



## Demographic and Socioeconomic Profile 2010

TRACT: 95.09

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,136</b>	<b>100%</b>
White	2,631	64%
Hispanic	595	14%
Asian	426	10%
Black	256	6%
Two or More	174	4%
Pacific Islander	24	1%
Other	18	<1%
American Indian	12	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,136</b>	<b>2,144</b>	<b>1,992</b>	<b>48%</b>
Under 5	190	103	87	46%
5 to 9	96	46	50	52%
10 to 14	98	46	52	53%
15 to 17	64	22	42	66%
18 and 19	89	31	58	65%
20 to 24	800	432	368	46%
25 to 29	806	453	353	44%
30 to 34	372	206	166	45%
35 to 39	237	137	100	42%
40 to 44	171	92	79	46%
45 to 49	175	86	89	51%
50 to 54	243	123	120	49%
55 to 59	183	88	95	52%
60 and 61	83	37	46	55%
62 to 64	143	71	72	50%
65 to 69	138	62	76	55%
70 to 74	83	34	49	59%
75 to 79	64	30	34	53%
80 to 84	59	26	33	56%
85 and Older	42	19	23	55%
Under 18	448	217	231	52%
65 and older	386	171	215	56%
<b>Median</b>	<b>29.5</b>	<b>29.3</b>	<b>29.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,752</b>	<b>100%</b>
Never Married	1,878	50%
Married, excluding separated	1,405	37%
Separated	15	<1%
Widowed	237	6%
Divorced	217	6%

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>4,136</b>	<b>100%</b>
Household	4,136	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
<b>Total Pop.</b>	<b>4,136</b>	<b>595</b>	<b>2,631</b>	<b>256</b>	<b>12</b>	<b>426</b>	<b>24</b>	<b>18</b>	<b>174</b>
Under 5	190	49	86	9	0	15	3	0	28
5 to 9	96	12	56	7	0	7	0	2	12
10 to 14	98	21	57	4	0	6	0	4	6
15 to 17	64	15	37	5	0	6	0	0	1
18 and 19	89	16	55	9	0	6	0	0	3
20 to 24	800	154	495	46	2	55	10	1	37
25 to 29	806	141	484	56	4	74	7	5	35
30 to 34	372	54	205	33	1	53	1	3	22
35 to 39	237	26	129	31	3	38	0	1	9
40 to 44	171	19	110	13	0	28	0	0	1
45 to 49	175	15	120	11	1	21	0	0	7
50 to 54	243	23	190	9	0	16	2	2	1
55 to 59	183	11	140	7	0	20	0	0	5
60 and 61	83	9	64	0	0	10	0	0	0
62 to 64	143	7	111	8	1	13	0	0	3
65 to 69	138	10	102	5	0	21	0	0	0
70 to 74	83	0	65	2	0	15	1	0	0
75 to 79	64	7	43	0	0	14	0	0	0
80 to 84	59	4	47	0	0	5	0	0	3
85 and Older	42	2	35	1	0	3	0	0	1
Under 18	448	97	236	25	0	34	3	6	47
65 and older	386	23	292	8	0	58	1	0	4
<b>Median</b>		<b>26.1</b>	<b>31.1</b>	<b>29.3</b>	<b>30.0</b>	<b>34.2</b>	<b>24.5</b>	<b>27.0</b>	<b>25.0</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>3,946</b>	<b>100%</b>
Speak Only English	3,334	84%
Speak Spanish:	223	6%
Speak English "well" or "very well"	223	6%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	207	5%
Speak English "well" or "very well"	150	4%
Speak English "not well" or "not at all"	57	1%
Speak other language:	182	5%
Speak English "well" or "very well"	182	5%
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>2,799</b>	<b>100%</b>
Less than 9th grade	18	1%
9th through 12th grade, no diploma	17	1%
High school grad (incl. equivalency)	157	6%
Some college, no degree	605	22%
Associate degree	248	9%
Bachelor's degree	1,120	40%
Master's degree	447	16%
Professional school degree	130	5%
Doctorate degree	57	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>3,991</b>	<b>100%</b>	---	---	---	---
Enrolled in school	881	22%	766	19%	115	3%
Nursery / Preschool	49	6%	49	6%	0	0%
Kindergarten to grade 4	81	9%	81	11%	0	0%
Grade 5 to grade 8	125	14%	118	15%	7	6%
Grade 9 to grade 12	8	1%	0	0%	8	7%
College, undergraduate	527	60%	501	65%	26	23%
Graduate or Professional school	91	10%	17	2%	74	64%
Not enrolled in school	3,110	78%	---	---	---	---

