



## Demographic and Socioeconomic Profile 2010

TRACT: 2.02

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,208</b>	<b>100%</b>
White	3,182	76%
Hispanic	583	14%
Asian	194	5%
Two or More	121	3%
Black	101	2%
Other	12	<1%
American Indian	11	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,208</b>	<b>2,131</b>	<b>2,077</b>	<b>49%</b>
Under 5	158	73	85	54%
5 to 9	158	86	72	46%
10 to 14	113	52	61	54%
15 to 17	50	29	21	42%
18 and 19	39	22	17	44%
20 to 24	206	86	120	58%
25 to 29	512	228	284	55%
30 to 34	502	259	243	48%
35 to 39	403	231	172	43%
40 to 44	356	192	164	46%
45 to 49	313	183	130	42%
50 to 54	285	163	122	43%
55 to 59	303	147	156	51%
60 and 61	111	51	60	54%
62 to 64	143	71	72	50%
65 to 69	147	82	65	44%
70 to 74	122	62	60	49%
75 to 79	96	43	53	55%
80 to 84	85	42	43	51%
85 and Older	106	29	77	73%
Under 18	479	240	239	50%
65 and older	556	258	298	54%
<b>Median</b>	<b>39.5</b>	<b>40.0</b>	<b>38.9</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,779</b>	<b>100%</b>
Never Married	1,647	44%
Married, excluding separated	1,209	32%
Separated	27	<1%
Widowed	320	8%
Divorced	576	15%

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>4,208</b>	<b>100%</b>
Household	4,144	98%
Group Quarters - Other	64	2%
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>4,208</b>	<b>583</b>	<b>3,182</b>	<b>101</b>	<b>11</b>	<b>194</b>	<b>4</b>	<b>12</b>	<b>121</b>
Under 5	158	34	98	5	0	11	0	1	9
5 to 9	158	36	104	3	0	3	0	3	9
10 to 14	113	27	71	1	1	6	0	0	7
15 to 17	50	11	30	4	0	1	0	0	4
18 and 19	39	10	21	1	0	1	0	1	5
20 to 24	206	44	133	6	0	15	0	1	7
25 to 29	512	102	360	11	1	18	0	1	19
30 to 34	502	78	352	15	1	36	1	2	17
35 to 39	403	66	267	13	2	39	0	1	15
40 to 44	356	34	280	10	2	22	2	0	6
45 to 49	313	41	248	7	0	10	0	1	6
50 to 54	285	24	244	9	0	4	0	1	3
55 to 59	303	29	253	5	1	10	1	0	4
60 and 61	111	6	99	2	1	1	0	0	2
62 to 64	143	10	125	4	0	2	0	0	2
65 to 69	147	12	127	2	0	3	0	0	3
70 to 74	122	4	110	1	2	4	0	0	1
75 to 79	96	9	82	0	0	5	0	0	0
80 to 84	85	3	78	2	0	0	0	0	2
85 and Older	106	3	100	0	0	3	0	0	0
Under 18	479	108	303	13	1	21	0	4	29
65 and older	556	31	497	5	2	15	0	0	6
<b>Median</b>		<b>31.8</b>	<b>42.8</b>	<b>36.7</b>	<b>41.3</b>	<b>35.8</b>	<b>42.5</b>	<b>25.0</b>	<b>30.1</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>4,050</b>	<b>100%</b>
Speak Only English	3,385	84%
Speak Spanish:	215	5%
Speak English "well" or "very well"	198	5%
Speak English "not well" or "not at all"	17	<1%
Speak Asian/Pacific Island language:	27	1%
Speak English "well" or "very well"	27	1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	423	10%
Speak English "well" or "very well"	423	10%
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>3,484</b>	<b>100%</b>
Less than 9th grade	94	3%
9th through 12th grade, no diploma	136	4%
High school grad (incl. equivalency)	368	11%
Some college, no degree	498	14%
Associate degree	329	9%
Bachelor's degree	1,142	33%
Master's degree	412	12%
Professional school degree	213	6%
Doctorate degree	292	8%

