | 45 |
| 5 to 9 | 284 | 23 | 140 | 1 | 0 | 104 | 0 | 0 | 16 |
| 10 to 14 | 326 | 69 | 181 | 6 | 7 | 24 | 0 | 1 | 38 |
| 15 to 17 | 202 | 53 | 127 | 0 | 0 | 6 | 0 | 0 | 16 |
| 18 and 19 | 117 | 7 | 87 | 2 | 0 | 15 | 0 | 0 | 6 |
| 20 to 24 | 213 | 26 | 169 | 1 | 1 | 12 | 0 | 0 | 4 |
| 25 to 29 | 421 | 67 | 228 | 24 | 3 | 88 | 0 | 0 | 11 |
| 30 to 34 | 318 | 54 | 158 | 13 | 0 | 68 | 0 | 0 | 25 |
| 35 to 39 | 381 | 46 | 151 | 21 | 0 | 146 | 0 | 0 | 17 |
| 40 to 44 | 375 | 71 | 204 | 1 | 0 | 82 | 0 | 10 | 7 |
| 45 to 49 | 346 | 24 | 255 | 31 | 4 | 25 | 0 | 0 | 7 |
| 50 to 54 | 265 | 32 | 144 | 17 | 0 | 63 | 0 | 2 | 7 |
| 55 to 59 | 341 | 42 | 259 | 19 | 1 | 14 | 1 | 1 | 4 |
| 60 and 61 | 160 | 5 | 137 | 2 | 0 | 15 | 0 | 0 | 1 |
| 62 to 64 | 174 | 20 | 111 | 1 | 0 | 33 | 5 | 1 | 3 |
| 65 to 69 | 142 | 25 | 99 | 0 | 1 | 11 | 0 | 0 | 6 |
| 70 to 74 | 189 | 4 | 100 | 5 | 1 | 78 | 0 | 0 | 1 |
| 75 to 79 | 61 | 9 | 40 | 0 | 0 | 11 | 0 | 0 | 1 |
| 80 to 84 | 96 | 0 | 77 | 1 | 0 | 18 | 0 | 0 | 0 |
| 85 and Older | 31 | 0 | 26 | 0 | 0 | 5 | 0 | 0 | 0 |
| Under 18 | 1,122 | 185 | 606 | 8 | 7 | 190 | 9 | 2 | 115 |
| 65 and older | 519 | 38 | 342 | 6 | 2 | 123 | 0 | 0 | 8 |
| Median | | 32.2 | 40.6 | 45.5 | 26.7 | 37.2 | 4.2 | 43.0 | 16.6 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 4,442 | 100% |
| Speak Only English | 3,234 | 73% |
| Speak Spanish: | 332 | 7% |
| Speak English "well" or "very well" | 288 | 6% |
| Speak English "not well" or "not at all" | 44 | 1% |
| Speak Asian/Pacific Island language: | 567 | 13% |
| Speak English "well" or "very well" | 502 | 11% |
| Speak English "not well" or "not at all" | 65 | 1% |
| Speak other language: | 309 | 7% |
| Speak English "well" or "very well" | 298 | 7% |
| 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 | 3,300 | 100% |
| Less than 9th grade | 33 | 1% |
| 9th through 12th grade, no diploma | 56 | 2% |
| High school grad (incl. equivalency) | 386 | 12% |
| Some college, no degree | 1,053 | 32% |
| Associate degree | 277 | 8% |
| Bachelor's degree | 902 | 27% |
| Master's degree | 505 | 15% |
| Professional school degree | 47 | 1% |
| Doctorate degree | 41 | 1% |

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 | 4,564 | 100% | --- | --- | --- | --- |
| Enrolled in school | 1,308 | 29% | 1,139 | 25% | 169 | 4% |
| Nursery / Preschool | 66 | 5% | 22 | 2% | 44 | 26% |
| Kindergarten to grade 4 | 315 | 24% | 306 | 27% | 9 | 5% |
| Grade 5 to grade 8 | 207 | 16% | 197 | 17% | 10 | 6% |
| Grade 9 to grade 12 | 282 | 22% | 282 | 25% | 0 | 0% |
| College, undergraduate | 320 | 24% | 264 | 23% | 56 | 33% |
| Graduate or Professional school | 118 | 9% | 68 | 6% | 50 | 30% |
| Not enrolled in school | 3,256 | 71% | --- | --- | --- | --- |