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>2,010</b>	<b>100%</b>	<b>173</b>	<b>100%</b>	<b>1,837</b>	<b>100%</b>
Family Households:	724	36%	173	100%	551	30%
Married couple family	587	29%	126	73%	461	25%
Other family:	137	7%	47	27%	90	5%
Male householder, no wife	95	5%	47	27%	48	3%
Female householder, no husband	42	2%	0	0%	42	2%
Nonfamily households:	1,286	64%	0	0%	1,286	70%
Householder living alone	790	39%	----	----	----	----
Other nonfamily households	496	25%	----	----	----	----

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>2,214</b>	<b>100%</b>	<b>2010</b>	<b>204</b>	<b>9%</b>	<b>2.06</b>
Single family (detached)	458	21%	447	11	2%	2.40
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	104	5%	93	11	11%	2.22
5 to 9 units	168	8%	148	20	12%	1.91
10 or more units	1,365	62%	1,215	150	11%	1.95
Mobile home and Other	119	5%	107	12	10%	1.94

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>687</b>	<b>100%</b>
Less than \$150,000	93	14%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	28	4%
\$250,000 to \$299,999	15	2%
\$300,000 to \$399,999	87	13%
\$400,000 to \$499,999	13	2%
\$500,000 to \$749,999	210	31%
\$750,000 to \$999,999	178	26%
\$1,000,000 or more	63	9%

**Median Value** **\$629,207**

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>2,214</b>	<b>100%</b>
2005 or Later	27	1%
2000 to 2004	371	17%
1990 to 1999	359	16%
1980 to 1989	772	35%
1970 to 1979	644	29%
1960 to 1969	15	1%
1950 to 1959	0	0%
1940 to 1949	13	1%
1939 or earlier	13	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>2,010</b>	<b>100%</b>	<b>1,323</b>	<b>100%</b>	<b>687</b>	<b>100%</b>
1.00 occupant housing per room or less	2,010	100%	1,323	100%	687	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	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
<b>Total Units</b>	<b>1,323</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	16	1%
\$1,000 to \$1,249	46	3%
\$1,250 to \$1,499	453	34%
\$1,500 to \$1,999	654	49%
\$2,000 or more	47	4%
No cash rent	107	8%
<b>Median contract rent</b>	<b>\$1,612</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>1,323</b>	<b>100%</b>
Less than 20 percent	206	16%
20.0 to 24.9 percent	277	21%
25.0 to 29.9 percent	105	8%
30.0 to 34.9 percent	88	7%
35.0 to 39.9 percent	47	4%
40.0 to 49.9 percent	91	7%
50.0 percent or more	402	30%
Not computed	107	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>2,010</b>	<b>100%</b>
No vehicle	73	4%
1 vehicle	820	41%
2 vehicles	859	43%
3 vehicles	230	11%
4 or more vehicles	28	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
<b>Total Workers</b>	<b>2,744</b>	<b>100%</b>
Worked in state of residence	2,719	99%
Worked in county of residence	2,679	98%
Worked outside county of residence	40	1%
Worked outside state of residence	25	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
<b>Population age 16 and older</b>	<b>3,734</b>	<b>100%</b>	<b>1,945</b>	<b>52%</b>
In labor force	2,845	76%	1,541	54%
Armed forces	204	7%	100	49%
Civilian (employed)	2,481	87%	1,371	55%
Civilian (unemployed)	160	6%	70	44%
Not in labor force	889	24%	404	45%
Pct. of civilian labor force unemployed	6.1%		4.9%	

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>2,744</b>	<b>100%</b>
Car, truck or van:	2,445	89%
Drove Alone	2,365	86%
Carpooled	80	3%
Public Transportation:	11	<1%
Bus	11	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	61	2%
Other means	0	0%
Worked at home	227	8%