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>4,102</b>	<b>100%</b>	---	---	---	---
Enrolled in school	854	21%	650	16%	204	5%
Nursery / Preschool	34	4%	6	1%	28	14%
Kindergarten to grade 4	166	19%	118	18%	48	24%
Grade 5 to grade 8	44	5%	44	7%	0	0%
Grade 9 to grade 12	74	9%	74	11%	0	0%
College, undergraduate	257	30%	241	37%	16	8%
Graduate or Professional school	279	33%	167	26%	112	55%
Not enrolled in school	3,248	79%	---	---	---	---

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>2,245</b>	<b>100%</b>	<b>328</b>	<b>100%</b>	<b>1,917</b>	<b>100%</b>
Family Households:	829	37%	313	95%	516	27%
Married couple family	546	24%	169	52%	377	20%
Other family:	283	13%	144	44%	139	7%
Male householder, no wife	59	3%	16	5%	43	2%
Female householder, no husband	224	10%	128	39%	96	5%
Nonfamily households:	1,416	63%	15	5%	1,401	73%
Householder living alone	977	44%	----	----	----	----
Other nonfamily households	439	20%	----	----	----	----

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>2,382</b>	<b>100%</b>	<b>2245</b>	<b>137</b>	<b>6%</b>	<b>1.85</b>
Single family (detached)	794	33%	760	34	4%	1.92
Single family (attached)	522	22%	493	29	6%	1.88
2 to 4 units	526	22%	489	37	7%	1.79
5 to 9 units	192	8%	183	9	5%	1.78
10 or more units	348	15%	320	28	8%	1.73
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>955</b>	<b>100%</b>
Less than \$150,000	48	5%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	35	4%
\$250,000 to \$299,999	18	2%
\$300,000 to \$399,999	127	13%
\$400,000 to \$499,999	62	6%
\$500,000 to \$749,999	240	25%
\$750,000 to \$999,999	259	27%
\$1,000,000 or more	166	17%

**Median Value** **\$696,354**

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>2,382</b>	<b>100%</b>
2005 or Later	7	<1%
2000 to 2004	4	<1%
1990 to 1999	26	1%
1980 to 1989	267	11%
1970 to 1979	452	19%
1960 to 1969	350	15%
1950 to 1959	470	20%
1940 to 1949	190	8%
1939 or earlier	616	26%

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>2,245</b>	<b>100%</b>	<b>1,290</b>	<b>100%</b>	<b>955</b>	<b>100%</b>
1.00 occupant housing per room or less	2,244	100%	1,290	100%	954	100%
1.01 to 1.50 occupants per room	1	<1%	0	0%	1	<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>1,290</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	107	8%
\$700 to \$799	148	11%
\$800 to \$899	131	10%
\$900 to \$999	91	7%
\$1,000 to \$1,249	282	22%
\$1,250 to \$1,499	124	10%
\$1,500 to \$1,999	332	26%
\$2,000 or more	33	3%
No cash rent	42	3%
<b>Median contract rent</b>	<b>\$1,151</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>1,290</b>	<b>100%</b>
Less than 20 percent	255	20%
20.0 to 24.9 percent	210	16%
25.0 to 29.9 percent	119	9%
30.0 to 34.9 percent	91	7%
35.0 to 39.9 percent	102	8%
40.0 to 49.9 percent	141	11%
50.0 percent or more	330	26%
Not computed	42	3%

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>2,245</b>	<b>100%</b>
No vehicle	30	1%
1 vehicle	1,147	51%
2 vehicles	835	37%
3 vehicles	180	8%
4 or more vehicles	53	2%

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>2,492</b>	<b>100%</b>
Worked in state of residence	2,492	100%
Worked in county of residence	2,481	100%
Worked outside county of residence	11	<1%
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>3,769</b>	<b>100%</b>	<b>1,913</b>	<b>51%</b>
In labor force	2,592	69%	1,359	52%
Armed forces	49	2%	44	90%
Civilian (employed)	2,427	94%	1,224	50%
Civilian (unemployed)	116	4%	91	78%
Not in labor force	1,177	31%	554	47%
Pct. of civilian labor force unemployed	4.6%		6.9%	

