



## Demographic and Socioeconomic Profile 2010

TRACT: 96.02

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,775</b>	<b>100%</b>
White	2,715	72%
Hispanic	539	14%
Asian	266	7%
Two or More	124	3%
Black	92	2%
Pacific Islander	21	1%
American Indian	14	<1%
Other	4	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,775</b>	<b>1,823</b>	<b>1,952</b>	<b>52%</b>
Under 5	194	113	81	42%
5 to 9	172	81	91	53%
10 to 14	159	82	77	48%
15 to 17	90	46	44	49%
18 and 19	60	32	28	47%
20 to 24	212	114	98	46%
25 to 29	244	131	113	46%
30 to 34	235	111	124	53%
35 to 39	260	135	125	48%
40 to 44	245	136	109	44%
45 to 49	293	138	155	53%
50 to 54	291	143	148	51%
55 to 59	254	112	142	56%
60 and 61	90	39	51	57%
62 to 64	116	52	64	55%
65 to 69	185	75	110	59%
70 to 74	175	68	107	61%
75 to 79	164	67	97	59%
80 to 84	196	92	104	53%
85 and Older	140	56	84	60%
Under 18	615	322	293	48%
65 and older	860	358	502	58%
<b>Median</b>	<b>45.3</b>	<b>42.4</b>	<b>47.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,250</b>	<b>100%</b>
Never Married	946	29%
Married, excluding separated	1,454	45%
Separated	43	1%
Widowed	205	6%
Divorced	602	19%

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>3,775</b>	<b>100%</b>
Household	3,775	100%
Group Quarters - Other	0	0%
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>3,775</b>	<b>539</b>	<b>2,715</b>	<b>92</b>	<b>14</b>	<b>266</b>	<b>21</b>	<b>4</b>	<b>124</b>
Under 5	194	54	103	5	0	8	2	0	22
5 to 9	172	36	100	4	0	12	3	0	17
10 to 14	159	30	93	4	1	15	2	0	14
15 to 17	90	28	50	2	0	6	0	0	4
18 and 19	60	14	42	1	0	0	0	0	3
20 to 24	212	51	116	9	2	20	0	1	13
25 to 29	244	56	139	7	1	30	3	0	8
30 to 34	235	37	149	11	1	28	0	0	9
35 to 39	260	39	173	6	0	34	1	1	6
40 to 44	245	36	174	6	1	21	3	0	4
45 to 49	293	51	200	14	2	16	2	1	7
50 to 54	291	32	223	4	2	18	2	0	10
55 to 59	254	17	213	6	1	15	0	0	2
60 and 61	90	1	79	3	0	4	1	0	2
62 to 64	116	6	101	1	2	6	0	0	0
65 to 69	185	16	154	3	0	11	0	0	1
70 to 74	175	10	150	4	0	8	1	0	2
75 to 79	164	7	149	1	0	7	0	0	0
80 to 84	196	11	180	0	1	3	1	0	0
85 and Older	140	7	127	1	0	4	0	1	0
Under 18	615	148	346	15	1	41	7	0	57
65 and older	860	51	760	9	1	33	2	1	3
<b>Median</b>		<b>30.1</b>	<b>50.4</b>	<b>37.5</b>	<b>47.5</b>	<b>37.1</b>	<b>37.5</b>	<b>45.0</b>	<b>20.8</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>3,581</b>	<b>100%</b>
Speak Only English	2,935	82%
Speak Spanish:	385	11%
Speak English "well" or "very well"	364	10%
Speak English "not well" or "not at all"	21	1%
Speak Asian/Pacific Island language:	137	4%
Speak English "well" or "very well"	137	4%
Speak English "not well" or "not at all"	0	0%
Speak other language:	124	3%
Speak English "well" or "very well"	113	3%
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
<b>Total population age 25 and older</b>	<b>2,888</b>	<b>100%</b>
Less than 9th grade	23	1%
9th through 12th grade, no diploma	40	1%
High school grad (incl. equivalency)	641	22%
Some college, no degree	1,022	35%
Associate degree	278	10%
Bachelor's degree	429	15%
Master's degree	306	11%
Professional school degree	97	3%
Doctorate degree	52	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>3,647</b>	<b>100%</b>	---	---	---	---
Enrolled in school	839	23%	679	19%	160	4%
Nursery / Preschool	9	1%	0	0%	9	6%
Kindergarten to grade 4	178	21%	155	23%	23	14%
Grade 5 to grade 8	167	20%	152	22%	15	9%
Grade 9 to grade 12	194	23%	128	19%	66	41%
College, undergraduate	194	23%	147	22%	47	29%
Graduate or Professional school	97	12%	97	14%	0	0%
Not enrolled in school	2,808	77%	---	---	---	---