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>2,744</b>	<b>100%</b>
Did not work at home	2,517	92%
Less than 10 minutes	356	13%
10 to 19 minutes	1,143	42%
20 to 29 minutes	746	27%
30 to 44 minutes	229	8%
45 to 59 minutes	32	1%
60 to 89 minutes	11	<1%
90 minutes or more	0	0%
Worked at home	227	8%
<b>Average time to work (minutes)</b>	<b>19</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>2,502</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	79	3%
Manufacturing	103	4%
Wholesale trade	30	1%
Retail trade	330	13%
Transportation & warehousing	46	2%
Information & communications	69	3%
Finance, insurance, & real estate	284	11%
Professional, scientific, management, administration	274	11%
Educational, social, & health services	728	29%
Art, entertainment, recreation, accommodations, food	132	5%
Other services	50	2%
Public administration	377	15%

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>2,502</b>	<b>100%</b>
Management, professional & related:	1,279	51%
Management (incl. farm managers)	273	11%
Business & financial	188	8%
Computer & mathematical	163	7%
Architecture & engineering	29	1%
Life, physical & social science	7	<1%
Community & social service	22	1%
Legal	46	2%
Education, training, & library	145	6%
Art, entertainment, sports & media	22	1%
Healthcare practitioners	384	15%
Service:	269	11%
Healthcare support	57	2%
Protective service	69	3%
Food preparation & serving	68	3%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	75	3%
Sales & office	815	33%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	57	2%
Production, transport & material moving	82	3%

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>2,010</b>	<b>100%</b>
Less than \$15,000	142	7%
\$15,000 to \$29,999	267	13%
\$30,000 to \$44,999	260	13%
\$45,000 to \$59,999	197	10%
\$60,000 to \$74,999	189	9%
\$75,000 to \$99,999	357	18%
\$100,000 to \$124,999	168	8%
\$125,000 to \$149,999	169	8%
\$150,000 to \$199,999	154	8%
\$200,000 or more	107	5%
<b>Median Income</b>	<b>\$71,032</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,010</b>	<b>100%</b>
With earnings	1,730	86%
With wage and salary income	1,699	85%
With self-employment income	155	8%
With interest, dividend, or net rental income	510	25%
With Social Security income	398	20%
With Supplemental Security income	0	0%
With public assistance income	0	0%
With retirement income	361	18%
With other types of income	220	11%

*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>4,136</b>	<b>100%</b>
Under .50	230	6%
.50 to .99	217	5%
1.00 to 1.24	155	4%
1.25 to 1.49	38	1%
1.50 to 1.84	219	5%
1.85 to 1.99	53	1%
2.00 and over	3,224	78%

*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>4,136</b>	<b>100%</b>
Above Poverty	3,689	89%
Below Poverty	447	11%

