



Demographic and Socioeconomic Profile 2010

TRACT: 95.04

Population by Race

	Population	Percent
Total Population	5,914	100%
White	3,811	64%
Asian	1,259	21%
Hispanic	438	7%
Two or More	218	4%
Black	156	3%
Pacific Islander	13	<1%
Other	10	<1%
American Indian	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,914	2,939	2,975	50%
Under 5	414	221	193	47%
5 to 9	506	252	254	50%
10 to 14	480	248	232	48%
15 to 17	357	195	162	45%
18 and 19	137	63	74	54%
20 to 24	300	144	156	52%
25 to 29	274	140	134	49%
30 to 34	247	107	140	57%
35 to 39	403	185	218	54%
40 to 44	440	199	241	55%
45 to 49	540	270	270	50%
50 to 54	561	263	298	53%
55 to 59	482	240	242	50%
60 and 61	173	85	88	51%
62 to 64	206	113	93	45%
65 to 69	165	97	68	41%
70 to 74	85	52	33	39%
75 to 79	69	36	33	48%
80 to 84	39	15	24	62%
85 and Older	36	14	22	61%
Under 18	1,757	916	841	48%
65 and older	394	214	180	46%
Median	38.0	37.7	38.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,514	100%
Never Married	895	20%
Married, excluding separated	3,278	73%
Separated	18	<1%
Widowed	120	3%
Divorced	203	4%

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	5,914	100%
Household	5,869	99%
Group Quarters - College	45	1%
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.	5,914	438	3,811	156	9	1,259	13	10	218
Under 5	414	39	226	15	0	95	0	2	37
5 to 9	506	60	273	15	0	111	3	0	44
10 to 14	480	46	304	13	0	76	2	4	35
15 to 17	357	28	252	9	0	45	0	0	23
18 and 19	137	6	86	6	1	30	0	0	8
20 to 24	300	34	189	9	1	63	0	0	4
25 to 29	274	32	145	13	0	73	1	0	10
30 to 34	247	36	109	13	1	80	2	0	6
35 to 39	403	25	204	19	3	139	0	1	12
40 to 44	440	31	281	9	0	113	2	0	4
45 to 49	540	30	370	12	1	116	1	2	8
50 to 54	561	19	437	6	0	84	0	1	14
55 to 59	482	16	360	7	0	95	1	0	3
60 and 61	173	12	140	2	0	19	0	0	0
62 to 64	206	5	168	5	0	25	0	0	3
65 to 69	165	6	128	1	0	25	0	0	5
70 to 74	85	4	52	0	0	27	1	0	1
75 to 79	69	5	35	2	0	26	0	0	1
80 to 84	39	2	27	0	0	10	0	0	0
85 and Older	36	2	25	0	2	7	0	0	0
Under 18	1,757	173	1,055	52	0	327	5	6	139
65 and older	394	19	267	3	2	95	1	0	7
Median		25.9	42.1	29.2	37.5	37.0	31.3	13.8	14.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,500	100%
Speak Only English	4,217	77%
Speak Spanish:	121	2%
Speak English "well" or "very well"	104	2%
Speak English "not well" or "not at all"	17	<1%
Speak Asian/Pacific Island language:	812	15%
Speak English "well" or "very well"	714	13%
Speak English "not well" or "not at all"	98	2%
Speak other language:	350	5%
Speak English "well" or "very well"	302	5%
Speak English "not well" or "not at all"	48	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	3,720	100%
Less than 9th grade	51	1%
9th through 12th grade, no diploma	92	2%
High school grad (incl. equivalency)	347	9%
Some college, no degree	494	13%
Associate degree	250	7%
Bachelor's degree	1,404	38%
Master's degree	762	20%
Professional school degree	201	5%
Doctorate degree	119	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	5,677	100%	---	---	---	---
Enrolled in school	1,929	34%	1,399	25%	530	9%
Nursery / Preschool	162	8%	82	6%	80	15%
Kindergarten to grade 4	490	25%	396	28%	94	18%
Grade 5 to grade 8	356	18%	254	18%	102	19%
Grade 9 to grade 12	641	33%	491	35%	150	28%
College, undergraduate	235	12%	168	12%	67	13%
Graduate or Professional school	45	2%	8	1%	37	7%
Not enrolled in school	3,748	66%	---	---	---	---

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	1,807	100%	1,047	100%	760	100%
Family Households:	1,687	93%	1,047	100%	640	84%
Married couple family	1,460	81%	859	82%	601	79%
Other family:	227	13%	188	18%	39	5%
Male householder, no wife	22	1%	8	1%	14	2%
Female householder, no husband	205	11%	180	17%	25	3%
Nonfamily households:	120	7%	0	0%	120	16%
Householder living alone	102	6%	----	----	----	----
Other nonfamily households	18	1%	----	----	----	----

