



Demographic and Socioeconomic Profile 2010

JURISDICTION: Unincorporated

Population by Race

	Population	Percent
Total Population	486,550	100%
White	298,900	61%
Hispanic	124,069	25%
Asian	22,218	5%
Black	18,758	4%
Two or More	13,754	3%
American Indian	6,083	1%
Pacific Islander	1,820	<1%
Other	948	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	486,550	246,427	240,123	49%
Under 5	32,170	15,872	16,298	51%
5 to 9	30,497	15,672	14,825	49%
10 to 14	31,495	15,498	15,997	51%
15 to 17	20,727	10,863	9,864	48%
18 and 19	16,317	9,794	6,523	40%
20 to 24	44,457	27,841	16,616	37%
25 to 29	31,295	16,305	14,990	48%
30 to 34	27,085	13,526	13,559	50%
35 to 39	27,977	13,570	14,407	51%
40 to 44	30,208	14,391	15,817	52%
45 to 49	35,905	17,294	18,611	52%
50 to 54	37,364	18,245	19,119	51%
55 to 59	32,568	15,838	16,730	51%
60 and 61	11,918	5,838	6,080	51%
62 to 64	15,675	7,625	8,050	51%
65 to 69	19,458	9,513	9,945	51%
70 to 74	13,561	6,629	6,932	51%
75 to 79	11,075	5,328	5,747	52%
80 to 84	8,705	3,824	4,881	56%
85 and Older	8,093	2,961	5,132	63%
Under 18	114,889	57,905	56,984	50%
65 and older	60,892	28,255	32,637	54%
Median	36.6	34.2	39.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	392,388	100%
Never Married	112,805	29%
Married, excluding separated	216,007	55%
Separated	6,160	2%
Widowed	19,744	5%
Divorced	37,672	10%

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	486,550	100%
Household	458,853	94%
Group Quarters - Military	16,571	3%
Group Quarters - Other	11,126	2%
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
Total Pop.	486,550	124,069	298,900	18,758	6,083	22,218	1,820	948	13,754
Under 5	32,170	12,653	14,371	1,328	483	1,153	85	86	2,011
5 to 9	30,497	10,971	14,615	1,308	459	1,304	89	65	1,686
10 to 14	31,495	11,120	15,502	1,253	437	1,283	139	69	1,692
15 to 17	20,727	7,351	10,321	957	305	717	101	45	930
18 and 19	16,317	5,163	8,882	765	234	520	96	32	625
20 to 24	44,457	12,974	25,475	2,302	660	1,472	257	83	1,234
25 to 29	31,295	9,804	16,642	1,700	408	1,459	176	73	1,033
30 to 34	27,085	8,839	13,852	1,301	402	1,677	122	78	814
35 to 39	27,977	8,652	14,867	1,322	326	1,888	116	81	725
40 to 44	30,208	8,286	17,504	1,379	315	1,943	109	59	613
45 to 49	35,905	7,229	23,906	1,480	401	2,076	116	70	627
50 to 54	37,364	6,318	26,840	1,192	458	1,802	132	72	550
55 to 59	32,568	4,763	24,523	926	371	1,485	74	47	379
60 and 61	11,918	1,594	9,171	309	100	543	45	14	142
62 to 64	15,675	1,789	12,495	327	176	661	43	17	167
65 to 69	19,458	2,385	15,501	380	161	762	40	23	206
70 to 74	13,561	1,553	10,878	242	161	540	46	15	126
75 to 79	11,075	1,207	9,079	138	94	443	18	4	92
80 to 84	8,705	816	7,395	83	72	272	8	5	54
85 and Older	8,093	602	7,081	66	60	218	8	10	48
Under 18	114,889	42,095	54,809	4,846	1,684	4,457	414	265	6,319
65 and older	60,892	6,563	49,934	909	548	2,235	120	57	526
Median		25.9	44.3	29.3	30.7	39.0	29.1	31.3	19.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	454,380	100%
Speak Only English	344,884	76%
Speak Spanish:	79,718	18%
Speak English "well" or "very well"	64,021	14%
Speak English "not well" or "not at all"	15,697	3%
Speak Asian/Pacific Island language:	14,498	3%
Speak English "well" or "very well"	12,568	3%
Speak English "not well" or "not at all"	1,930	<1%
Speak other language:	15,280	3%
Speak English "well" or "very well"	14,067	3%
Speak English "not well" or "not at all"	1,213	<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	310,887	100%
Less than 9th grade	16,693	5%
9th through 12th grade, no diploma	22,031	7%
High school grad (incl. equivalency)	71,807	23%
Some college, no degree	84,053	27%
Associate degree	27,004	9%
Bachelor's degree	56,590	18%
Master's degree	22,238	7%
Professional school degree	6,495	2%
Doctorate degree	3,976	1%

