



Demographic and Socioeconomic Profile 2010

TRACT: 170.52

Population by Race

	Population	Percent
Total Population	4,796	100%
White	2,765	58%
Asian	1,305	27%
Hispanic	444	9%
Two or More	164	3%
Black	86	2%
Pacific Islander	15	<1%
American Indian	9	<1%
Other	8	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,796	2,281	2,515	52%
Under 5	260	123	137	53%
5 to 9	238	124	114	48%
10 to 14	280	149	131	47%
15 to 17	179	89	90	50%
18 and 19	74	36	38	51%
20 to 24	269	123	146	54%
25 to 29	367	179	188	51%
30 to 34	378	185	193	51%
35 to 39	358	183	175	49%
40 to 44	354	164	190	54%
45 to 49	355	169	186	52%
50 to 54	337	153	184	55%
55 to 59	305	138	167	55%
60 and 61	123	55	68	55%
62 to 64	158	82	76	48%
65 to 69	202	96	106	52%
70 to 74	173	65	108	62%
75 to 79	153	73	80	52%
80 to 84	140	52	88	63%
85 and Older	93	43	50	54%
Under 18	957	485	472	49%
65 and older	761	329	432	57%
Median	39.9	38.6	41.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,018	100%
Never Married	895	22%
Married, excluding separated	2,481	62%
Separated	58	1%
Widowed	198	5%
Divorced	386	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	4,796	100%
Household	4,796	100%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%
Group Quarters - Other	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.	4,796	444	2,765	86	9	1,305	15	8	164
Under 5	260	41	100	0	3	90	1	0	25
5 to 9	238	29	99	4	0	87	2	0	17
10 to 14	280	36	126	2	0	101	1	2	12
15 to 17	179	29	76	2	0	61	0	1	10
18 and 19	74	11	37	2	0	16	0	0	8
20 to 24	269	28	142	9	0	75	3	0	12
25 to 29	367	49	177	12	0	114	1	0	14
30 to 34	378	37	167	8	0	145	2	3	16
35 to 39	358	40	166	9	1	131	1	1	9
40 to 44	354	32	165	11	1	136	1	0	8
45 to 49	355	32	204	6	0	104	2	0	7
50 to 54	337	19	229	6	0	71	1	0	11
55 to 59	305	25	222	7	2	47	0	0	2
60 and 61	123	5	106	0	0	12	0	0	0
62 to 64	158	5	129	2	1	19	0	0	2
65 to 69	202	5	159	3	0	31	0	1	3
70 to 74	173	8	119	2	1	42	0	0	1
75 to 79	153	6	130	1	0	14	0	0	2
80 to 84	140	5	126	0	0	6	0	0	3
85 and Older	93	2	86	0	0	3	0	0	2
Under 18	957	135	401	8	3	339	4	3	64
65 and older	761	26	620	6	1	96	0	1	11
Median		29.9	48.1	37.2	42.5	33.7	27.5	31.7	24.2

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,536	100%
Speak Only English	3,013	66%
Speak Spanish:	362	8%
Speak English "well" or "very well"	362	8%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	747	16%
Speak English "well" or "very well"	662	15%
Speak English "not well" or "not at all"	85	2%
Speak other language:	414	9%
Speak English "well" or "very well"	394	9%
Speak English "not well" or "not at all"	20	<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	3,496	100%
Less than 9th grade	67	2%
9th through 12th grade, no diploma	92	3%
High school grad (incl. equivalency)	416	12%
Some college, no degree	602	17%
Associate degree	297	8%
Bachelor's degree	1,193	34%
Master's degree	695	20%
Professional school degree	107	3%
Doctorate degree	27	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	4,631	100%	---	---	---	---
Enrolled in school	1,158	25%	994	21%	164	4%
Nursery / Preschool	63	5%	0	0%	63	38%
Kindergarten to grade 4	281	24%	281	28%	0	0%
Grade 5 to grade 8	200	17%	185	19%	15	9%
Grade 9 to grade 12	220	19%	220	22%	0	0%
College, undergraduate	338	29%	293	29%	45	27%
Graduate or Professional school	56	5%	15	2%	41	25%
Not enrolled in school	3,473	75%	---	---	---	---

