



Demographic and Socioeconomic Profile 2010

TRACT: 173.04

Population by Race

	Population	Percent
Total Population	5,508	100%
White	3,681	67%
Hispanic	1,501	27%
Asian	177	3%
Two or More	91	2%
Black	20	<1%
Other	14	<1%
American Indian	13	<1%
Pacific Islander	11	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,508	2,761	2,747	50%
Under 5	276	127	149	54%
5 to 9	242	123	119	49%
10 to 14	217	115	102	47%
15 to 17	163	90	73	45%
18 and 19	104	66	38	37%
20 to 24	327	188	139	43%
25 to 29	507	244	263	52%
30 to 34	558	292	266	48%
35 to 39	480	253	227	47%
40 to 44	409	206	203	50%
45 to 49	371	190	181	49%
50 to 54	365	194	171	47%
55 to 59	325	154	171	53%
60 and 61	142	72	70	49%
62 to 64	197	94	103	52%
65 to 69	241	107	134	56%
70 to 74	185	90	95	51%
75 to 79	120	52	68	57%
80 to 84	119	46	73	61%
85 and Older	160	58	102	64%
Under 18	898	455	443	49%
65 and older	825	353	472	57%
Median	38.8	37.7	39.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,773	100%
Never Married	1,794	38%
Married, excluding separated	1,901	40%
Separated	59	1%
Widowed	363	8%
Divorced	656	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
Total population	5,508	100%
Household	5,508	100%
Group Quarters - Other	0	0%
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.	5,508	1,501	3,681	20	13	177	11	14	91
Under 5	276	113	152	0	0	4	0	0	7
5 to 9	242	114	117	0	0	5	0	1	5
10 to 14	217	105	98	0	1	6	1	1	5
15 to 17	163	85	61	1	1	6	2	2	5
18 and 19	104	52	44	0	0	3	0	0	5
20 to 24	327	131	165	2	1	17	2	0	9
25 to 29	507	133	343	4	1	16	0	0	10
30 to 34	558	149	372	2	1	18	0	1	15
35 to 39	480	147	300	2	0	24	0	3	4
40 to 44	409	113	270	2	1	18	3	0	2
45 to 49	371	87	261	1	3	11	1	0	7
50 to 54	365	71	270	2	1	14	0	2	5
55 to 59	325	47	259	1	0	15	0	1	2
60 and 61	142	24	116	1	0	0	0	0	1
62 to 64	197	25	165	0	0	5	0	0	2
65 to 69	241	32	201	1	1	4	0	1	1
70 to 74	185	31	140	0	1	9	1	0	3
75 to 79	120	18	98	0	1	1	0	0	2
80 to 84	119	15	99	1	0	0	1	2	1
85 and Older	160	9	150	0	0	1	0	0	0
Under 18	898	417	428	1	2	21	3	4	22
65 and older	825	105	688	2	3	15	2	3	7
Median		30.6	43.5	37.5	45.8	37.8	40.8	38.3	29.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,232	100%
Speak Only English	3,763	72%
Speak Spanish:	1,086	21%
Speak English "well" or "very well"	604	12%
Speak English "not well" or "not at all"	482	9%
Speak Asian/Pacific Island language:	196	4%
Speak English "well" or "very well"	196	4%
Speak English "not well" or "not at all"	0	0%
Speak other language:	187	2%
Speak English "well" or "very well"	127	2%
Speak English "not well" or "not at all"	60	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	4,179	100%
Less than 9th grade	222	5%
9th through 12th grade, no diploma	203	5%
High school grad (incl. equivalency)	530	13%
Some college, no degree	728	17%
Associate degree	204	5%
Bachelor's degree	1,457	35%
Master's degree	496	12%
Professional school degree	196	5%
Doctorate degree	143	3%

