



## Demographic and Socioeconomic Profile 2010

TRACT: 174.03

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,922</b>	<b>100%</b>
White	4,063	83%
Hispanic	519	11%
Asian	179	4%
Two or More	106	2%
Other	25	1%
Black	17	<1%
American Indian	8	<1%
Pacific Islander	5	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,922</b>	<b>2,329</b>	<b>2,593</b>	<b>53%</b>
Under 5	222	104	118	53%
5 to 9	239	131	108	45%
10 to 14	264	143	121	46%
15 to 17	193	84	109	56%
18 and 19	100	56	44	44%
20 to 24	186	105	81	44%
25 to 29	156	92	64	41%
30 to 34	178	81	97	54%
35 to 39	270	129	141	52%
40 to 44	297	145	152	51%
45 to 49	403	187	216	54%
50 to 54	433	221	212	49%
55 to 59	489	221	268	55%
60 and 61	167	78	89	53%
62 to 64	272	129	143	53%
65 to 69	293	132	161	55%
70 to 74	200	90	110	55%
75 to 79	186	65	121	65%
80 to 84	168	64	104	62%
85 and Older	206	72	134	65%
Under 18	918	462	456	50%
65 and older	1,053	423	630	60%
<b>Median</b>	<b>49.4</b>	<b>47.5</b>	<b>51.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,197</b>	<b>100%</b>
Never Married	1,041	25%
Married, excluding separated	2,389	57%
Separated	55	1%
Widowed	295	7%
Divorced	417	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
<b>Total population</b>	<b>4,922</b>	<b>100%</b>
Household	4,922	100%
Group Quarters - Other	0	0%
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>4,922</b>	<b>519</b>	<b>4,063</b>	<b>17</b>	<b>8</b>	<b>179</b>	<b>5</b>	<b>25</b>	<b>106</b>
Under 5	222	34	168	0	0	5	0	9	6
5 to 9	239	33	183	1	0	5	0	4	13
10 to 14	264	44	196	2	0	10	0	1	11
15 to 17	193	30	144	1	1	5	0	1	11
18 and 19	100	16	75	1	0	1	0	1	6
20 to 24	186	39	129	0	1	9	1	2	5
25 to 29	156	25	121	1	0	3	0	0	6
30 to 34	178	24	137	1	0	9	0	0	7
35 to 39	270	42	207	0	1	13	0	2	5
40 to 44	297	32	243	0	0	18	0	1	3
45 to 49	403	45	330	3	2	16	0	1	6
50 to 54	433	49	358	0	0	18	2	0	6
55 to 59	489	25	438	0	1	14	1	1	9
60 and 61	167	2	156	1	1	5	0	0	2
62 to 64	272	15	248	0	0	6	0	1	2
65 to 69	293	25	253	1	1	11	0	0	2
70 to 74	200	14	172	2	0	10	0	0	2
75 to 79	186	9	169	0	0	7	0	0	1
80 to 84	168	7	155	1	0	3	1	0	1
85 and Older	206	9	181	2	0	11	0	1	2
Under 18	918	141	691	4	1	25	0	15	41
65 and older	1,053	64	930	6	1	42	1	1	8
<b>Median</b>		<b>36.7</b>	<b>51.4</b>	<b>47.5</b>	<b>47.5</b>	<b>48.6</b>	<b>53.8</b>	<b>9.4</b>	<b>25.8</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>4,700</b>	<b>100%</b>
Speak Only English	4,154	88%
Speak Spanish:	334	7%
Speak English "well" or "very well"	268	6%
Speak English "not well" or "not at all"	66	1%
Speak Asian/Pacific Island language:	45	1%
Speak English "well" or "very well"	45	1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	167	3%
Speak English "well" or "very well"	159	3%
Speak English "not well" or "not at all"	8	<1%