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	2,122	100%	561	100%	1,561	100%
Family Households:	1,357	64%	561	100%	796	51%
Married couple family	1,137	54%	457	81%	680	44%
Other family:	220	10%	104	19%	116	7%
Male householder, no wife	72	3%	37	7%	35	2%
Female householder, no husband	148	7%	67	12%	81	5%
Nonfamily households:	765	36%	0	0%	765	49%
Householder living alone	627	30%	----	----	----	----
Other nonfamily households	138	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	2,281	100%	2122	159	7%	2.26
Single family (detached)	870	38%	811	59	7%	2.25
Single family (attached)	321	14%	292	29	9%	2.27
2 to 4 units	115	5%	115	0	0%	2.68
5 to 9 units	249	11%	245	4	2%	2.36
10 or more units	726	32%	659	67	9%	2.16
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	1,368	100%
Less than \$150,000	46	3%
\$150,000 to \$199,999	14	1%
\$200,000 to \$249,999	57	4%
\$250,000 to \$299,999	107	8%
\$300,000 to \$399,999	219	16%
\$400,000 to \$499,999	261	19%
\$500,000 to \$749,999	583	43%
\$750,000 to \$999,999	81	6%
\$1,000,000 or more	0	0%

Median Value **\$491,985**

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	2,281	100%
2005 or Later	0	0%
2000 to 2004	51	2%
1990 to 1999	350	15%
1980 to 1989	1,747	77%
1970 to 1979	89	4%
1960 to 1969	27	1%
1950 to 1959	0	0%
1940 to 1949	0	0%
1939 or earlier	17	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
Total occupied housing units	2,122	100%	754	100%	1,368	100%
1.00 occupant housing per room or less	2,084	98%	739	98%	1,345	98%
1.01 to 1.50 occupants per room	15	1%	15	2%	0	0%
1.51 to 2.00 occupants per room	23	1%	0	0%	23	2%
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	754	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	110	15%
\$1,250 to \$1,499	230	31%
\$1,500 to \$1,999	243	32%
\$2,000 or more	121	16%
No cash rent	50	7%
Median contract rent	\$1,576	

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	754	100%
Less than 20 percent	138	18%
20.0 to 24.9 percent	199	26%
25.0 to 29.9 percent	95	13%
30.0 to 34.9 percent	58	8%
35.0 to 39.9 percent	18	2%
40.0 to 49.9 percent	37	5%
50.0 percent or more	159	21%
Not computed	50	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
Total Availability	2,122	100%
No vehicle	33	2%
1 vehicle	800	38%
2 vehicles	1,041	49%
3 vehicles	180	8%
4 or more vehicles	68	3%

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	2,589	100%
Worked in state of residence	2,563	99%
Worked in county of residence	2,522	97%
Worked outside county of residence	41	2%
Worked outside state of residence	26	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	3,964	100%	1,859	47%
In labor force	2,762	70%	1,452	53%
Armed forces	0	0%	0	0%
Civilian (employed)	2,581	93%	1,333	52%
Civilian (unemployed)	181	7%	119	66%
Not in labor force	1,202	30%	407	34%
Pct. of civilian labor force unemployed	6.6%		8.2%	

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	2,589	100%
Car, truck or van:	2,361	91%
Drove Alone	2,170	84%
Carpooled	191	7%
Public Transportation:	36	1%
Bus	36	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	31	1%
Other means	37	1%
Worked at home	124	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
Total Workers	2,589	100%
Did not work at home	2,465	95%
Less than 10 minutes	212	8%
10 to 19 minutes	749	29%
20 to 29 minutes	640	25%
30 to 44 minutes	587	23%
45 to 59 minutes	180	7%
60 to 89 minutes	81	3%
90 minutes or more	16	1%
Worked at home	124	5%
Average time to work (minutes)	28	--