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	5,335	100%	---	---	---	---
Enrolled in school	920	17%	754	14%	166	3%
Nursery / Preschool	12	1%	0	0%	12	7%
Kindergarten to grade 4	309	34%	267	35%	42	25%
Grade 5 to grade 8	150	16%	139	18%	11	7%
Grade 9 to grade 12	192	21%	161	21%	31	19%
College, undergraduate	163	18%	133	18%	30	18%
Graduate or Professional school	94	10%	54	7%	40	24%
Not enrolled in school	4,415	83%	---	---	---	---

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	2,520	100%	501	100%	2,019	100%
Family Households:	1,030	41%	498	99%	532	26%
Married couple family	790	31%	354	71%	436	22%
Other family:	240	10%	144	29%	96	5%
Male householder, no wife	88	3%	49	10%	39	2%
Female householder, no husband	152	6%	95	19%	57	3%
Nonfamily households:	1,490	59%	3	1%	1,487	74%
Householder living alone	1,173	47%	----	----	----	----
Other nonfamily households	317	13%	----	----	----	----

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	3,179	100%	2520	659	21%	2.19
Single family (detached)	627	20%	550	77	12%	2.54
Single family (attached)	364	11%	333	31	9%	2.43
2 to 4 units	270	8%	194	76	28%	2.30
5 to 9 units	211	7%	134	77	36%	1.91
10 or more units	1,681	53%	1,294	387	23%	1.98
Mobile home and Other	26	1%	15	11	42%	2.40

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	988	100%
Less than \$150,000	13	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	19	2%
\$250,000 to \$299,999	2	<1%
\$300,000 to \$399,999	75	8%
\$400,000 to \$499,999	13	1%
\$500,000 to \$749,999	213	22%
\$750,000 to \$999,999	382	39%
\$1,000,000 or more	271	27%

Median Value **\$856,120**

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	3,179	100%
2005 or Later	1	<1%
2000 to 2004	68	2%
1990 to 1999	273	9%
1980 to 1989	546	17%
1970 to 1979	1,520	48%
1960 to 1969	355	11%
1950 to 1959	255	8%
1940 to 1949	97	3%
1939 or earlier	64	2%

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	2,520	100%	1,532	100%	988	100%
1.00 occupant housing per room or less	2,483	99%	1,497	98%	986	100%
1.01 to 1.50 occupants per room	17	1%	16	1%	1	<1%
1.51 to 2.00 occupants per room	20	1%	19	1%	1	<1%
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	1,532	100%
Less than \$500	20	1%
\$500 to \$599	59	4%
\$600 to \$699	0	0%
\$700 to \$799	49	3%
\$800 to \$899	65	4%
\$900 to \$999	15	1%
\$1,000 to \$1,249	250	16%
\$1,250 to \$1,499	173	11%
\$1,500 to \$1,999	477	31%
\$2,000 or more	375	24%
No cash rent	49	3%
Median contract rent	\$1,641	

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	1,532	100%
Less than 20 percent	162	11%
20.0 to 24.9 percent	289	19%
25.0 to 29.9 percent	111	7%
30.0 to 34.9 percent	153	10%
35.0 to 39.9 percent	96	6%
40.0 to 49.9 percent	192	13%
50.0 percent or more	464	30%
Not computed	65	4%

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	2,520	100%
No vehicle	235	9%
1 vehicle	1,077	43%
2 vehicles	968	38%
3 vehicles	218	9%
4 or more vehicles	22	1%

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	3,089	100%
Worked in state of residence	3,089	100%
Worked in county of residence	3,008	97%
Worked outside county of residence	81	3%
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	4,721	100%	2,368	50%
In labor force	3,387	72%	1,968	58%
Armed forces	29	1%	29	100%
Civilian (employed)	3,018	89%	1,785	59%
Civilian (unemployed)	340	10%	154	45%
Not in labor force	1,334	28%	400	30%
Pct. of civilian labor force unemployed	10.1%		7.9%	

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	3,089	100%
Car, truck or van:	2,420	78%
Drove Alone	1,990	64%
Carpooled	430	14%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	47	2%
Walked	154	5%
Other means	12	<1%
Worked at home	456	15%