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 | 1,624 | 100% | 641 | 100% | 983 | 100% |
| Family Households: | 1,363 | 84% | 641 | 100% | 722 | 73% |
| Married couple family | 1,098 | 68% | 464 | 72% | 634 | 64% |
| Other family: | 265 | 16% | 177 | 28% | 88 | 9% |
| Male householder, no wife | 158 | 10% | 103 | 16% | 55 | 6% |
| Female householder, no husband | 107 | 7% | 74 | 12% | 33 | 3% |
| Nonfamily households: | 261 | 16% | 0 | 0% | 261 | 27% |
| Householder living alone | 149 | 9% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 112 | 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 |
|----------------------------|--------------|-------------|-------------|------------|--------------|-----------------------|
| Total Housing Units | 1,713 | 100% | 1624 | 89 | 5% | 2.92 |
| Single family (detached) | 1,081 | 63% | 1,048 | 33 | 3% | 3.01 |
| Single family (attached) | 64 | 4% | 64 | 0 | 0% | 2.78 |
| 2 to 4 units | 102 | 6% | 91 | 11 | 11% | 2.63 |
| 5 to 9 units | 246 | 14% | 215 | 31 | 13% | 2.68 |
| 10 or more units | 220 | 13% | 206 | 14 | 6% | 2.93 |
| 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 | 876 | 100% |
| Less than \$150,000 | 0 | 0% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 to \$249,999 | 11 | 1% |
| \$250,000 to \$299,999 | 0 | 0% |
| \$300,000 to \$399,999 | 103 | 12% |
| \$400,000 to \$499,999 | 230 | 26% |
| \$500,000 to \$749,999 | 518 | 59% |
| \$750,000 to \$999,999 | 9 | 1% |
| \$1,000,000 or more | 5 | 1% |

Median Value **\$545,279**

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 | 1,713 | 100% |
| 2005 or Later | 19 | 1% |
| 2000 to 2004 | 9 | 1% |
| 1990 to 1999 | 75 | 4% |
| 1980 to 1989 | 479 | 28% |
| 1970 to 1979 | 1,040 | 61% |
| 1960 to 1969 | 67 | 4% |
| 1950 to 1959 | 24 | 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 | 1,624 | 100% | 748 | 100% | 876 | 100% |
| 1.00 occupant housing per room or less | 1,568 | 97% | 692 | 93% | 876 | 100% |
| 1.01 to 1.50 occupants per room | 56 | 3% | 56 | 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 |
|-------------------------------|----------------|-------------|
| Total Units | 748 | 100% |
| 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 | 64 | 9% |
| \$1,250 to \$1,499 | 231 | 31% |
| \$1,500 to \$1,999 | 372 | 50% |
| \$2,000 or more | 71 | 9% |
| No cash rent | 10 | 1% |
| Median contract rent | \$1,606 | |

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 | 748 | 100% |
| Less than 20 percent | 147 | 20% |
| 20.0 to 24.9 percent | 101 | 14% |
| 25.0 to 29.9 percent | 135 | 18% |
| 30.0 to 34.9 percent | 110 | 15% |
| 35.0 to 39.9 percent | 125 | 17% |
| 40.0 to 49.9 percent | 60 | 8% |
| 50.0 percent or more | 60 | 8% |
| Not computed | 10 | 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 | 1,624 | 100% |
| No vehicle | 0 | 0% |
| 1 vehicle | 447 | 28% |
| 2 vehicles | 741 | 46% |
| 3 vehicles | 311 | 19% |
| 4 or more vehicles | 125 | 8% |

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 | 2,886 | 100% |
| Worked in state of residence | 2,847 | 99% |
| Worked in county of residence | 2,788 | 97% |
| Worked outside county of residence | 59 | 2% |
| Worked outside state of residence | 39 | 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 | 3,764 | 100% | 1,846 | 49% |
| In labor force | 2,795 | 74% | 1,519 | 54% |
| Armed forces | 20 | 1% | 20 | 100% |
| Civilian (employed) | 2,607 | 93% | 1,387 | 53% |
| Civilian (unemployed) | 168 | 6% | 112 | 67% |
| Not in labor force | 969 | 26% | 327 | 34% |
| Pct. of civilian labor force unemployed | 6.1% | | 7.5% | |

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 |
|-----------------------------|--------------|-------------|
| Total Workers | 2,886 | 100% |
| Car, truck or van: | 2,718 | 94% |
| Drove Alone | 2,298 | 80% |
| Carpooled | 420 | 15% |
| Public Transportation: | 30 | 1% |
| Bus | 30 | 1% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 0 | 0% |
| Bicycle | 0 | 0% |
| Walked | 9 | <1% |
| Other means | 32 | 1% |
| Worked at home | 97 | 3% |

