



## Demographic and Socioeconomic Profile 2010

TRACT: 83.10

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,392</b>	<b>100%</b>
White	4,257	79%
Hispanic	500	9%
Asian	409	8%
Two or More	164	3%
Black	35	1%
Other	17	<1%
Pacific Islander	7	<1%
American Indian	3	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,392</b>	<b>2,586</b>	<b>2,806</b>	<b>52%</b>
Under 5	222	117	105	47%
5 to 9	326	157	169	52%
10 to 14	314	155	159	51%
15 to 17	164	78	86	52%
18 and 19	77	38	39	51%
20 to 24	166	95	71	43%
25 to 29	138	74	64	46%
30 to 34	170	79	91	54%
35 to 39	250	106	144	58%
40 to 44	336	148	188	56%
45 to 49	412	212	200	49%
50 to 54	427	209	218	51%
55 to 59	398	193	205	52%
60 and 61	158	76	82	52%
62 to 64	267	114	153	57%
65 to 69	446	196	250	56%
70 to 74	366	169	197	54%
75 to 79	304	155	149	49%
80 to 84	239	113	126	53%
85 and Older	212	102	110	52%
Under 18	1,026	507	519	51%
65 and older	1,567	735	832	53%
<b>Median</b>	<b>51.4</b>	<b>50.8</b>	<b>52.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,530</b>	<b>100%</b>
Never Married	793	18%
Married, excluding separated	2,736	60%
Separated	46	1%
Widowed	339	7%
Divorced	616	14%

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>5,392</b>	<b>100%</b>
Household	5,384	100%
Group Quarters - Other	8	<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
<b>Total Pop.</b>	<b>5,392</b>	<b>500</b>	<b>4,257</b>	<b>35</b>	<b>3</b>	<b>409</b>	<b>7</b>	<b>17</b>	<b>164</b>
Under 5	222	26	153	6	0	18	0	1	18
5 to 9	326	51	209	4	0	24	0	4	34
10 to 14	314	61	205	2	0	25	1	1	19
15 to 17	164	20	125	0	0	8	0	1	10
18 and 19	77	15	55	0	0	5	0	0	2
20 to 24	166	17	133	0	0	13	0	0	3
25 to 29	138	17	109	2	0	6	1	1	2
30 to 34	170	23	124	0	0	12	1	2	8
35 to 39	250	38	165	3	0	34	0	2	8
40 to 44	336	41	247	1	0	29	1	1	16
45 to 49	412	44	308	2	0	44	0	1	13
50 to 54	427	32	343	4	1	43	0	1	3
55 to 59	398	35	328	4	0	25	0	1	5
60 and 61	158	12	123	2	1	19	0	0	1
62 to 64	267	11	238	3	0	10	0	0	5
65 to 69	446	17	394	1	0	26	0	0	8
70 to 74	366	10	318	0	0	32	1	1	4
75 to 79	304	11	269	0	1	18	2	0	3
80 to 84	239	11	214	0	0	13	0	0	1
85 and Older	212	8	197	1	0	5	0	0	1
Under 18	1,026	158	692	12	0	75	1	7	81
65 and older	1,567	57	1,392	2	1	94	3	1	17
<b>Median</b>		<b>37.6</b>	<b>54.3</b>	<b>42.5</b>	<b>61.0</b>	<b>48.5</b>	<b>42.5</b>	<b>31.3</b>	<b>19.0</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>5,170</b>	<b>100%</b>
Speak Only English	3,856	75%
Speak Spanish:	798	15%
Speak English "well" or "very well"	798	15%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	237	5%
Speak English "well" or "very well"	237	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	279	5%
Speak English "well" or "very well"	279	5%
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
<b>Total population age 25 and older</b>	<b>4,123</b>	<b>100%</b>
Less than 9th grade	27	1%
9th through 12th grade, no diploma	81	2%
High school grad (incl. equivalency)	333	8%
Some college, no degree	601	15%
Associate degree	170	4%
Bachelor's degree	1,321	32%
Master's degree	755	18%
Professional school degree	591	14%
Doctorate degree	244	6%