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
<b>Total Workers</b>	<b>2,492</b>	<b>100%</b>
Car, truck or van:	2,286	92%
Drove Alone	2,092	84%
Carpooled	194	8%
Public Transportation:	12	<1%
Bus	12	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	16	1%
Walked	42	2%
Other means	5	<1%
Worked at home	131	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
<b>Total Workers</b>	<b>2,492</b>	<b>100%</b>
Did not work at home	2,361	95%
Less than 10 minutes	289	12%
10 to 19 minutes	1,174	47%
20 to 29 minutes	544	22%
30 to 44 minutes	278	11%
45 to 59 minutes	76	3%
60 to 89 minutes	0	0%
90 minutes or more	0	0%
Worked at home	131	5%
<b>Average time to work (minutes)</b>	<b>20</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>2,442</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	62	3%
Manufacturing	91	4%
Wholesale trade	0	0%
Retail trade	234	10%
Transportation & warehousing	179	7%
Information & communications	91	4%
Finance, insurance, & real estate	234	10%
Professional, scientific, management, administration	154	6%
Educational, social, & health services	500	20%
Art, entertainment, recreation, accommodations, food	233	10%
Other services	125	5%
Public administration	539	22%

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>2,442</b>	<b>100%</b>
Management, professional & related:	1,336	55%
Management (incl. farm managers)	415	17%
Business & financial	148	6%
Computer & mathematical	113	5%
Architecture & engineering	86	4%
Life, physical & social science	47	2%
Community & social service	89	4%
Legal	50	2%
Education, training, & library	189	8%
Art, entertainment, sports & media	84	3%
Healthcare practitioners	115	5%
Service:	247	10%
Healthcare support	8	<1%
Protective service	35	1%
Food preparation & serving	143	6%
Building & grounds cleaning / maintenance	31	1%
Personal care & service	30	1%
Sales & office	563	23%
Farming, fishing & forestry	1	<1%
Construction, extraction & maintenance	163	7%
Production, transport & material moving	132	5%

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>2,245</b>	<b>100%</b>
Less than \$15,000	165	7%
\$15,000 to \$29,999	210	9%
\$30,000 to \$44,999	400	18%
\$45,000 to \$59,999	319	14%
\$60,000 to \$74,999	240	11%
\$75,000 to \$99,999	389	17%
\$100,000 to \$124,999	110	5%
\$125,000 to \$149,999	85	4%
\$150,000 to \$199,999	110	5%
\$200,000 or more	217	10%
<b>Median Income</b>	<b>\$61,781</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,245</b>	<b>100%</b>
With earnings	1,872	83%
With wage and salary income	1,736	77%
With self-employment income	420	19%
With interest, dividend, or net rental income	729	32%
With Social Security income	418	19%
With Supplemental Security income	29	1%
With public assistance income	0	0%
With retirement income	242	11%
With other types of income	154	7%

*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>4,064</b>	<b>100%</b>
Under .50	155	4%
.50 to .99	202	5%
1.00 to 1.24	30	1%
1.25 to 1.49	142	3%
1.50 to 1.84	408	10%
1.85 to 1.99	13	<1%
2.00 and over	3,114	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
<b>Total</b>	<b>4,064</b>	<b>100%</b>
Above Poverty	3,707	91%
Below Poverty	357	9%