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	3,089	100%
Did not work at home	2,633	85%
Less than 10 minutes	626	20%
10 to 19 minutes	753	24%
20 to 29 minutes	481	16%
30 to 44 minutes	679	22%
45 to 59 minutes	31	1%
60 to 89 minutes	39	1%
90 minutes or more	24	1%
Worked at home	456	15%
Average time to work (minutes)	23	--

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+	3,070	100%
Agriculture, forestry, mining	14	<1%
Utilities	0	0%
Construction	69	2%
Manufacturing	187	6%
Wholesale trade	173	6%
Retail trade	124	4%
Transportation & warehousing	30	1%
Information & communications	137	4%
Finance, insurance, & real estate	285	9%
Professional, scientific, management, administration	51	2%
Educational, social, & health services	519	17%
Art, entertainment, recreation, accommodations, food	560	18%
Other services	114	4%
Public administration	807	26%

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+	3,070	100%
Management, professional & related:	1,433	47%
Management (incl. farm managers)	335	11%
Business & financial	255	8%
Computer & mathematical	98	3%
Architecture & engineering	101	3%
Life, physical & social science	114	4%
Community & social service	29	1%
Legal	118	4%
Education, training, & library	129	4%
Art, entertainment, sports & media	80	3%
Healthcare practitioners	174	6%
Service:	788	26%
Healthcare support	9	<1%
Protective service	37	1%
Food preparation & serving	388	13%
Building & grounds cleaning / maintenance	334	11%
Personal care & service	20	1%
Sales & office	640	21%
Farming, fishing & forestry	13	<1%
Construction, extraction & maintenance	124	4%
Production, transport & material moving	72	2%

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

Household Income

Number Percent

Total Households	2,520	100%
Less than \$15,000	275	11%
\$15,000 to \$29,999	133	5%
\$30,000 to \$44,999	388	15%
\$45,000 to \$59,999	245	10%
\$60,000 to \$74,999	324	13%
\$75,000 to \$99,999	262	10%
\$100,000 to \$124,999	275	11%
\$125,000 to \$149,999	173	7%
\$150,000 to \$199,999	237	9%
\$200,000 or more	208	8%
Median Income	\$70,139	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,520	100%
With earnings	1,987	79%
With wage and salary income	1,682	67%
With self-employment income	471	19%
With interest, dividend, or net rental income	909	36%
With Social Security income	586	23%
With Supplemental Security income	30	1%
With public assistance income	41	2%
With retirement income	378	15%
With other types of income	211	8%

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	5,508	100%
Under .50	427	8%
.50 to .99	93	2%
1.00 to 1.24	110	2%
1.25 to 1.49	103	2%
1.50 to 1.84	470	9%
1.85 to 1.99	74	1%
2.00 and over	4,231	77%

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	5,508	100%
Above Poverty	4,988	91%
Below Poverty	520	9%