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>1,682</b>	<b>100%</b>	<b>351</b>	<b>100%</b>	<b>1,331</b>	<b>100%</b>
Family Households:	833	50%	350	100%	483	36%
Married couple family	646	38%	233	66%	413	31%
Other family:	187	11%	117	33%	70	5%
Male householder, no wife	60	4%	26	7%	34	3%
Female householder, no husband	127	8%	91	26%	36	3%
Nonfamily households:	849	50%	1	<1%	848	64%
Householder living alone	629	37%	----	----	----	----
Other nonfamily households	220	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
<b>Total Housing Units</b>	<b>1,737</b>	<b>100%</b>	<b>1682</b>	<b>55</b>	<b>3%</b>	<b>2.24</b>
Single family (detached)	1,093	63%	1,039	54	5%	2.38
Single family (attached)	2	<1%	2	0	0%	2.50
2 to 4 units	62	4%	61	1	2%	2.15
5 to 9 units	51	3%	51	0	0%	2.06
10 or more units	278	16%	278	0	0%	1.94
Mobile home and Other	251	14%	251	0	0%	2.08

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>1,232</b>	<b>100%</b>
Less than \$150,000	231	19%
\$150,000 to \$199,999	12	1%
\$200,000 to \$249,999	39	3%
\$250,000 to \$299,999	34	3%
\$300,000 to \$399,999	213	17%
\$400,000 to \$499,999	293	24%
\$500,000 to \$749,999	375	30%
\$750,000 to \$999,999	23	2%
\$1,000,000 or more	12	1%

**Median Value** **\$428,231**

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>1,737</b>	<b>100%</b>
2005 or Later	18	1%
2000 to 2004	63	4%
1990 to 1999	35	2%
1980 to 1989	95	5%
1970 to 1979	424	24%
1960 to 1969	356	20%
1950 to 1959	696	40%
1940 to 1949	39	2%
1939 or earlier	11	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>1,682</b>	<b>100%</b>	<b>450</b>	<b>100%</b>	<b>1,232</b>	<b>100%</b>
1.00 occupant housing per room or less	1,632	97%	424	94%	1,208	98%
1.01 to 1.50 occupants per room	26	2%	26	6%	0	0%
1.51 to 2.00 occupants per room	24	1%	0	0%	24	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
<b>Total Units</b>	<b>450</b>	<b>100%</b>
Less than \$500	10	2%
\$500 to \$599	0	0%
\$600 to \$699	13	3%
\$700 to \$799	12	3%
\$800 to \$899	120	27%
\$900 to \$999	39	9%
\$1,000 to \$1,249	50	11%
\$1,250 to \$1,499	70	16%
\$1,500 to \$1,999	87	19%
\$2,000 or more	25	6%
No cash rent	24	5%
<b>Median contract rent</b>	<b>\$1,155</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>450</b>	<b>100%</b>
Less than 20 percent	22	5%
20.0 to 24.9 percent	108	24%
25.0 to 29.9 percent	62	14%
30.0 to 34.9 percent	30	7%
35.0 to 39.9 percent	41	9%
40.0 to 49.9 percent	30	7%
50.0 percent or more	120	27%
Not computed	37	8%

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>1,682</b>	<b>100%</b>
No vehicle	85	5%
1 vehicle	550	33%
2 vehicles	712	42%
3 vehicles	217	13%
4 or more vehicles	118	7%

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>1,741</b>	<b>100%</b>
Worked in state of residence	1,741	100%
Worked in county of residence	1,741	100%
Worked outside county of residence	0	0%
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>3,230</b>	<b>100%</b>	<b>1,534</b>	<b>47%</b>
In labor force	2,041	63%	1,017	50%
Armed forces	26	1%	26	100%
Civilian (employed)	1,856	91%	906	49%
Civilian (unemployed)	159	8%	85	53%
Not in labor force	1,189	37%	517	43%
Pct. of civilian labor force unemployed	7.9%		8.6%	

