



Demographic and Socioeconomic Profile 2010

TRACT: 170.40

Population by Race

	Population	Percent
Total Population	4,363	100%
White	2,723	62%
Hispanic	779	18%
Asian	587	13%
Two or More	160	4%
Black	80	2%
American Indian	18	<1%
Pacific Islander	9	<1%
Other	7	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,363	2,188	2,175	50%
Under 5	223	115	108	48%
5 to 9	267	142	125	47%
10 to 14	315	150	165	52%
15 to 17	232	127	105	45%
18 and 19	119	61	58	49%
20 to 24	245	138	107	44%
25 to 29	259	151	108	42%
30 to 34	231	111	120	52%
35 to 39	255	120	135	53%
40 to 44	317	153	164	52%
45 to 49	372	184	188	51%
50 to 54	432	216	216	50%
55 to 59	341	168	173	51%
60 and 61	142	71	71	50%
62 to 64	137	63	74	54%
65 to 69	142	78	64	45%
70 to 74	131	51	80	61%
75 to 79	91	43	48	53%
80 to 84	73	31	42	58%
85 and Older	39	15	24	62%
Under 18	1,037	534	503	49%
65 and older	476	218	258	54%
Median	40.6	39.1	41.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,558	100%
Never Married	1,054	30%
Married, excluding separated	2,123	60%
Separated	22	<1%
Widowed	135	4%
Divorced	224	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
Total population	4,363	100%
Household	4,347	100%
Group Quarters - Other	16	<1%
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
Total Pop.	4,363	779	2,723	80	18	587	9	7	160
Under 5	223	75	110	2	1	19	0	0	16
5 to 9	267	71	145	2	0	26	0	0	23
10 to 14	315	74	173	6	3	31	0	0	28
15 to 17	232	56	131	3	1	26	0	2	13
18 and 19	119	34	61	3	0	13	0	1	7
20 to 24	245	54	135	8	2	32	0	0	14
25 to 29	259	65	143	2	0	42	0	1	6
30 to 34	231	52	126	8	1	37	0	0	7
35 to 39	255	59	129	5	1	44	2	0	15
40 to 44	317	55	199	8	1	45	2	1	6
45 to 49	372	52	261	6	2	42	1	0	8
50 to 54	432	51	317	2	4	55	0	0	3
55 to 59	341	19	249	5	1	60	1	1	5
60 and 61	142	9	103	3	0	25	1	0	1
62 to 64	137	10	95	5	0	27	0	0	0
65 to 69	142	11	98	5	0	27	0	0	1
70 to 74	131	12	97	5	0	13	1	1	2
75 to 79	91	11	62	2	1	12	1	0	2
80 to 84	73	8	55	0	0	8	0	0	2
85 and Older	39	1	34	0	0	3	0	0	1
Under 18	1,037	276	559	13	5	102	0	2	80
65 and older	476	43	346	12	1	63	2	1	8
Median		27.0	45.2	40.6	40.0	42.6	47.5	27.5	18.0

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,140	100%
Speak Only English	3,148	76%
Speak Spanish:	479	12%
Speak English "well" or "very well"	347	8%
Speak English "not well" or "not at all"	132	3%
Speak Asian/Pacific Island language:	275	7%
Speak English "well" or "very well"	275	7%
Speak English "not well" or "not at all"	0	0%
Speak other language:	238	5%
Speak English "well" or "very well"	192	5%
Speak English "not well" or "not at all"	46	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	2,962	100%
Less than 9th grade	92	3%
9th through 12th grade, no diploma	52	2%
High school grad (incl. equivalency)	528	18%
Some college, no degree	705	24%
Associate degree	307	10%
Bachelor's degree	734	25%
Master's degree	401	14%
Professional school degree	79	3%
Doctorate degree	64	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
Total population age 3 and older	4,262	100%	---	---	---	---
Enrolled in school	1,283	30%	1,177	28%	106	2%
Nursery / Preschool	34	3%	0	0%	34	32%
Kindergarten to grade 4	291	23%	283	24%	8	8%
Grade 5 to grade 8	269	21%	261	22%	8	8%
Grade 9 to grade 12	272	21%	272	23%	0	0%
College, undergraduate	378	29%	336	29%	42	40%
Graduate or Professional school	39	3%	25	2%	14	13%
Not enrolled in school	2,979	70%	---	---	---	---

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	1,400	100%	483	100%	917	100%
Family Households:	1,098	78%	483	100%	615	67%
Married couple family	948	68%	415	86%	533	58%
Other family:	150	11%	68	14%	82	9%
Male householder, no wife	25	2%	12	2%	13	1%
Female householder, no husband	125	9%	56	12%	69	8%
Nonfamily households:	302	22%	0	0%	302	33%
Householder living alone	205	15%	----	----	----	----
Other nonfamily households	97	7%	----	----	----	----

