



Demographic and Socioeconomic Profile 2010

TRACT: 83.37

Population by Race

	Population	Percent
Total Population	4,316	100%
White	2,464	57%
Asian	1,097	25%
Hispanic	401	9%
Two or More	223	5%
Black	101	2%
American Indian	12	<1%
Pacific Islander	12	<1%
Other	6	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,316	2,174	2,142	50%
Under 5	266	145	121	45%
5 to 9	272	149	123	45%
10 to 14	361	186	175	48%
15 to 17	228	100	128	56%
18 and 19	115	67	48	42%
20 to 24	225	123	102	45%
25 to 29	196	110	86	44%
30 to 34	213	111	102	48%
35 to 39	287	145	142	49%
40 to 44	302	141	161	53%
45 to 49	368	171	197	54%
50 to 54	385	189	196	51%
55 to 59	363	176	187	52%
60 and 61	130	64	66	51%
62 to 64	183	90	93	51%
65 to 69	179	90	89	50%
70 to 74	123	65	58	47%
75 to 79	60	28	32	53%
80 to 84	29	13	16	55%
85 and Older	31	11	20	65%
Under 18	1,127	580	547	49%
65 and older	422	207	215	51%
Median	39.9	38.3	41.4	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,417	100%
Never Married	843	25%
Married, excluding separated	2,217	65%
Separated	20	<1%
Widowed	93	3%
Divorced	244	7%

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	4,316	100%
Household	4,316	100%
Group Quarters - College	0	0%
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.	4,316	401	2,464	101	12	1,097	12	6	223
Under 5	266	35	129	9	2	59	0	1	31
5 to 9	272	24	131	9	1	70	0	0	37
10 to 14	361	42	198	10	1	76	0	0	34
15 to 17	228	33	118	12	0	44	0	1	20
18 and 19	115	7	62	4	0	32	0	0	10
20 to 24	225	30	122	4	0	56	0	0	13
25 to 29	196	24	102	3	1	56	0	0	10
30 to 34	213	28	122	5	0	43	1	1	13
35 to 39	287	36	135	3	2	95	2	0	14
40 to 44	302	31	164	6	1	88	2	0	10
45 to 49	368	30	237	10	0	81	2	0	8
50 to 54	385	26	266	5	2	79	1	0	6
55 to 59	363	24	252	11	0	65	1	1	9
60 and 61	130	6	94	2	2	24	1	1	0
62 to 64	183	8	116	1	0	52	2	0	4
65 to 69	179	3	99	6	0	67	0	1	3
70 to 74	123	6	56	1	0	60	0	0	0
75 to 79	60	3	31	0	0	26	0	0	0
80 to 84	29	3	6	0	0	19	0	0	1
85 and Older	31	2	24	0	0	5	0	0	0
Under 18	1,127	134	576	40	4	249	0	2	122
65 and older	422	17	216	7	0	177	0	1	4
Median		31.0	43.4	29.2	37.5	41.0	47.5	55.0	16.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,050	100%
Speak Only English	3,122	77%
Speak Spanish:	272	7%
Speak English "well" or "very well"	205	5%
Speak English "not well" or "not at all"	67	2%
Speak Asian/Pacific Island language:	429	11%
Speak English "well" or "very well"	413	10%
Speak English "not well" or "not at all"	16	<1%
Speak other language:	227	5%
Speak English "well" or "very well"	193	5%
Speak English "not well" or "not at all"	34	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	2,849	100%
Less than 9th grade	26	1%
9th through 12th grade, no diploma	58	2%
High school grad (incl. equivalency)	427	15%
Some college, no degree	532	19%
Associate degree	359	13%
Bachelor's degree	950	33%
Master's degree	377	13%
Professional school degree	36	1%
Doctorate degree	84	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	4,162	100%	---	---	---	---
Enrolled in school	1,378	33%	1,209	29%	169	4%
Nursery / Preschool	152	11%	66	5%	86	51%
Kindergarten to grade 4	346	25%	324	27%	22	13%
Grade 5 to grade 8	333	24%	333	28%	0	0%
Grade 9 to grade 12	285	21%	285	24%	0	0%
College, undergraduate	241	17%	201	17%	40	24%
Graduate or Professional school	21	2%	0	0%	21	12%
Not enrolled in school	2,784	67%	---	---	---	---

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	1,302	100%	662	100%	640	100%
Family Households:	1,138	87%	662	100%	476	74%
Married couple family	993	76%	554	84%	439	69%
Other family:	145	11%	108	16%	37	6%
Male householder, no wife	26	2%	26	4%	0	0%
Female householder, no husband	119	9%	82	12%	37	6%
Nonfamily households:	164	13%	0	0%	164	26%
Householder living alone	90	7%	----	----	----	----
Other nonfamily households	74	6%	----	----	----	----

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	1,320	100%	1302	18	1%	3.31
Single family (detached)	1,320	100%	1,302	18	1%	3.31
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
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	1,071	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	11	1%
\$200,000 to \$249,999	12	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	106	10%
\$400,000 to \$499,999	148	14%
\$500,000 to \$749,999	772	72%
\$750,000 to \$999,999	22	2%
\$1,000,000 or more	0	0%