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	466,874	100%	---	---	---	---
Enrolled in school	126,358	27%	108,110	23%	18,248	4%
Nursery / Preschool	7,504	6%	3,840	4%	3,664	20%
Kindergarten to grade 4	30,263	24%	26,869	25%	3,394	19%
Grade 5 to grade 8	26,454	21%	23,743	22%	2,711	15%
Grade 9 to grade 12	28,864	23%	26,577	25%	2,287	13%
College, undergraduate	28,881	23%	24,731	23%	4,150	23%
Graduate or Professional school	4,392	3%	2,350	2%	2,042	11%
Not enrolled in school	340,516	73%	---	---	---	---

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	159,318	100%	60,968	100%	98,350	100%
Family Households:	121,833	76%	60,567	99%	61,266	62%
Married couple family	98,149	62%	46,357	76%	51,792	53%
Other family:	23,684	15%	14,210	23%	9,474	10%
Male householder, no wife	7,847	5%	4,445	7%	3,402	3%
Female householder, no husband	15,837	10%	9,765	16%	6,072	6%
Nonfamily households:	37,485	24%	401	1%	37,084	38%
Householder living alone	30,002	19%	----	----	----	----
Other nonfamily households	7,483	5%	----	----	----	----

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	170,503	100%	159,318	11,185	7%	2.88
Single family (detached)	117,491	69%	111,108	6,383	5%	2.90
Single family (attached)	13,985	8%	12,222	1,763	13%	3.13
2 to 4 units	6,422	4%	5,898	524	8%	2.93
5 to 9 units	5,615	3%	5,244	371	7%	2.68
10 or more units	14,719	9%	13,906	813	6%	2.76
Mobile home and Other	12,271	7%	10,940	1,331	11%	2.60

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	113,052	100%
Less than \$150,000	10,592	9%
\$150,000 to \$199,999	2,729	2%
\$200,000 to \$249,999	3,961	4%
\$250,000 to \$299,999	5,429	5%
\$300,000 to \$399,999	15,255	13%
\$400,000 to \$499,999	17,747	16%
\$500,000 to \$749,999	33,627	30%
\$750,000 to \$999,999	13,742	12%
\$1,000,000 or more	9,970	9%

Median Value **\$509,116**

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	170,503	100%
2005 or Later	9,223	5%
2000 to 2004	17,417	10%
1990 to 1999	23,168	14%
1980 to 1989	35,864	21%
1970 to 1979	44,337	26%
1960 to 1969	18,237	11%
1950 to 1959	13,671	8%
1940 to 1949	4,631	3%
1939 or earlier	3,955	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	159,318	100%	46,266	100%	113,052	100%
1.00 occupant housing per room or less	154,110	97%	43,105	93%	111,005	98%
1.01 to 1.50 occupants per room	3,804	2%	2,188	5%	1,616	1%
1.51 to 2.00 occupants per room	913	1%	638	1%	275	<1%
2.01 or more occupants per room	491	<1%	335	1%	156	<1%

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	46,266	100%
Less than \$500	2,527	5%
\$500 to \$599	1,244	3%
\$600 to \$699	1,687	4%
\$700 to \$799	2,443	5%
\$800 to \$899	3,412	7%
\$900 to \$999	4,645	10%
\$1,000 to \$1,249	8,281	18%
\$1,250 to \$1,499	6,097	13%
\$1,500 to \$1,999	8,157	18%
\$2,000 or more	4,353	9%
No cash rent	3,420	7%
Median contract rent	\$1,218	

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	46,266	100%
Less than 20 percent	7,263	16%
20.0 to 24.9 percent	5,327	12%
25.0 to 29.9 percent	5,321	12%
30.0 to 34.9 percent	3,952	9%
35.0 to 39.9 percent	3,230	7%
40.0 to 49.9 percent	5,743	12%
50.0 percent or more	11,582	25%
Not computed	3,848	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
Total Availability	159,318	100%
No vehicle	5,414	3%
1 vehicle	37,262	23%
2 vehicles	64,261	40%
3 vehicles	33,051	21%
4 or more vehicles	19,330	12%

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	230,366	100%
Worked in state of residence	229,116	99%
Worked in county of residence	220,550	96%
Worked outside county of residence	8,566	4%
Worked outside state of residence	1,250	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	385,988	100%	196,065	51%
In labor force	248,500	64%	142,573	57%
Armed forces	23,712	10%	22,429	95%
Civilian (employed)	205,011	82%	109,666	53%
Civilian (unemployed)	19,777	8%	10,478	53%
Not in labor force	137,488	36%	53,492	39%
Pct. of civilian labor force unemployed	8.8%		8.7%	