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	1,434	100%	1400	34	2%	3.11
Single family (detached)	1,344	94%	1,310	34	3%	3.10
Single family (attached)	2	<1%	2	0	0%	2.50
2 to 4 units	21	1%	21	0	0%	2.29
5 to 9 units	36	3%	36	0	0%	3.39
10 or more units	31	2%	31	0	0%	3.39
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	1,234	100%
Less than \$150,000	28	2%
\$150,000 to \$199,999	9	1%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	27	2%
\$300,000 to \$399,999	184	15%
\$400,000 to \$499,999	250	20%
\$500,000 to \$749,999	427	35%
\$750,000 to \$999,999	154	12%
\$1,000,000 or more	141	11%

Median Value **\$562,353**

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	1,434	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	113	8%
1980 to 1989	328	23%
1970 to 1979	529	37%
1960 to 1969	148	10%
1950 to 1959	316	22%
1940 to 1949	0	0%
1939 or earlier	0	0%

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	1,400	100%	166	100%	1,234	100%
1.00 occupant housing per room or less	1,358	97%	133	80%	1,225	99%
1.01 to 1.50 occupants per room	34	2%	25	15%	9	1%
1.51 to 2.00 occupants per room	8	1%	8	5%	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	166	100%
Less than \$500	8	5%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	8	5%
\$900 to \$999	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	15	9%
\$1,500 to \$1,999	104	63%
\$2,000 or more	31	19%
No cash rent	0	0%
Median contract rent	\$1,750	

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	166	100%
Less than 20 percent	39	23%
20.0 to 24.9 percent	75	45%
25.0 to 29.9 percent	0	0%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	23	14%
50.0 percent or more	29	17%
Not computed	0	0%

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	1,400	100%
No vehicle	21	2%
1 vehicle	215	15%
2 vehicles	654	47%
3 vehicles	383	27%
4 or more vehicles	127	9%

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	2,385	100%
Worked in state of residence	2,385	100%
Worked in county of residence	2,340	98%
Worked outside county of residence	45	2%
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
Population age 16 and older	3,489	100%	1,739	50%
In labor force	2,399	69%	1,355	56%
Armed forces	18	1%	18	100%
Civilian (employed)	2,238	93%	1,259	56%
Civilian (unemployed)	143	6%	78	55%
Not in labor force	1,090	31%	384	35%
Pct. of civilian labor force unemployed	6.0%		5.8%	

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	2,385	100%
Car, truck or van:	2,271	95%
Drove Alone	2,049	86%
Carpooled	222	9%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	11	<1%
Bicycle	18	1%
Walked	18	1%
Other means	0	0%
Worked at home	67	3%

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	2,385	100%
Did not work at home	2,318	97%
Less than 10 minutes	184	8%
10 to 19 minutes	844	35%
20 to 29 minutes	613	26%
30 to 44 minutes	547	23%
45 to 59 minutes	95	4%
60 to 89 minutes	35	1%
90 minutes or more	0	0%
Worked at home	67	3%
Average time to work (minutes)	25	--

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+	2,370	100%
Agriculture, forestry, mining	0	0%
Utilities	27	1%
Construction	89	4%
Manufacturing	313	13%
Wholesale trade	74	3%
Retail trade	297	13%
Transportation & warehousing	43	2%
Information & communications	110	5%
Finance, insurance, & real estate	68	3%
Professional, scientific, management, administration	215	9%
Educational, social, & health services	425	18%
Art, entertainment, recreation, accommodations, food	187	8%
Other services	95	4%
Public administration	427	18%

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+	2,370	100%
Management, professional & related:	1,190	50%
Management (incl. farm managers)	406	17%
Business & financial	111	5%
Computer & mathematical	138	6%
Architecture & engineering	154	6%
Life, physical & social science	13	1%
Community & social service	0	0%
Legal	21	1%
Education, training, & library	220	9%
Art, entertainment, sports & media	4	<1%
Healthcare practitioners	123	5%
Service:	377	16%
Healthcare support	45	2%
Protective service	133	6%
Food preparation & serving	33	1%
Building & grounds cleaning / maintenance	64	3%
Personal care & service	102	4%
Sales & office	592	25%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	128	5%
Production, transport & material moving	83	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	1,400	100%
Less than \$15,000	42	3%
\$15,000 to \$29,999	92	7%
\$30,000 to \$44,999	35	3%
\$45,000 to \$59,999	128	9%
\$60,000 to \$74,999	99	7%
\$75,000 to \$99,999	276	20%
\$100,000 to \$124,999	243	17%
\$125,000 to \$149,999	79	6%
\$150,000 to \$199,999	201	14%
\$200,000 or more	205	15%
Median Income	\$102,881	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,400	100%
With earnings	1,256	90%
With wage and salary income	1,230	88%
With self-employment income	237	17%
With interest, dividend, or net rental income	453	32%
With Social Security income	304	22%
With Supplemental Security income	27	2%
With public assistance income	8	1%
With retirement income	322	23%
With other types of income	226	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	4,360	100%
Under .50	45	1%
.50 to .99	146	3%
1.00 to 1.24	191	4%
1.25 to 1.49	9	<1%
1.50 to 1.84	226	5%
1.85 to 1.99	0	0%
2.00 and over	3,743	86%

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	4,360	100%
Above Poverty	4,169	96%
Below Poverty	191	4%