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>1,741</b>	<b>100%</b>
Car, truck or van:	1,613	93%
Drove Alone	1,513	87%
Carpooled	100	6%
Public Transportation:	37	2%
Bus	37	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	14	1%
Bicycle	0	0%
Walked	43	2%
Other means	0	0%
Worked at home	34	2%

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>1,741</b>	<b>100%</b>
Did not work at home	1,707	98%
Less than 10 minutes	214	12%
10 to 19 minutes	501	29%
20 to 29 minutes	681	39%
30 to 44 minutes	122	7%
45 to 59 minutes	98	6%
60 to 89 minutes	15	1%
90 minutes or more	76	4%
Worked at home	34	2%
<b>Average time to work (minutes)</b>	<b>27</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>1,700</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	84	5%
Manufacturing	147	9%
Wholesale trade	30	2%
Retail trade	107	6%
Transportation & warehousing	76	4%
Information & communications	74	4%
Finance, insurance, & real estate	155	9%
Professional, scientific, management, administration	108	6%
Educational, social, & health services	425	25%
Art, entertainment, recreation, accommodations, food	162	10%
Other services	137	8%
Public administration	195	11%

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>1,700</b>	<b>100%</b>
Management, professional & related:	665	39%
Management (incl. farm managers)	120	7%
Business & financial	37	2%
Computer & mathematical	47	3%
Architecture & engineering	49	3%
Life, physical & social science	55	3%
Community & social service	14	1%
Legal	0	0%
Education, training, & library	180	11%
Art, entertainment, sports & media	62	4%
Healthcare practitioners	101	6%
Service:	337	20%
Healthcare support	39	2%
Protective service	30	2%
Food preparation & serving	91	5%
Building & grounds cleaning / maintenance	40	2%
Personal care & service	137	8%
Sales & office	429	25%
Farming, fishing & forestry	12	1%
Construction, extraction & maintenance	151	9%
Production, transport & material moving	106	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>1,682</b>	<b>100%</b>
Less than \$15,000	206	12%
\$15,000 to \$29,999	183	11%
\$30,000 to \$44,999	284	17%
\$45,000 to \$59,999	294	17%
\$60,000 to \$74,999	162	10%
\$75,000 to \$99,999	183	11%
\$100,000 to \$124,999	135	8%
\$125,000 to \$149,999	98	6%
\$150,000 to \$199,999	78	5%
\$200,000 or more	59	4%
<b>Median Income</b>	<b>\$53,571</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,682</b>	<b>100%</b>
With earnings	1,132	67%
With wage and salary income	1,055	63%
With self-employment income	227	13%
With interest, dividend, or net rental income	667	40%
With Social Security income	666	40%
With Supplemental Security income	0	0%
With public assistance income	0	0%
With retirement income	446	27%
With other types of income	385	23%

*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>3,759</b>	<b>100%</b>
Under .50	216	6%
.50 to .99	145	4%
1.00 to 1.24	103	3%
1.25 to 1.49	123	3%
1.50 to 1.84	98	3%
1.85 to 1.99	216	6%
2.00 and over	2,858	76%

*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>3,759</b>	<b>100%</b>
Above Poverty	3,398	90%
Below Poverty	361	10%