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>5,268</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,177	22%	773	15%	404	8%
Nursery / Preschool	101	9%	0	0%	101	25%
Kindergarten to grade 4	399	34%	264	34%	135	33%
Grade 5 to grade 8	338	29%	271	35%	67	17%
Grade 9 to grade 12	222	19%	156	20%	66	16%
College, undergraduate	83	7%	76	10%	7	2%
Graduate or Professional school	34	3%	6	1%	28	7%
Not enrolled in school	4,091	78%	---	---	---	---

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>2,248</b>	<b>100%</b>	<b>654</b>	<b>100%</b>	<b>1,594</b>	<b>100%</b>
Family Households:	1,488	66%	654	100%	834	52%
Married couple family	1,279	57%	541	83%	738	46%
Other family:	209	9%	113	17%	96	6%
Male householder, no wife	38	2%	12	2%	26	2%
Female householder, no husband	171	8%	101	15%	70	4%
Nonfamily households:	760	34%	0	0%	760	48%
Householder living alone	546	24%	----	----	----	----
Other nonfamily households	214	10%	----	----	----	----

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>2,533</b>	<b>100%</b>	<b>2248</b>	<b>285</b>	<b>11%</b>	<b>2.40</b>
Single family (detached)	1,920	76%	1,737	183	10%	2.39
Single family (attached)	605	24%	503	102	17%	2.43
2 to 4 units	8	<1%	8	0	0%	2.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
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>1,982</b>	<b>100%</b>
Less than \$150,000	22	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	17	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	0	0%
\$400,000 to \$499,999	23	1%
\$500,000 to \$749,999	137	7%
\$750,000 to \$999,999	552	28%
\$1,000,000 or more	1,231	62%

**Median Value** **\$1,193,496**

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>2,533</b>	<b>100%</b>
2005 or Later	26	1%
2000 to 2004	62	2%
1990 to 1999	211	8%
1980 to 1989	471	19%
1970 to 1979	884	35%
1960 to 1969	546	22%
1950 to 1959	244	10%
1940 to 1949	89	4%
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
<b>Total occupied housing units</b>	<b>2,248</b>	<b>100%</b>	<b>266</b>	<b>100%</b>	<b>1,982</b>	<b>100%</b>
1.00 occupant housing per room or less	2,244	100%	266	100%	1,978	100%
1.01 to 1.50 occupants per room	4	<1%	0	0%	4	<1%
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
<b>Total Units</b>	<b>266</b>	<b>100%</b>
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	0	0%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	11	4%
\$2,000 or more	244	92%
No cash rent	11	4%
<b>Median contract rent</b>	<b>\$2,750</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>266</b>	<b>100%</b>
Less than 20 percent	72	27%
20.0 to 24.9 percent	33	12%
25.0 to 29.9 percent	14	5%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	95	36%
50.0 percent or more	40	15%
Not computed	12	5%

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>2,248</b>	<b>100%</b>
No vehicle	60	3%
1 vehicle	483	21%
2 vehicles	1,270	56%
3 vehicles	304	14%
4 or more vehicles	131	6%

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>2,107</b>	<b>100%</b>
Worked in state of residence	2,090	99%
Worked in county of residence	2,059	98%
Worked outside county of residence	31	1%
Worked outside state of residence	17	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
<b>Population age 16 and older</b>	<b>4,474</b>	<b>100%</b>	<b>2,130</b>	<b>48%</b>
In labor force	2,261	51%	1,375	61%
Armed forces	0	0%	0	0%
Civilian (employed)	2,211	98%	1,325	60%
Civilian (unemployed)	50	0%	50	100%
Not in labor force	2,213	49%	755	34%
Pct. of civilian labor force unemployed	0.0%		3.6%	

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
<b>Total Workers</b>	<b>2,107</b>	<b>100%</b>
Car, truck or van:	1,586	75%
Drove Alone	1,568	74%
Carpooled	18	1%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	521	25%