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

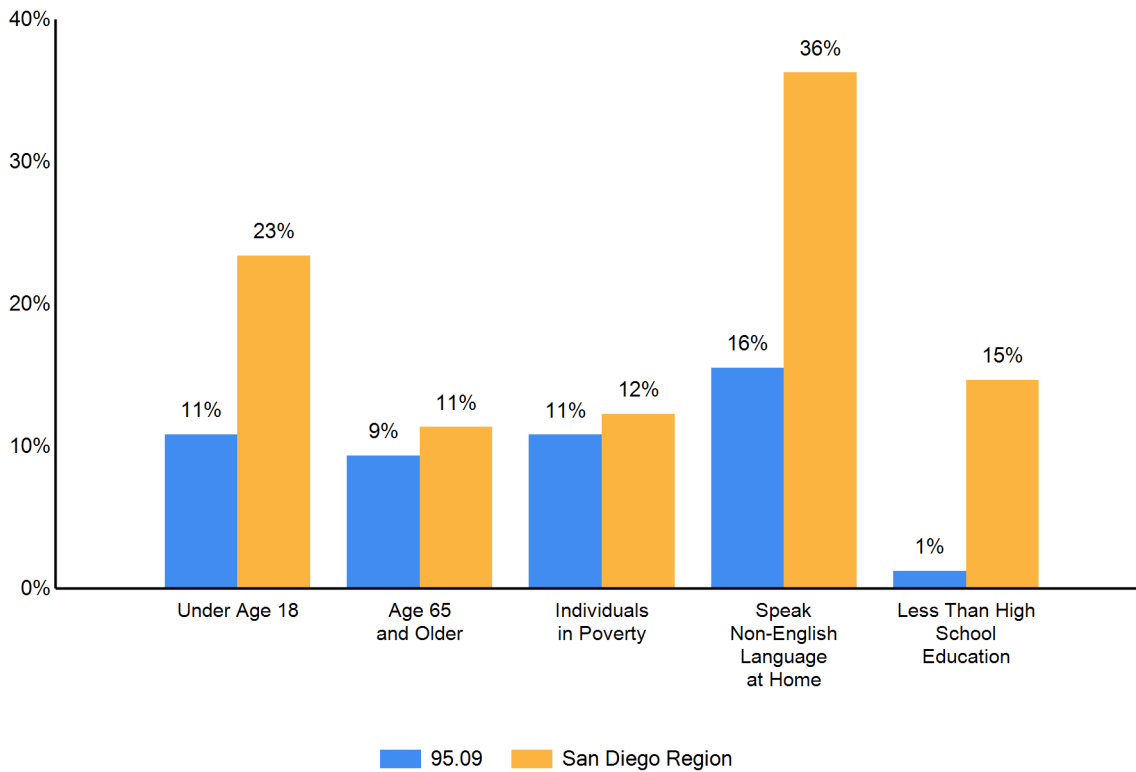
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>724</b>	<b>173</b>	<b>551</b>	<b>714</b>	<b>173</b>	<b>541</b>	<b>10</b>	<b>0</b>	<b>10</b>
Married couple family	587	126	461	587	126	461	0	0	0
Male householder, no wife present	95	47	48	95	47	48	0	0	0
Female householder, no husband present	42	0	42	32	0	32	10	0	10

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

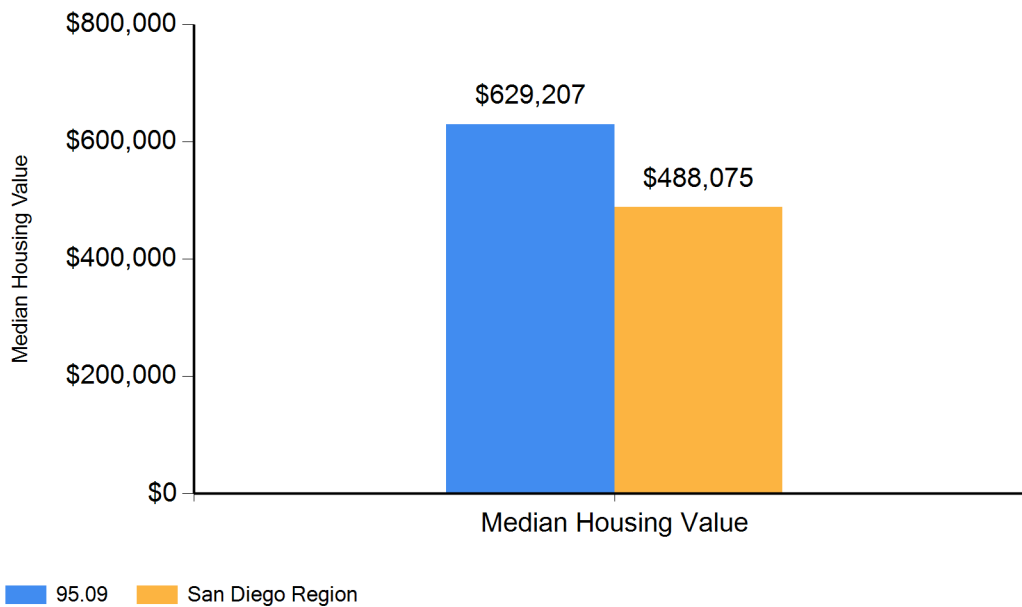


## Demographic and Socioeconomic Characteristics



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