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

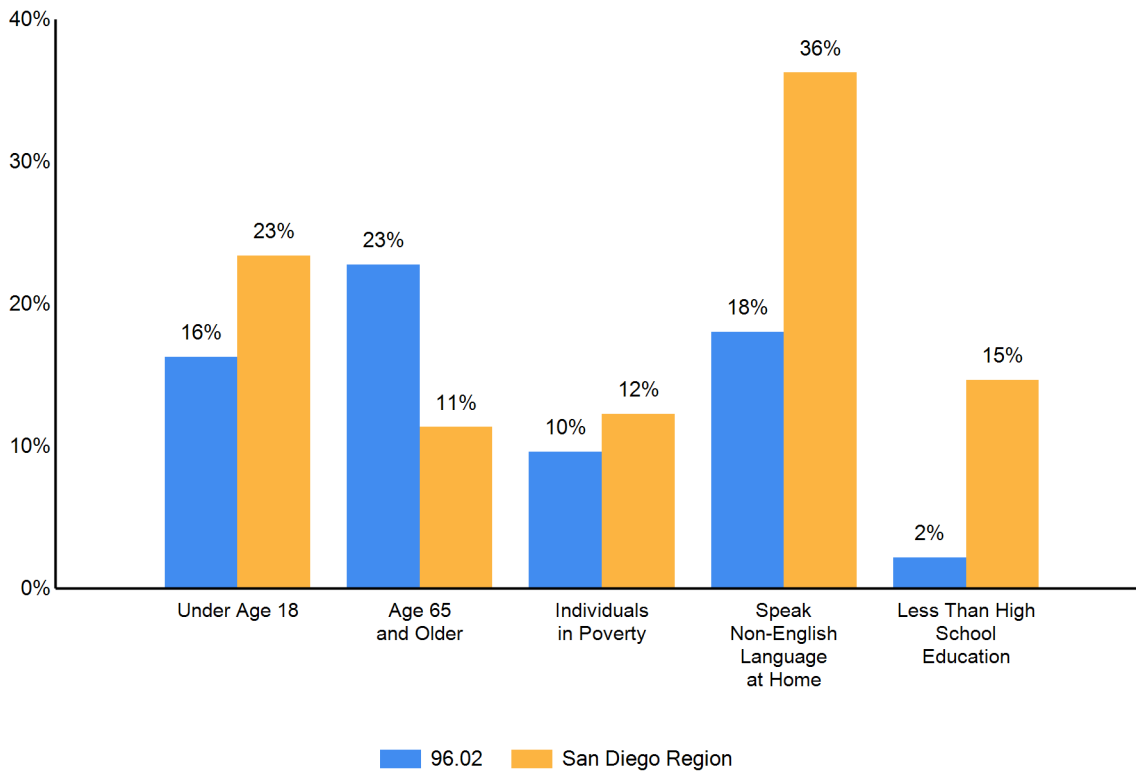
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>833</b>	<b>350</b>	<b>483</b>	<b>768</b>	<b>308</b>	<b>460</b>	<b>65</b>	<b>42</b>	<b>23</b>
Married couple family	646	233	413	635	233	402	11	0	11
Male householder, no wife present	60	26	34	60	26	34	0	0	0
Female householder, no husband present	127	91	36	73	49	24	54	42	12

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

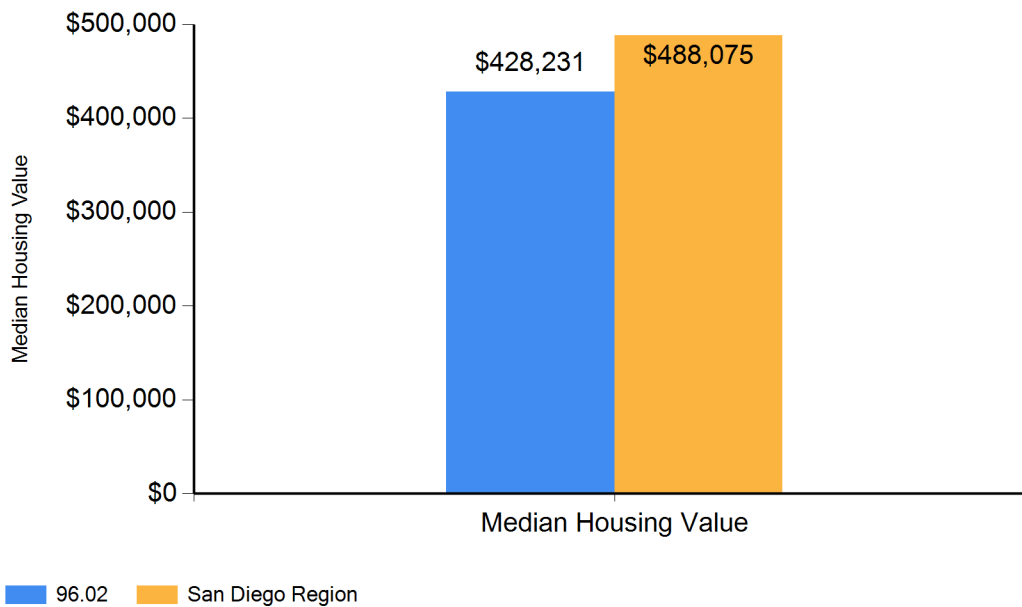


## Demographic and Socioeconomic Characteristics



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