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+	2,589	100%
Agriculture, forestry, mining	11	<1%
Utilities	12	<1%
Construction	104	4%
Manufacturing	278	11%
Wholesale trade	96	4%
Retail trade	266	10%
Transportation & warehousing	29	1%
Information & communications	165	6%
Finance, insurance, & real estate	155	6%
Professional, scientific, management, administration	73	3%
Educational, social, & health services	553	21%
Art, entertainment, recreation, accommodations, food	85	3%
Other services	52	2%
Public administration	710	27%

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+	2,589	100%
Management, professional & related:	1,685	65%
Management (incl. farm managers)	518	20%
Business & financial	230	9%
Computer & mathematical	218	8%
Architecture & engineering	144	6%
Life, physical & social science	83	3%
Community & social service	15	1%
Legal	90	3%
Education, training, & library	176	7%
Art, entertainment, sports & media	63	2%
Healthcare practitioners	148	6%
Service:	159	6%
Healthcare support	12	<1%
Protective service	72	3%
Food preparation & serving	15	1%
Building & grounds cleaning / maintenance	25	1%
Personal care & service	35	1%
Sales & office	633	24%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	27	1%
Production, transport & material moving	85	3%

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

Household Income

Number Percent

Total Households	2,122	100%
Less than \$15,000	111	5%
\$15,000 to \$29,999	162	8%
\$30,000 to \$44,999	98	5%
\$45,000 to \$59,999	254	12%
\$60,000 to \$74,999	301	14%
\$75,000 to \$99,999	299	14%
\$100,000 to \$124,999	347	16%
\$125,000 to \$149,999	171	8%
\$150,000 to \$199,999	211	10%
\$200,000 or more	168	8%
Median Income	\$86,288	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,122	100%
With earnings	1,775	84%
With wage and salary income	1,760	83%
With self-employment income	287	14%
With interest, dividend, or net rental income	827	39%
With Social Security income	458	22%
With Supplemental Security income	72	3%
With public assistance income	0	0%
With retirement income	500	24%
With other types of income	332	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	4,796	100%
Under .50	94	2%
.50 to .99	66	1%
1.00 to 1.24	84	2%
1.25 to 1.49	146	3%
1.50 to 1.84	14	<1%
1.85 to 1.99	59	1%
2.00 and over	4,333	90%

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	4,796	100%
Above Poverty	4,636	97%
Below Poverty	160	3%