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	230,366	100%
Car, truck or van:	199,294	87%
Drove Alone	174,972	76%
Carpooled	24,322	11%
Public Transportation:	2,873	1%
Bus	2,446	1%
Trolley / Streetcar	91	<1%
Railroad	272	<1%
Other public transportation	64	<1%
Motorcycle	987	<1%
Bicycle	446	<1%
Walked	10,291	4%
Other means	1,392	1%
Worked at home	15,083	7%

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	230,366	100%
Did not work at home	215,283	93%
Less than 10 minutes	29,904	13%
10 to 19 minutes	50,150	22%
20 to 29 minutes	45,609	20%
30 to 44 minutes	51,866	23%
45 to 59 minutes	18,851	8%
60 to 89 minutes	13,339	6%
90 minutes or more	5,564	2%
Worked at home	15,083	7%
Average time to work (minutes)	31	--

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+	206,554	100%
Agriculture, forestry, mining	3,571	2%
Utilities	2,243	1%
Construction	21,784	11%
Manufacturing	17,133	8%
Wholesale trade	5,943	3%
Retail trade	22,563	11%
Transportation & warehousing	6,399	3%
Information & communications	4,429	2%
Finance, insurance, & real estate	15,831	8%
Professional, scientific, management, administration	12,892	6%
Educational, social, & health services	39,033	19%
Art, entertainment, recreation, accommodations, food	19,195	9%
Other services	10,819	5%
Public administration	24,719	12%

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+	206,554	100%
Management, professional & related:	76,013	37%
Management (incl. farm managers)	25,203	12%
Business & financial	9,860	5%
Computer & mathematical	4,888	2%
Architecture & engineering	4,909	2%
Life, physical & social science	1,685	1%
Community & social service	2,417	1%
Legal	2,246	1%
Education, training, & library	11,501	6%
Art, entertainment, sports & media	3,844	2%
Healthcare practitioners	9,460	5%
Service:	33,973	16%
Healthcare support	3,112	2%
Protective service	6,237	3%
Food preparation & serving	8,533	4%
Building & grounds cleaning / maintenance	7,291	4%
Personal care & service	8,800	4%
Sales & office	55,865	27%
Farming, fishing & forestry	1,403	1%
Construction, extraction & maintenance	22,350	11%
Production, transport & material moving	16,950	8%

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

Household Income

	Number	Percent
Total Households	159,318	100%
Less than \$15,000	10,813	7%
\$15,000 to \$29,999	17,720	11%
\$30,000 to \$44,999	20,329	13%
\$45,000 to \$59,999	20,215	13%
\$60,000 to \$74,999	16,868	11%
\$75,000 to \$99,999	23,379	15%
\$100,000 to \$124,999	16,113	10%
\$125,000 to \$149,999	10,651	7%
\$150,000 to \$199,999	11,881	7%
\$200,000 or more	11,349	7%
Median Income	\$69,410	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	159,318	100%
With earnings	130,229	82%
With wage and salary income	123,059	77%
With self-employment income	24,660	15%
With interest, dividend, or net rental income	46,489	29%
With Social Security income	43,347	27%
With Supplemental Security income	5,751	4%
With public assistance income	3,214	2%
With retirement income	33,229	21%
With other types of income	24,703	16%

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	463,797	100%
Under .50	17,898	4%
.50 to .99	22,528	5%
1.00 to 1.24	16,827	4%
1.25 to 1.49	16,701	4%
1.50 to 1.84	23,492	5%
1.85 to 1.99	10,653	2%
2.00 and over	355,698	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	463,797	100%
Above Poverty	423,371	91%
Below Poverty	40,426	9%