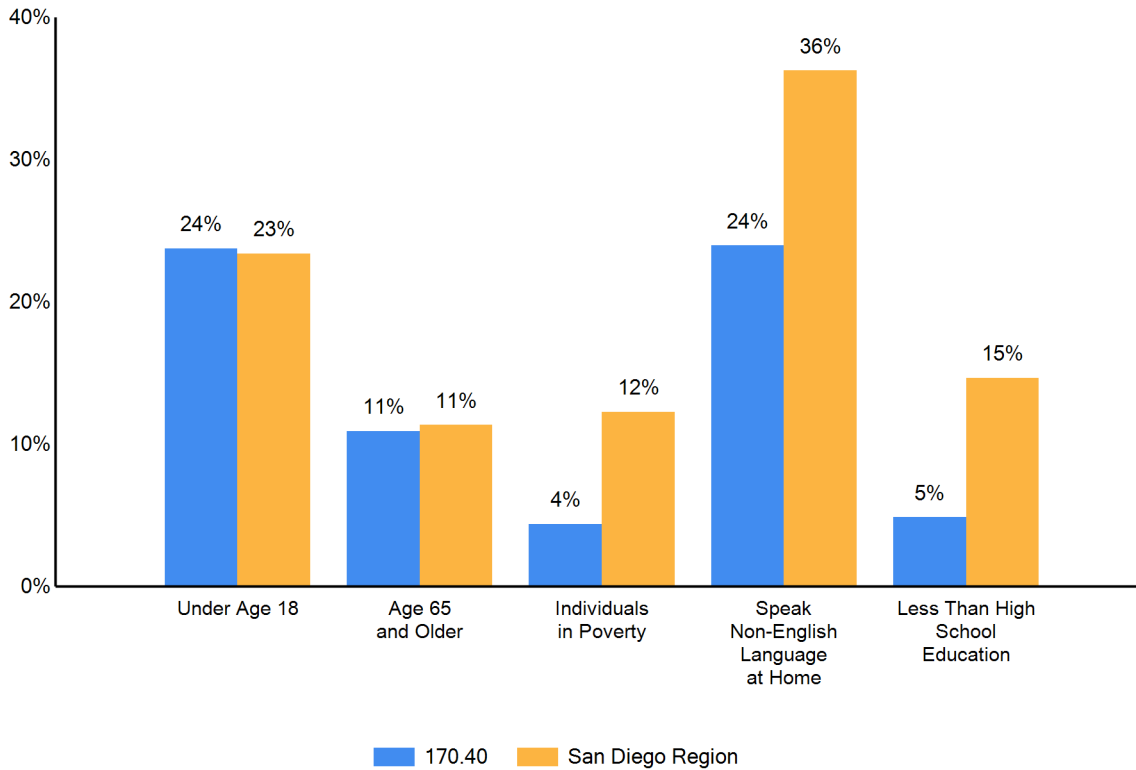
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,098	483	615	1,078	463	615	20	20	0
Married couple family	948	415	533	928	395	533	20	20	0
Male householder, no wife present	25	12	13	25	12	13	0	0	0
Female householder, no husband present	125	56	69	125	56	69	0	0	0

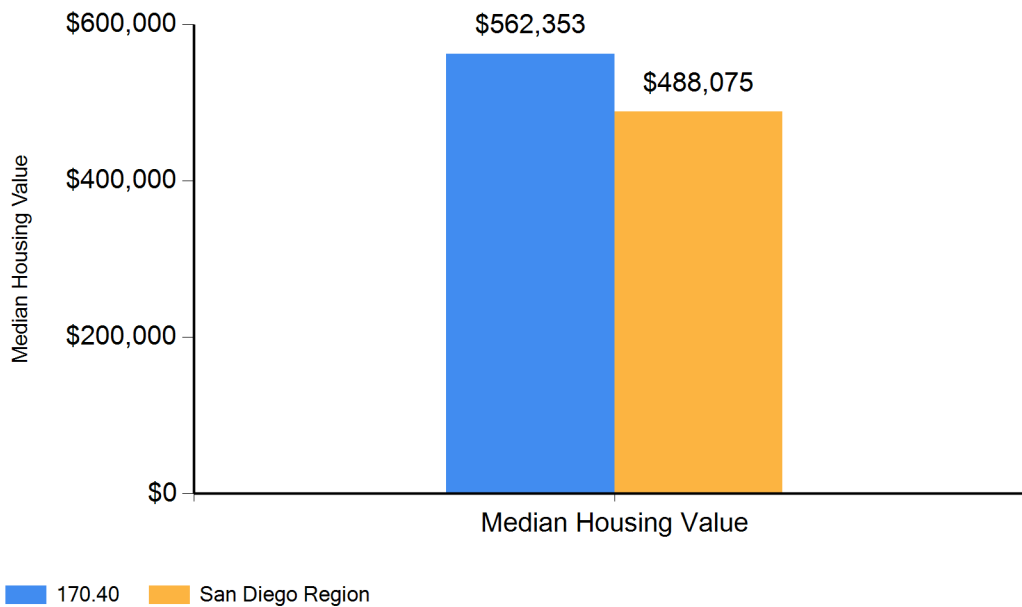
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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