Median Value **\$583,711**

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	1,320	100%
2005 or Later	10	1%
2000 to 2004	0	0%
1990 to 1999	46	3%
1980 to 1989	347	26%
1970 to 1979	849	64%
1960 to 1969	36	3%
1950 to 1959	21	2%
1940 to 1949	0	0%
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
Total occupied housing units	1,302	100%	231	100%	1,071	100%
1.00 occupant housing per room or less	1,288	99%	231	100%	1,057	99%
1.01 to 1.50 occupants per room	0	0%	0	0%	0	0%
1.51 to 2.00 occupants per room	14	1%	0	0%	14	1%
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	231	100%
Less than \$500	15	6%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	22	10%
\$1,500 to \$1,999	96	42%
\$2,000 or more	84	36%
No cash rent	14	6%
Median contract rent	\$1,909	

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	231	100%
Less than 20 percent	57	25%
20.0 to 24.9 percent	54	23%
25.0 to 29.9 percent	24	10%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	46	20%
40.0 to 49.9 percent	13	6%
50.0 percent or more	23	10%
Not computed	14	6%

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	1,302	100%
No vehicle	7	1%
1 vehicle	179	14%
2 vehicles	711	55%
3 vehicles	277	21%
4 or more vehicles	128	10%

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	2,205	100%
Worked in state of residence	2,175	99%
Worked in county of residence	2,116	96%
Worked outside county of residence	59	3%
Worked outside state of residence	30	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	3,351	100%	1,660	50%
In labor force	2,400	72%	1,212	51%
Armed forces	0	0%	0	0%
Civilian (employed)	2,146	89%	1,087	51%
Civilian (unemployed)	254	11%	125	49%
Not in labor force	951	28%	448	47%
Pct. of civilian labor force unemployed	10.6%		10.3%	

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	2,205	100%
Car, truck or van:	2,059	93%
Drove Alone	1,837	83%
Carpooled	222	10%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	15	1%
Walked	7	<1%
Other means	33	1%
Worked at home	91	4%

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	2,205	100%
Did not work at home	2,114	96%
Less than 10 minutes	178	8%
10 to 19 minutes	623	28%
20 to 29 minutes	622	28%
30 to 44 minutes	475	22%
45 to 59 minutes	139	6%
60 to 89 minutes	40	2%
90 minutes or more	37	2%
Worked at home	91	4%
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+	2,205	100%
Agriculture, forestry, mining	0	0%
Utilities	24	1%
Construction	119	5%
Manufacturing	265	12%
Wholesale trade	59	3%
Retail trade	252	11%
Transportation & warehousing	56	3%
Information & communications	24	1%
Finance, insurance, & real estate	46	2%
Professional, scientific, management, administration	184	8%
Educational, social, & health services	572	26%
Art, entertainment, recreation, accommodations, food	158	7%
Other services	76	3%
Public administration	370	17%

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+	2,205	100%
Management, professional & related:	1,214	55%
Management (incl. farm managers)	390	18%
Business & financial	148	7%
Computer & mathematical	140	6%
Architecture & engineering	65	3%
Life, physical & social science	92	4%
Community & social service	8	<1%
Legal	39	2%
Education, training, & library	201	9%
Art, entertainment, sports & media	18	1%
Healthcare practitioners	113	5%
Service:	292	13%
Healthcare support	11	<1%
Protective service	37	2%
Food preparation & serving	95	4%
Building & grounds cleaning / maintenance	16	1%
Personal care & service	133	6%
Sales & office	503	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	126	6%
Production, transport & material moving	70	3%

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

Household Income

Number Percent

Total Households	1,302	100%
Less than \$15,000	40	3%
\$15,000 to \$29,999	69	5%
\$30,000 to \$44,999	37	3%
\$45,000 to \$59,999	86	7%
\$60,000 to \$74,999	63	5%
\$75,000 to \$99,999	208	16%
\$100,000 to \$124,999	301	23%
\$125,000 to \$149,999	231	18%
\$150,000 to \$199,999	185	14%
\$200,000 or more	82	6%
Median Income	\$112,292	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,302	100%
With earnings	1,193	92%
With wage and salary income	1,161	89%
With self-employment income	239	18%
With interest, dividend, or net rental income	448	34%
With Social Security income	217	17%
With Supplemental Security income	47	4%
With public assistance income	14	1%
With retirement income	277	21%
With other types of income	256	20%

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	4,316	100%
Under .50	49	1%
.50 to .99	71	2%
1.00 to 1.24	76	2%
1.25 to 1.49	230	5%
1.50 to 1.84	73	2%
1.85 to 1.99	0	0%
2.00 and over	3,817	88%

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	4,316	100%
Above Poverty	4,196	97%
Below Poverty	120	3%