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 | 2,886 | 100% |
| Did not work at home | 2,789 | 97% |
| Less than 10 minutes | 345 | 12% |
| 10 to 19 minutes | 788 | 27% |
| 20 to 29 minutes | 852 | 30% |
| 30 to 44 minutes | 621 | 22% |
| 45 to 59 minutes | 144 | 5% |
| 60 to 89 minutes | 33 | 1% |
| 90 minutes or more | 6 | <1% |
| Worked at home | 97 | 3% |
| Average time to work (minutes) | 25 | -- |

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+ | 2,880 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 11 | <1% |
| Construction | 202 | 7% |
| Manufacturing | 383 | 13% |
| Wholesale trade | 113 | 4% |
| Retail trade | 252 | 9% |
| Transportation & warehousing | 161 | 6% |
| Information & communications | 76 | 3% |
| Finance, insurance, & real estate | 173 | 6% |
| Professional, scientific, management, administration | 100 | 3% |
| Educational, social, & health services | 632 | 22% |
| Art, entertainment, recreation, accommodations, food | 226 | 8% |
| Other services | 113 | 4% |
| Public administration | 438 | 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+ | 2,880 | 100% |
| Management, professional & related: | 1,485 | 52% |
| Management (incl. farm managers) | 280 | 10% |
| Business & financial | 217 | 8% |
| Computer & mathematical | 259 | 9% |
| Architecture & engineering | 137 | 5% |
| Life, physical & social science | 99 | 3% |
| Community & social service | 40 | 1% |
| Legal | 10 | <1% |
| Education, training, & library | 155 | 5% |
| Art, entertainment, sports & media | 77 | 3% |
| Healthcare practitioners | 211 | 7% |
| Service: | 426 | 15% |
| Healthcare support | 83 | 3% |
| Protective service | 48 | 2% |
| Food preparation & serving | 107 | 4% |
| Building & grounds cleaning / maintenance | 50 | 2% |
| Personal care & service | 138 | 5% |
| Sales & office | 595 | 21% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 163 | 6% |
| Production, transport & material moving | 211 | 7% |

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

Household Income

Number Percent

| | | |
|-------------------------|-----------------|-------------|
| Total Households | 1,624 | 100% |
| Less than \$15,000 | 50 | 3% |
| \$15,000 to \$29,999 | 31 | 2% |
| \$30,000 to \$44,999 | 108 | 7% |
| \$45,000 to \$59,999 | 101 | 6% |
| \$60,000 to \$74,999 | 343 | 21% |
| \$75,000 to \$99,999 | 312 | 19% |
| \$100,000 to \$124,999 | 181 | 11% |
| \$125,000 to \$149,999 | 183 | 11% |
| \$150,000 to \$199,999 | 261 | 16% |
| \$200,000 or more | 54 | 3% |
| Median Income | \$89,343 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,624 | 100% |
| With earnings | 1,544 | 95% |
| With wage and salary income | 1,512 | 93% |
| With self-employment income | 239 | 15% |
| With interest, dividend, or net rental income | 419 | 26% |
| With Social Security income | 147 | 9% |
| With Supplemental Security income | 28 | 2% |
| With public assistance income | 0 | 0% |
| With retirement income | 227 | 14% |
| With other types of income | 314 | 19% |

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 | 4,752 | 100% |
| Under .50 | 104 | 2% |
| .50 to .99 | 31 | 1% |
| 1.00 to 1.24 | 5 | <1% |
| 1.25 to 1.49 | 58 | 1% |
| 1.50 to 1.84 | 29 | 1% |
| 1.85 to 1.99 | 124 | 3% |
| 2.00 and over | 4,401 | 93% |

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 | 4,752 | 100% |
| Above Poverty | 4,617 | 97% |
| Below Poverty | 135 | 3% |