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

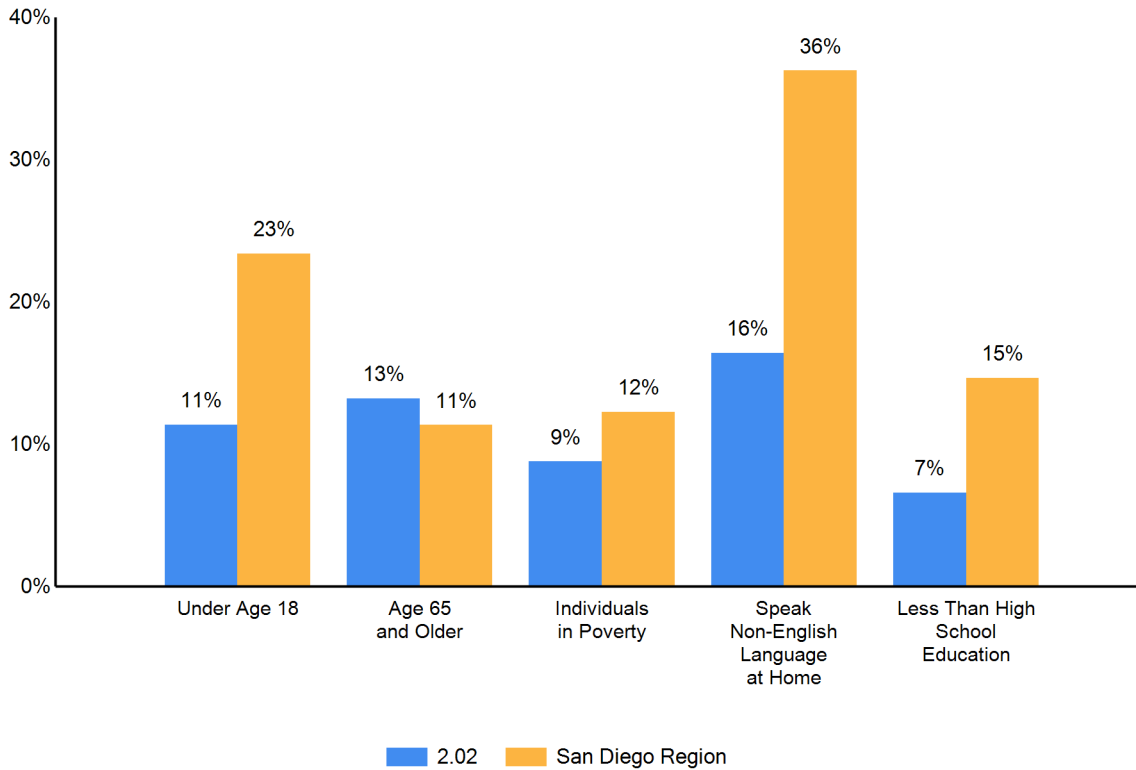
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>829</b>	<b>313</b>	<b>516</b>	<b>786</b>	<b>313</b>	<b>473</b>	<b>43</b>	<b>0</b>	<b>43</b>
Married couple family	546	169	377	503	169	334	43	0	43
Male householder, no wife present	59	16	43	59	16	43	0	0	0
Female householder, no husband present	224	128	96	224	128	96	0	0	0

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

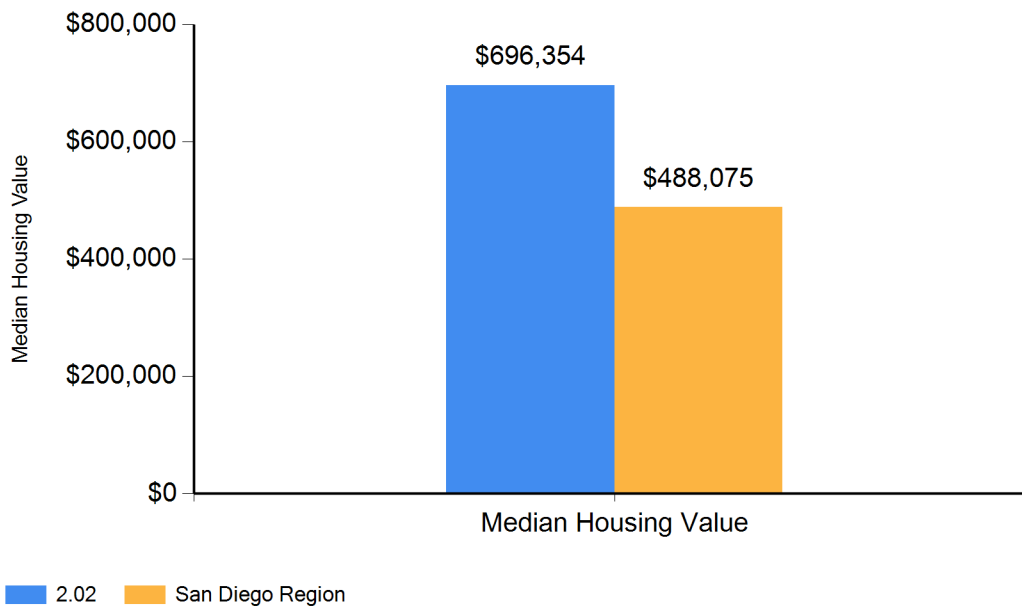


## Demographic and Socioeconomic Characteristics



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