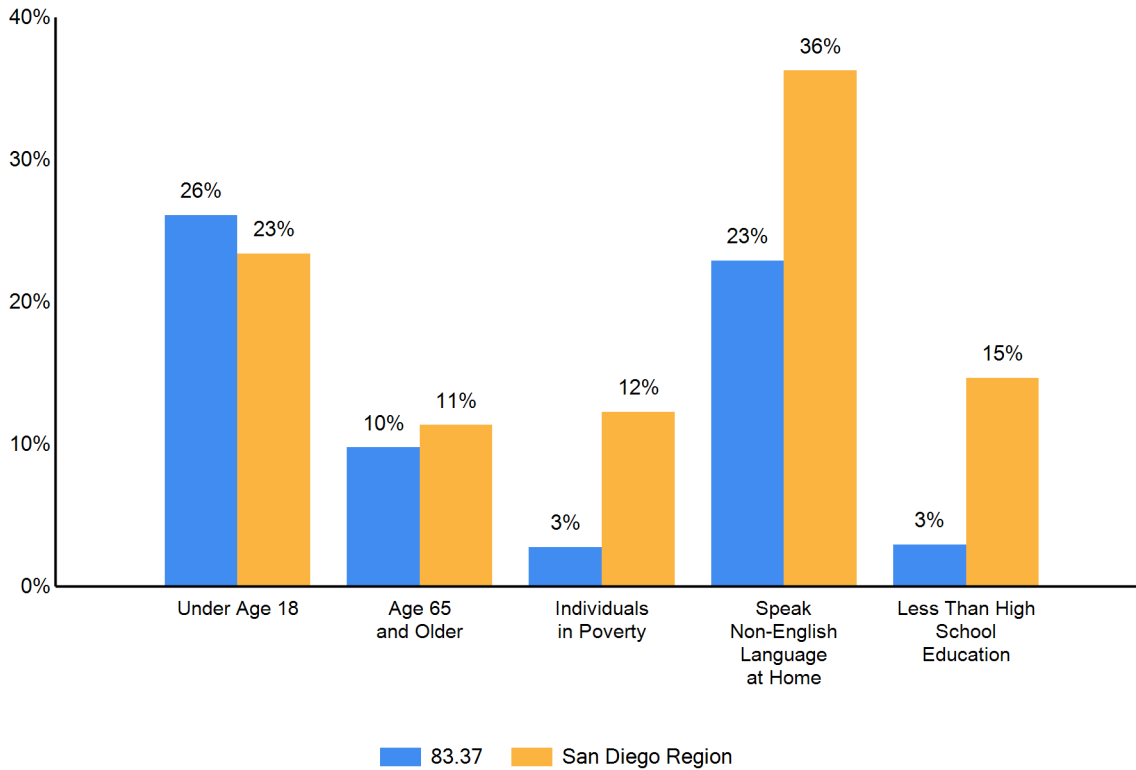
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,138	662	476	1,113	637	476	25	25	0
Married couple family	993	554	439	987	548	439	6	6	0
Male householder, no wife present	26	26	0	26	26	0	0	0	0
Female householder, no husband present	119	82	37	100	63	37	19	19	0

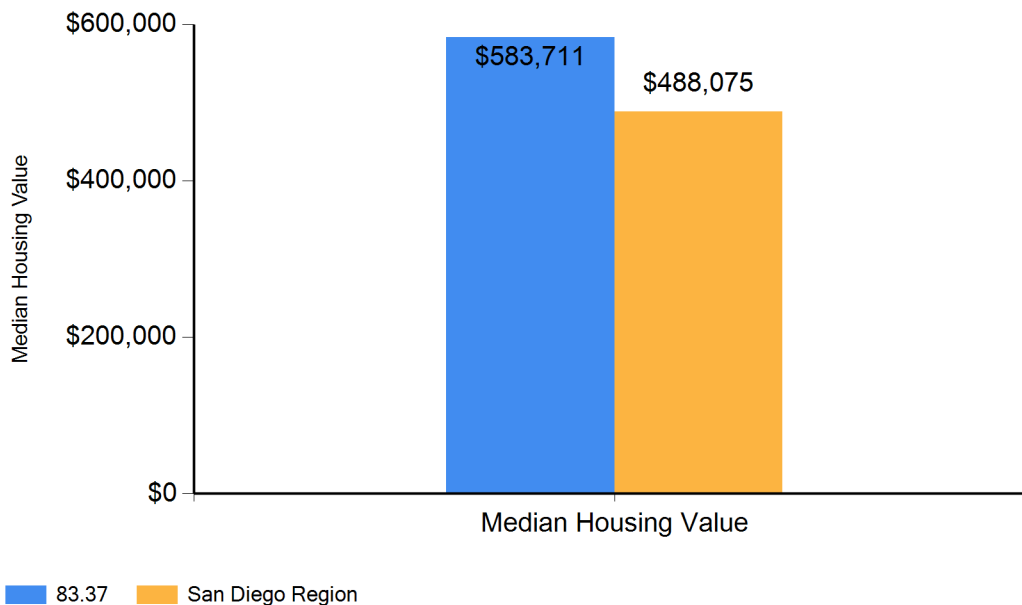
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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