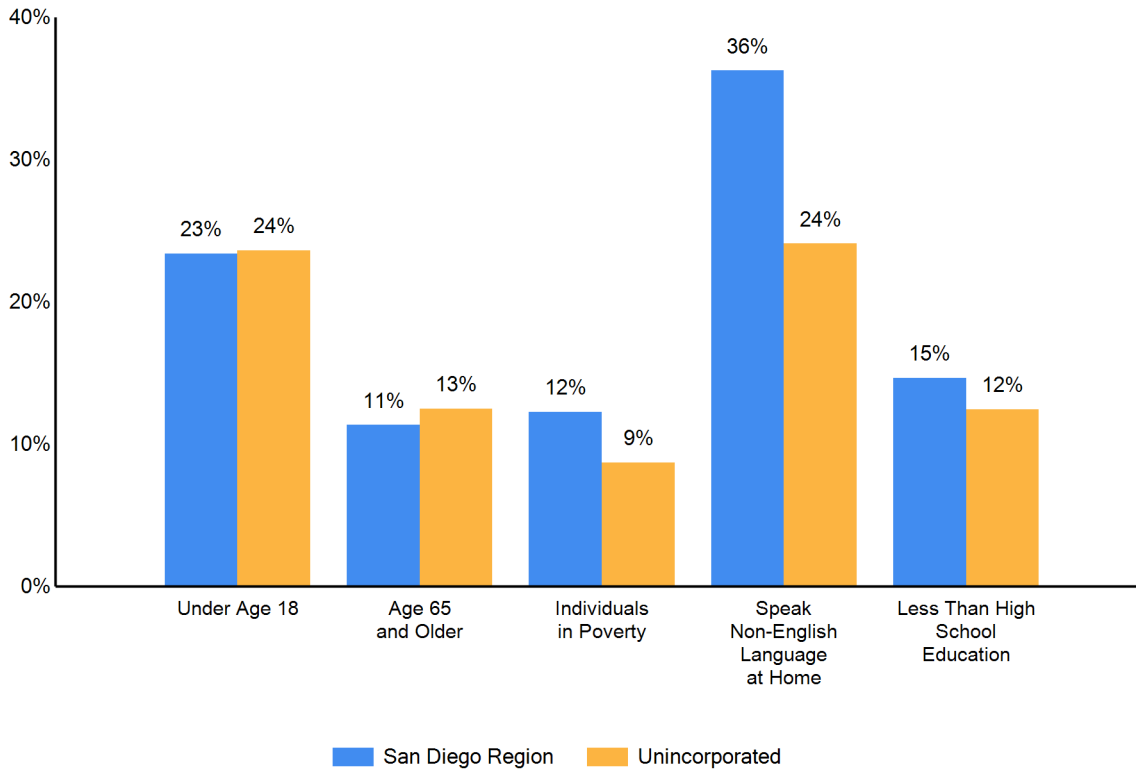
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	121,833	60,567	61,266	115,146	55,530	59,616	6,687	5,037	1,650
Married couple family	98,149	46,357	51,792	94,686	44,014	50,672	3,463	2,343	1,120
Male householder, no wife present	7,847	4,445	3,402	7,216	3,982	3,234	631	463	168
Female householder, no husband present	15,837	9,765	6,072	13,244	7,534	5,710	2,593	2,231	362

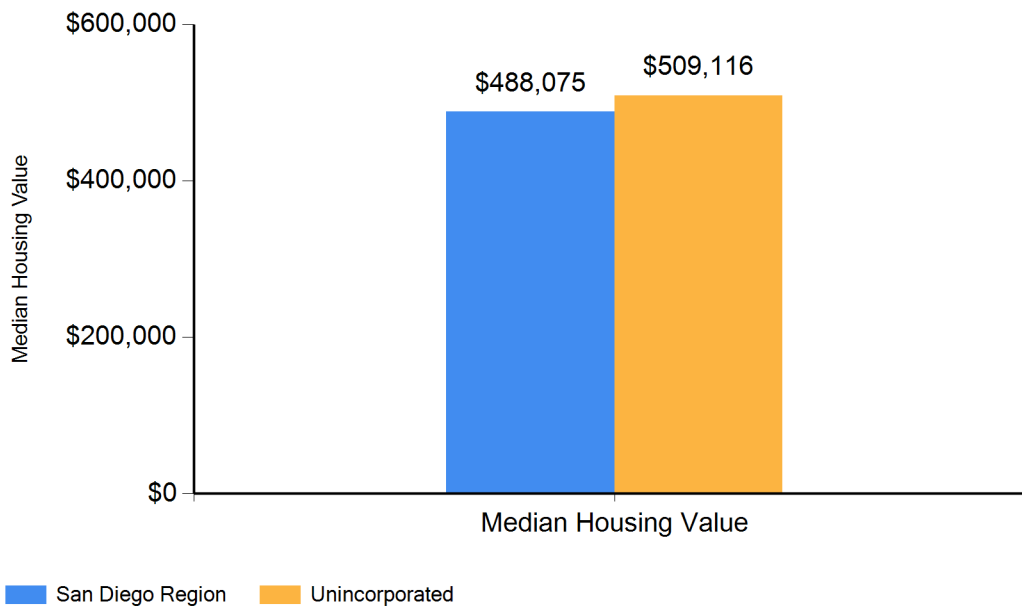
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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