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	1,833	100%	1807	26	1%	3.25
Single family (detached)	1,607	88%	1,581	26	2%	3.24
Single family (attached)	120	7%	120	0	0%	3.36
2 to 4 units	22	1%	22	0	0%	3.45
5 to 9 units	55	3%	55	0	0%	3.13
10 or more units	29	2%	29	0	0%	3.14
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	1,532	100%
Less than \$150,000	7	<1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	9	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	0	0%
\$400,000 to \$499,999	0	0%
\$500,000 to \$749,999	165	11%
\$750,000 to \$999,999	524	34%
\$1,000,000 or more	827	54%

Median Value **\$1,073,671**

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	1,833	100%
2005 or Later	619	34%
2000 to 2004	206	11%
1990 to 1999	87	5%
1980 to 1989	819	45%
1970 to 1979	71	4%
1960 to 1969	0	0%
1950 to 1959	0	0%
1940 to 1949	0	0%
1939 or earlier	31	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	1,807	100%	275	100%	1,532	100%
1.00 occupant housing per room or less	1,794	99%	262	95%	1,532	100%
1.01 to 1.50 occupants per room	13	1%	13	5%	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	275	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	20	7%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	63	23%
\$1,250 to \$1,499	11	4%
\$1,500 to \$1,999	108	39%
\$2,000 or more	68	25%
No cash rent	5	2%
Median contract rent	\$1,701	

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	275	100%
Less than 20 percent	23	8%
20.0 to 24.9 percent	52	19%
25.0 to 29.9 percent	0	0%
30.0 to 34.9 percent	29	11%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	10	4%
50.0 percent or more	116	42%
Not computed	45	16%

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	1,807	100%
No vehicle	11	1%
1 vehicle	332	18%
2 vehicles	751	42%
3 vehicles	518	29%
4 or more vehicles	195	11%

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	2,823	100%
Worked in state of residence	2,784	99%
Worked in county of residence	2,729	97%
Worked outside county of residence	55	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	4,397	100%	2,156	49%
In labor force	3,124	71%	1,729	55%
Armed forces	106	3%	70	66%
Civilian (employed)	2,871	92%	1,580	55%
Civilian (unemployed)	147	5%	79	54%
Not in labor force	1,273	29%	427	34%
Pct. of civilian labor force unemployed	4.9%		4.8%	

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	2,823	100%
Car, truck or van:	2,592	92%
Drove Alone	2,386	85%
Carpooled	206	7%
Public Transportation:	44	2%
Bus	35	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	9	<1%
Motorcycle	18	1%
Bicycle	24	1%
Walked	0	0%
Other means	16	1%
Worked at home	129	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	2,823	100%
Did not work at home	2,694	95%
Less than 10 minutes	234	8%
10 to 19 minutes	545	19%
20 to 29 minutes	1,055	37%
30 to 44 minutes	586	21%
45 to 59 minutes	219	8%
60 to 89 minutes	13	<1%
90 minutes or more	42	1%
Worked at home	129	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+	2,689	100%
Agriculture, forestry, mining	0	0%
Utilities	12	<1%
Construction	18	1%
Manufacturing	365	14%
Wholesale trade	106	4%
Retail trade	139	5%
Transportation & warehousing	0	0%
Information & communications	106	4%
Finance, insurance, & real estate	368	14%
Professional, scientific, management, administration	152	6%
Educational, social, & health services	545	20%
Art, entertainment, recreation, accommodations, food	273	10%
Other services	35	1%
Public administration	570	21%

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+	2,689	100%
Management, professional & related:	1,847	69%
Management (incl. farm managers)	447	17%
Business & financial	369	14%
Computer & mathematical	219	8%
Architecture & engineering	248	9%
Life, physical & social science	31	1%
Community & social service	32	1%
Legal	65	2%
Education, training, & library	49	2%
Art, entertainment, sports & media	65	2%
Healthcare practitioners	322	12%
Service:	171	6%
Healthcare support	0	0%
Protective service	10	<1%
Food preparation & serving	109	4%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	52	2%
Sales & office	534	20%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	31	1%
Production, transport & material moving	106	4%

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

Household Income

Number Percent

Total Households	1,807	100%
Less than \$15,000	65	4%
\$15,000 to \$29,999	77	4%
\$30,000 to \$44,999	133	7%
\$45,000 to \$59,999	51	3%
\$60,000 to \$74,999	93	5%
\$75,000 to \$99,999	151	8%
\$100,000 to \$124,999	153	8%
\$125,000 to \$149,999	137	8%
\$150,000 to \$199,999	184	10%
\$200,000 or more	763	42%
Median Income	\$161,821	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,807	100%
With earnings	1,674	93%
With wage and salary income	1,626	90%
With self-employment income	429	24%
With interest, dividend, or net rental income	857	47%
With Social Security income	253	14%
With Supplemental Security income	8	<1%
With public assistance income	8	<1%
With retirement income	346	19%
With other types of income	322	18%

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	5,914	100%
Under .50	150	3%
.50 to .99	270	5%
1.00 to 1.24	0	0%
1.25 to 1.49	100	2%
1.50 to 1.84	91	2%
1.85 to 1.99	145	2%
2.00 and over	5,158	87%

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	5,914	100%
Above Poverty	5,494	93%
Below Poverty	420	7%