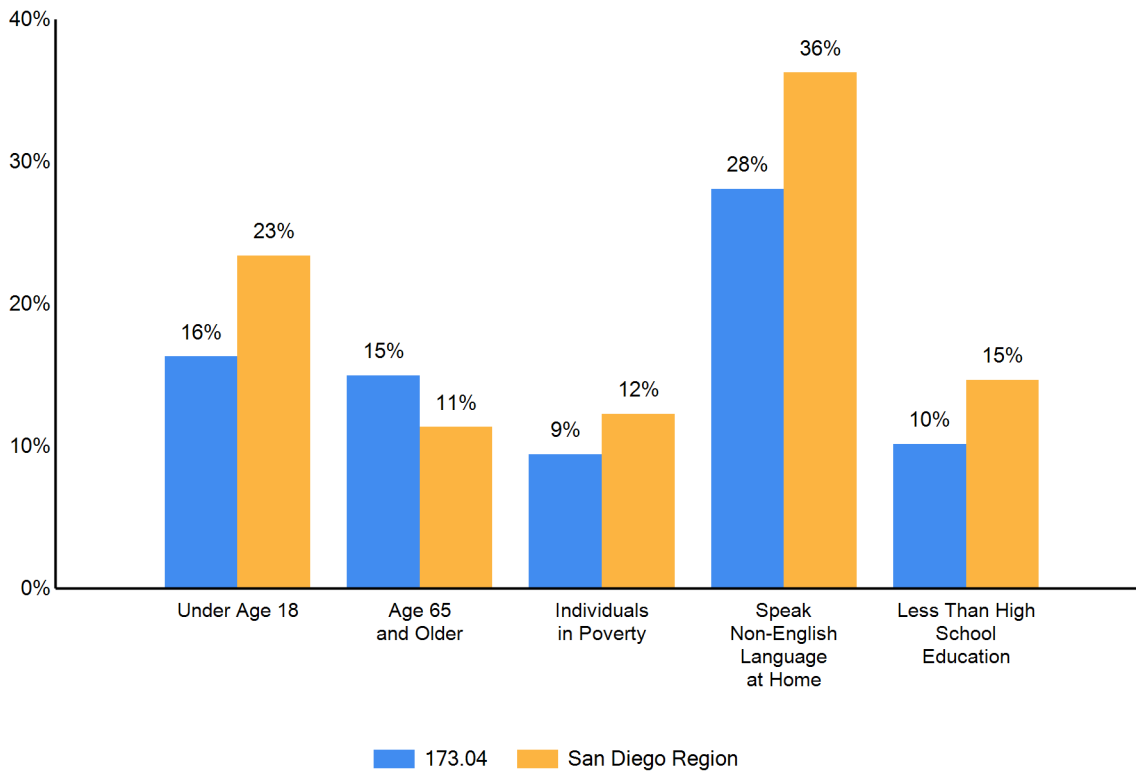
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,030	498	532	978	446	532	52	52	0
Married couple family	790	354	436	788	352	436	2	2	0
Male householder, no wife present	88	49	39	88	49	39	0	0	0
Female householder, no husband present	152	95	57	102	45	57	50	50	0

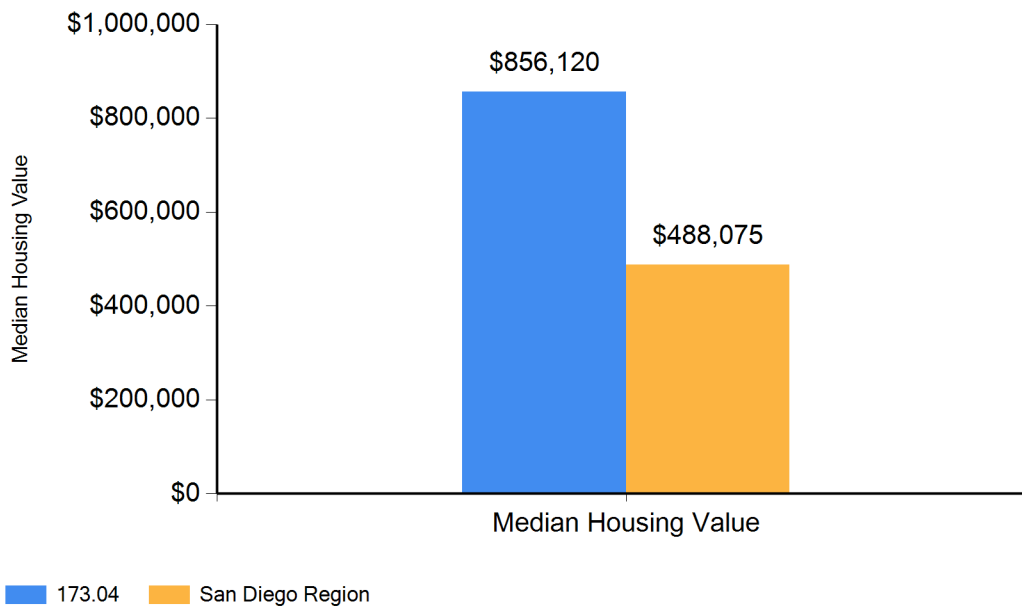
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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