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>2,107</b>	<b>100%</b>
Did not work at home	1,586	75%
Less than 10 minutes	113	5%
10 to 19 minutes	600	28%
20 to 29 minutes	684	32%
30 to 44 minutes	149	7%
45 to 59 minutes	9	<1%
60 to 89 minutes	0	0%
90 minutes or more	31	1%
Worked at home	521	25%
<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>2,107</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	17	1%
Construction	41	2%
Manufacturing	167	8%
Wholesale trade	172	8%
Retail trade	163	8%
Transportation & warehousing	0	0%
Information & communications	68	3%
Finance, insurance, & real estate	256	12%
Professional, scientific, management, administration	17	1%
Educational, social, & health services	341	16%
Art, entertainment, recreation, accommodations, food	121	6%
Other services	77	4%
Public administration	667	32%

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>2,107</b>	<b>100%</b>
Management, professional & related:	1,557	74%
Management (incl. farm managers)	623	30%
Business & financial	125	6%
Computer & mathematical	88	4%
Architecture & engineering	88	4%
Life, physical & social science	42	2%
Community & social service	0	0%
Legal	328	16%
Education, training, & library	70	3%
Art, entertainment, sports & media	26	1%
Healthcare practitioners	167	8%
Service:	57	3%
Healthcare support	0	0%
Protective service	0	0%
Food preparation & serving	19	1%
Building & grounds cleaning / maintenance	7	<1%
Personal care & service	31	1%
Sales & office	451	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	42	2%
Production, transport & material moving	0	0%

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>2,248</b>	<b>100%</b>
Less than \$15,000	102	5%
\$15,000 to \$29,999	45	2%
\$30,000 to \$44,999	201	9%
\$45,000 to \$59,999	137	6%
\$60,000 to \$74,999	91	4%
\$75,000 to \$99,999	290	13%
\$100,000 to \$124,999	279	12%
\$125,000 to \$149,999	191	8%
\$150,000 to \$199,999	335	15%
\$200,000 or more	577	26%
<b>Median Income</b>	<b>\$123,118</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,248</b>	<b>100%</b>
With earnings	1,562	69%
With wage and salary income	1,320	59%
With self-employment income	592	26%
With interest, dividend, or net rental income	1,416	63%
With Social Security income	909	40%
With Supplemental Security income	15	1%
With public assistance income	17	1%
With retirement income	701	31%
With other types of income	247	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
<b>Total</b>	<b>5,392</b>	<b>100%</b>
Under .50	113	2%
.50 to .99	112	2%
1.00 to 1.24	73	1%
1.25 to 1.49	17	<1%
1.50 to 1.84	82	2%
1.85 to 1.99	0	0%
2.00 and over	4,995	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
<b>Total</b>	<b>5,392</b>	<b>100%</b>
Above Poverty	5,167	96%
Below Poverty	225	4%