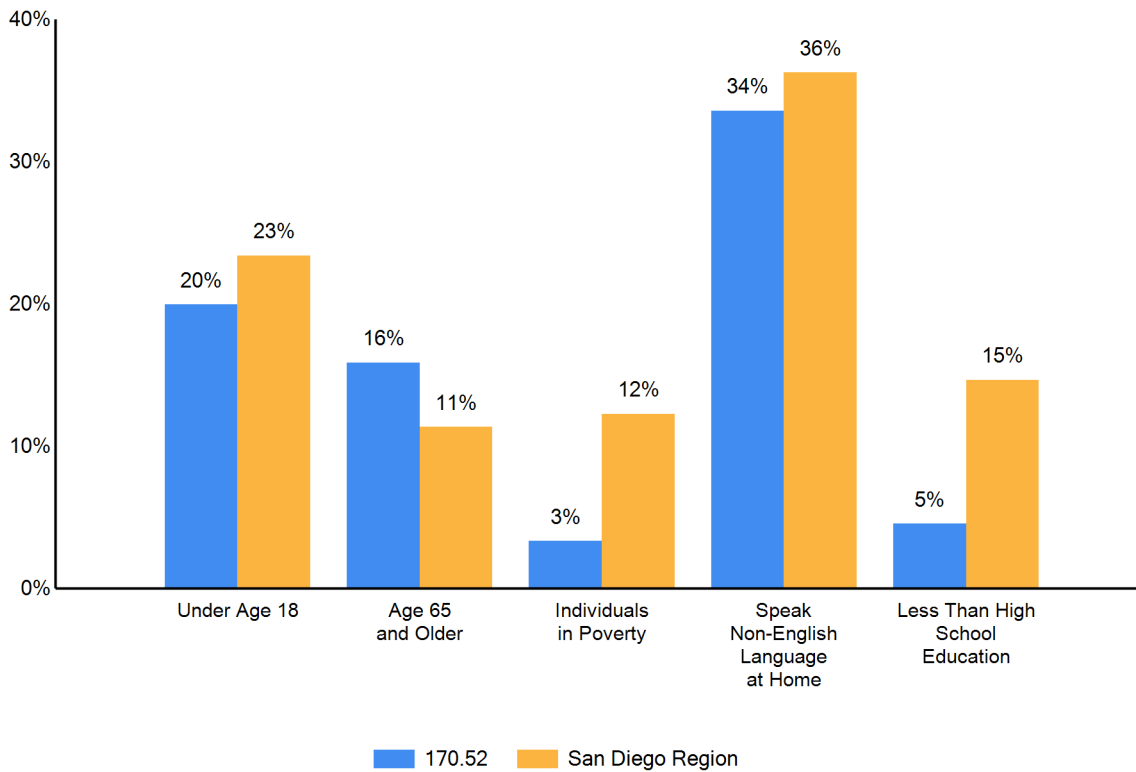
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,357	561	796	1,337	541	796	20	20	0
Married couple family	1,137	457	680	1,137	457	680	0	0	0
Male householder, no wife present	72	37	35	72	37	35	0	0	0
Female householder, no husband present	148	67	81	128	47	81	20	20	0

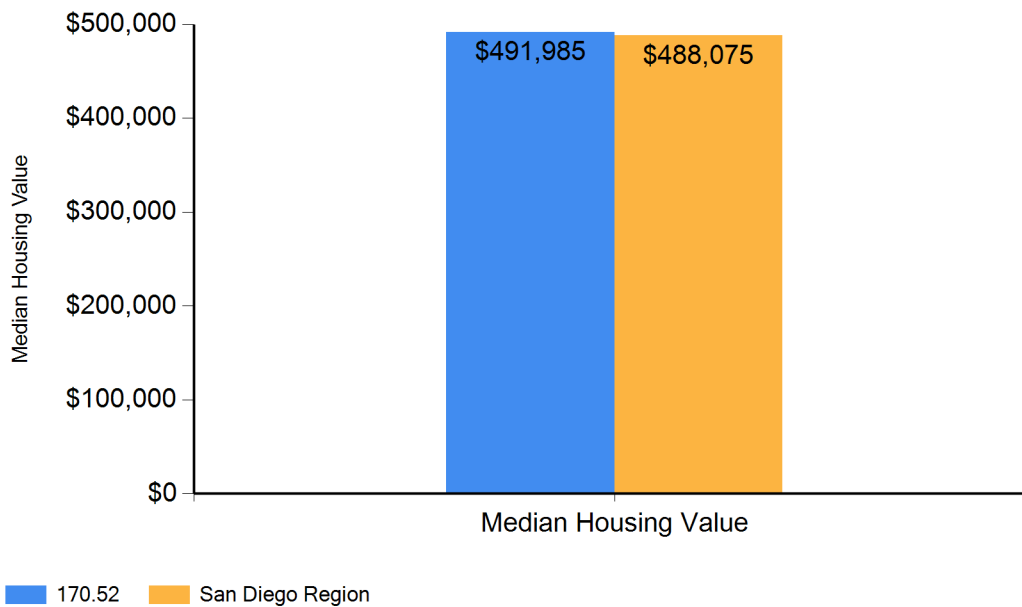
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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