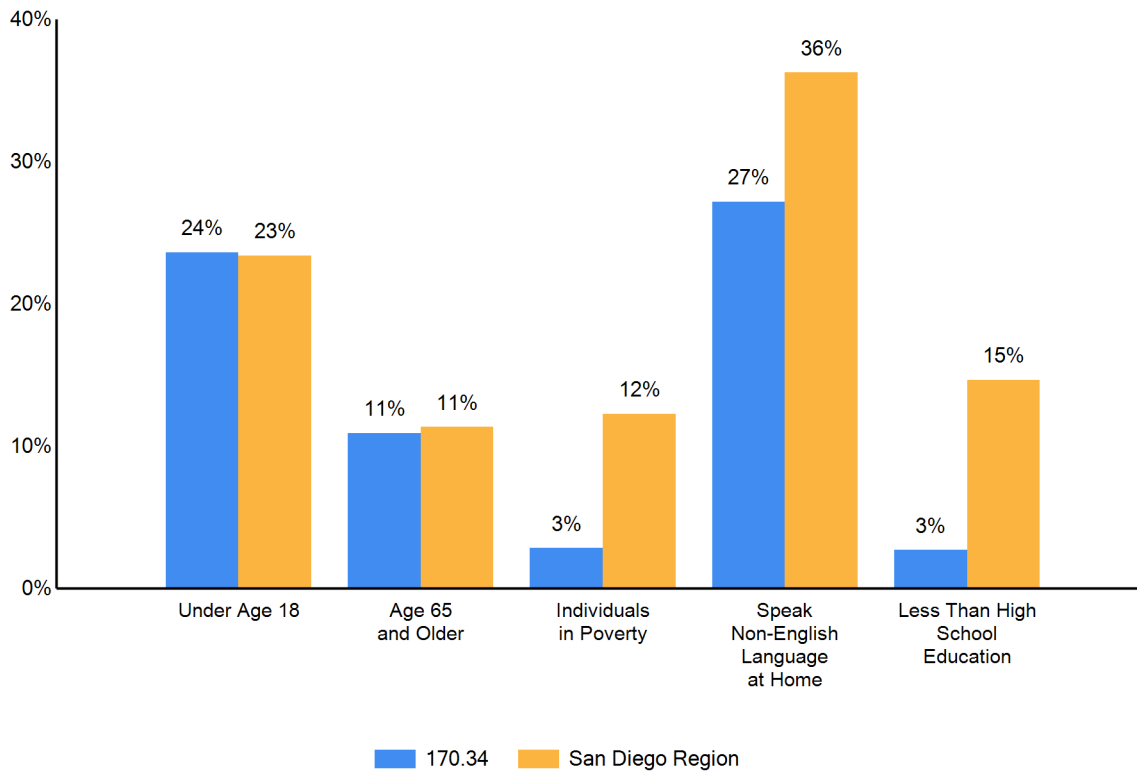
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 1,363 | 641 | 722 | 1,330 | 634 | 696 | 33 | 7 | 26 |
| Married couple family | 1,098 | 464 | 634 | 1,078 | 457 | 621 | 20 | 7 | 13 |
| Male householder, no wife present | 158 | 103 | 55 | 152 | 103 | 49 | 6 | 0 | 6 |
| Female householder, no husband present | 107 | 74 | 33 | 100 | 74 | 26 | 7 | 0 | 7 |

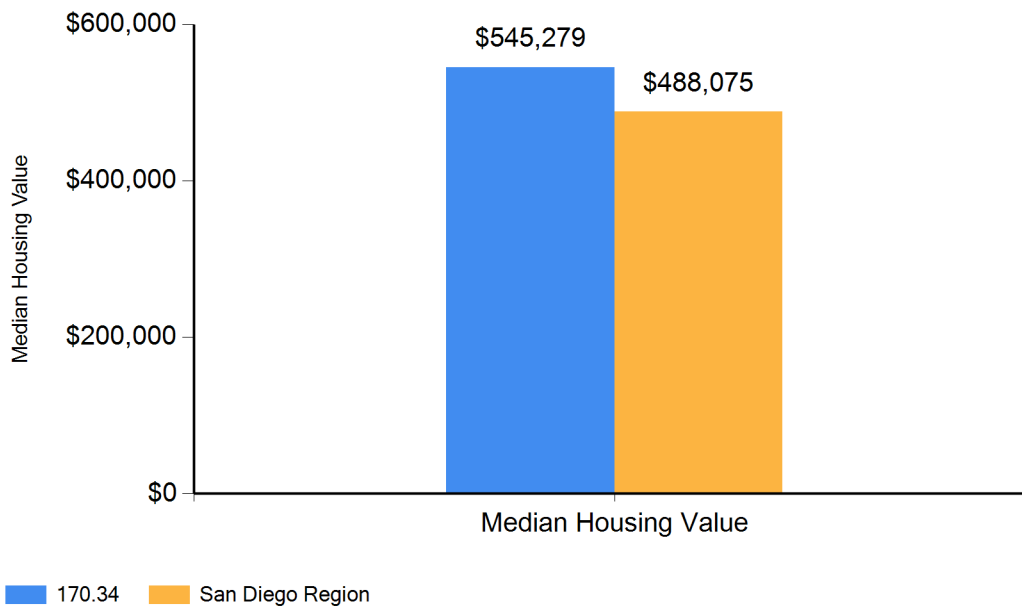
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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