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

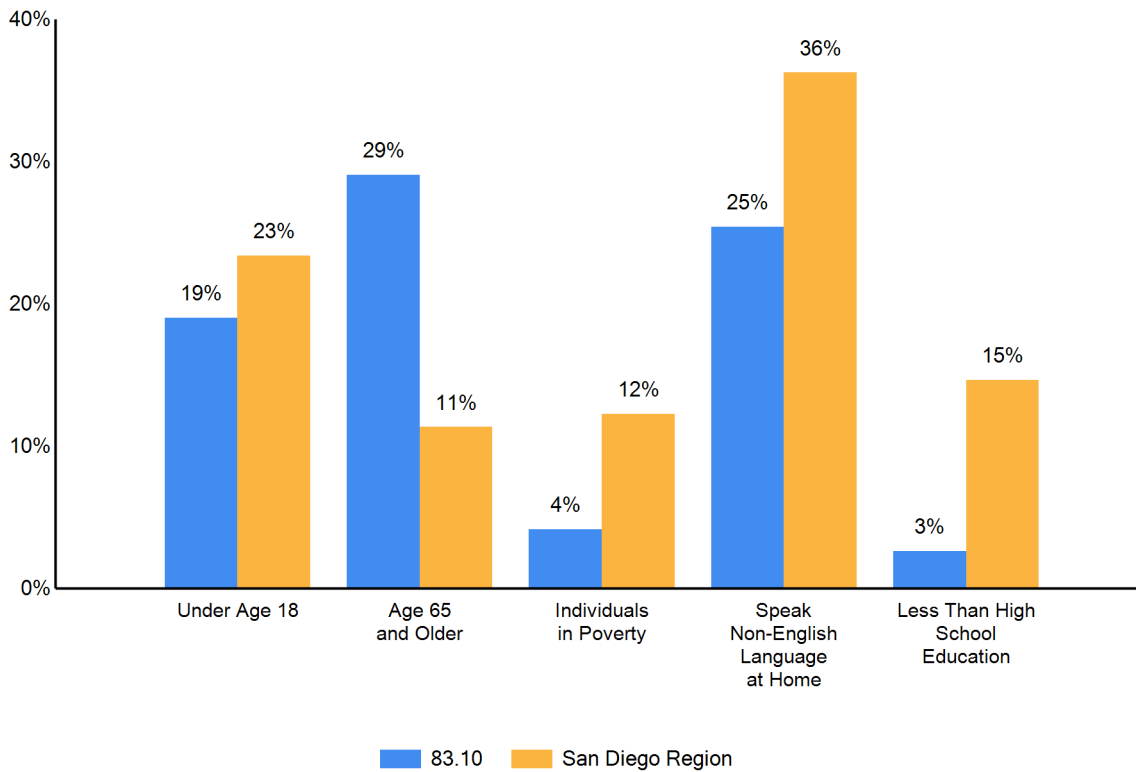
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,488</b>	<b>654</b>	<b>834</b>	<b>1,444</b>	<b>625</b>	<b>819</b>	<b>44</b>	<b>29</b>	<b>15</b>
Married couple family	1,279	541	738	1,261	523	738	18	18	0
Male householder, no wife present	38	12	26	38	12	26	0	0	0
Female householder, no husband present	171	101	70	145	90	55	26	11	15

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

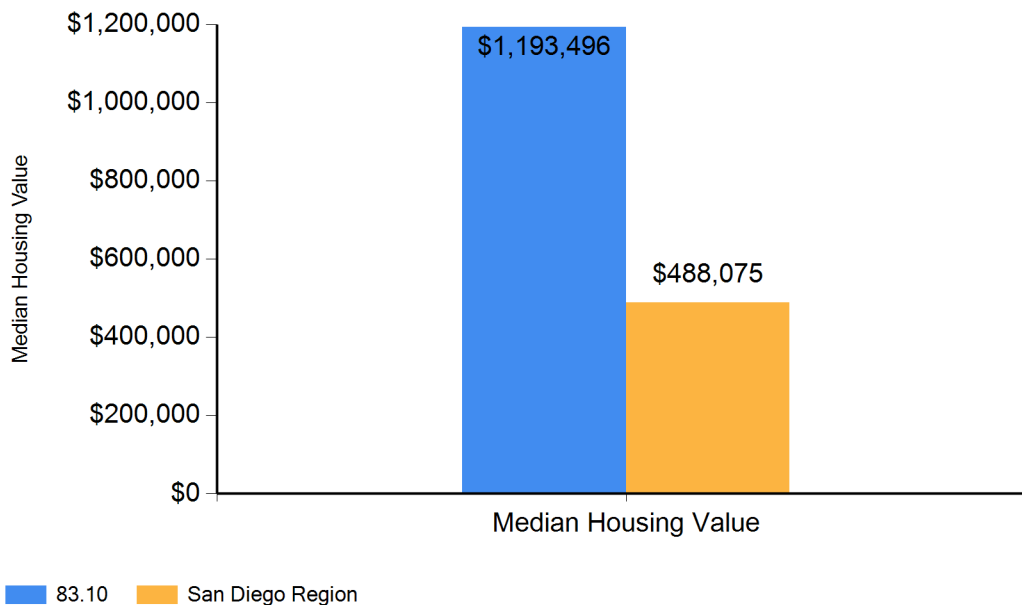


## Demographic and Socioeconomic Characteristics



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