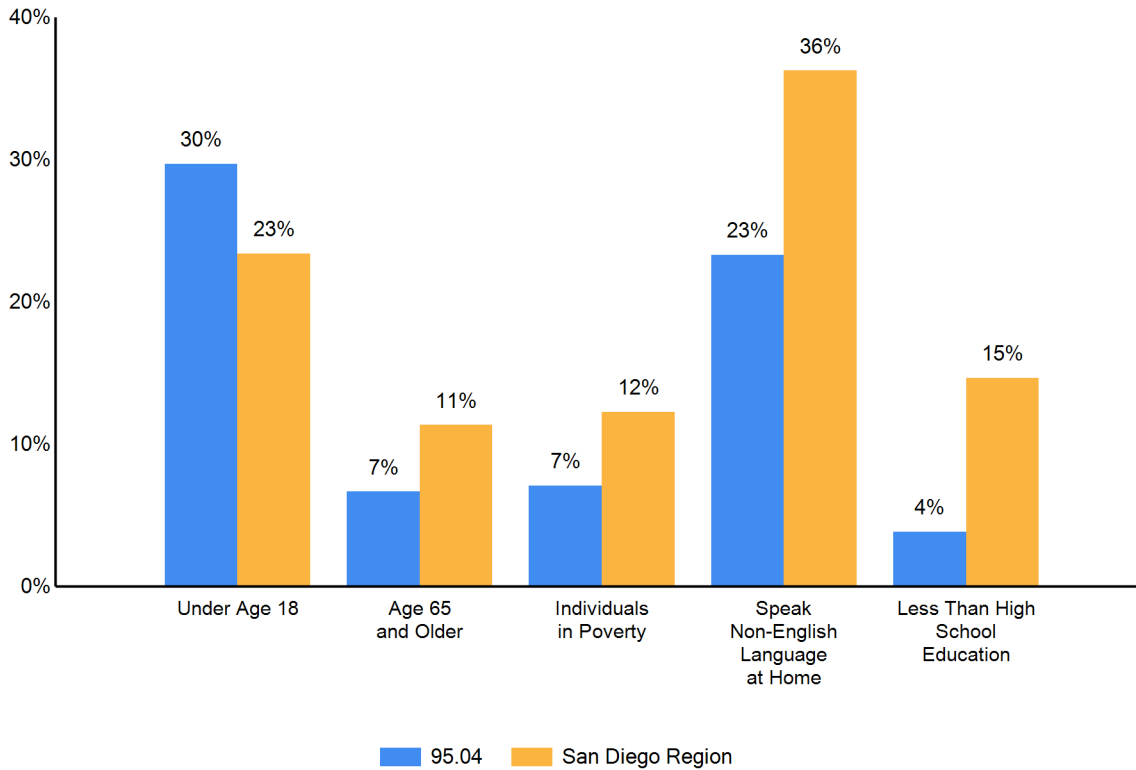
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,687	1,047	640	1,588	960	628	99	87	12
Married couple family	1,460	859	601	1,401	809	592	59	50	9
Male householder, no wife present	22	8	14	22	8	14	0	0	0
Female householder, no husband present	205	180	25	165	143	22	40	37	3

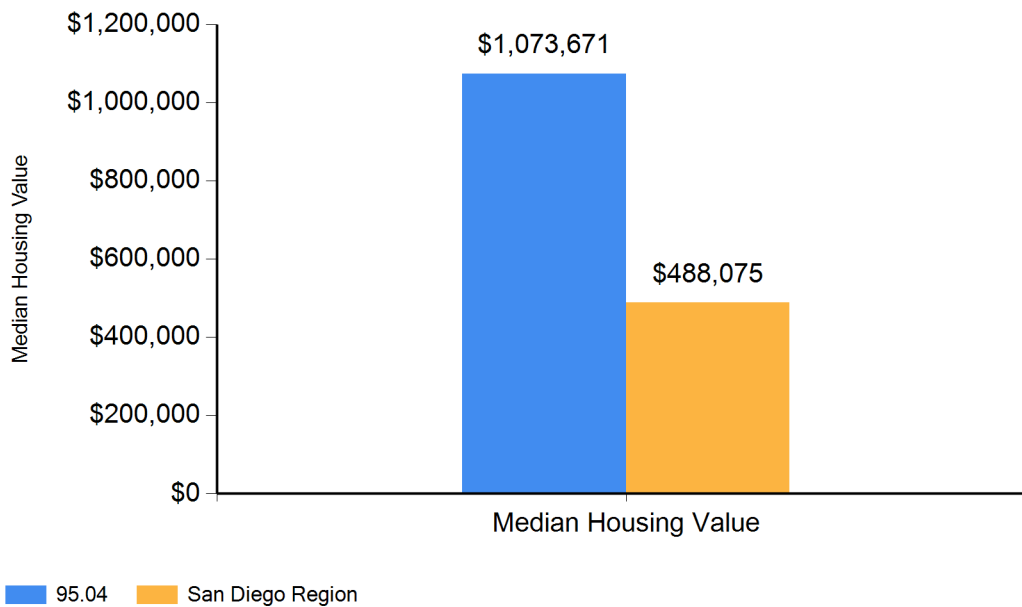
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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