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>3,718</b>	<b>100%</b>
Less than 9th grade	23	1%
9th through 12th grade, no diploma	125	3%
High school grad (incl. equivalency)	373	10%
Some college, no degree	826	22%
Associate degree	214	6%
Bachelor's degree	1,296	35%
Master's degree	541	15%
Professional school degree	130	3%
Doctorate degree	190	5%

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>4,791</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,049	22%	800	17%	249	5%
Nursery / Preschool	102	10%	30	4%	72	29%
Kindergarten to grade 4	211	20%	168	21%	43	17%
Grade 5 to grade 8	221	21%	145	18%	76	31%
Grade 9 to grade 12	290	28%	266	33%	24	10%
College, undergraduate	161	15%	137	17%	24	10%
Graduate or Professional school	64	6%	54	7%	10	4%
Not enrolled in school	3,742	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>2,013</b>	<b>100%</b>	<b>558</b>	<b>100%</b>	<b>1,455</b>	<b>100%</b>
Family Households:	1,336	66%	558	100%	778	53%
Married couple family	1,222	61%	523	94%	699	48%
Other family:	114	6%	35	6%	79	5%
Male householder, no wife	55	3%	11	2%	44	3%
Female householder, no husband	59	3%	24	4%	35	2%
Nonfamily households:	677	34%	0	0%	677	47%
Householder living alone	506	25%	----	----	----	----
Other nonfamily households	171	8%	----	----	----	----

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>2,101</b>	<b>100%</b>	<b>2013</b>	<b>88</b>	<b>4%</b>	<b>2.45</b>
Single family (detached)	1,503	72%	1,466	37	2%	2.62
Single family (attached)	554	26%	503	51	9%	1.96
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	44	2%	44	0	0%	2.25
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>1,639</b>	<b>100%</b>
Less than \$150,000	54	3%
\$150,000 to \$199,999	20	1%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	61	4%
\$300,000 to \$399,999	265	16%
\$400,000 to \$499,999	132	8%
\$500,000 to \$749,999	580	35%
\$750,000 to \$999,999	366	22%
\$1,000,000 or more	161	10%

**Median Value** **\$625,435**

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>2,101</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	47	2%
1990 to 1999	173	8%
1980 to 1989	656	31%
1970 to 1979	1,063	51%
1960 to 1969	68	3%
1950 to 1959	58	3%
1940 to 1949	14	1%
1939 or earlier	22	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>2,013</b>	<b>100%</b>	<b>374</b>	<b>100%</b>	<b>1,639</b>	<b>100%</b>
1.00 occupant housing per room or less	2,013	100%	374	100%	1,639	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>374</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	2	1%
\$600 to \$699	10	3%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	7	2%
\$1,000 to \$1,249	31	8%
\$1,250 to \$1,499	29	8%
\$1,500 to \$1,999	88	24%
\$2,000 or more	178	48%
No cash rent	29	8%
<b>Median contract rent</b>	<b>\$2,169</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>374</b>	<b>100%</b>
Less than 20 percent	46	12%
20.0 to 24.9 percent	58	16%
25.0 to 29.9 percent	13	3%
30.0 to 34.9 percent	2	1%
35.0 to 39.9 percent	17	5%
40.0 to 49.9 percent	23	6%
50.0 percent or more	185	49%
Not computed	30	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>2,013</b>	<b>100%</b>
No vehicle	108	5%
1 vehicle	473	23%
2 vehicles	811	40%
3 vehicles	469	23%
4 or more vehicles	152	8%

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>2,528</b>	<b>100%</b>
Worked in state of residence	2,518	100%
Worked in county of residence	2,490	98%
Worked outside county of residence	28	1%
Worked outside state of residence	10	<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>4,139</b>	<b>100%</b>	<b>1,923</b>	<b>46%</b>
In labor force	2,654	64%	1,395	53%
Armed forces	0	0%	0	0%
Civilian (employed)	2,473	93%	1,328	54%
Civilian (unemployed)	181	7%	67	37%
Not in labor force	1,485	36%	528	36%
Pct. of civilian labor force unemployed	6.8%		4.8%	

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
<b>Total Workers</b>	<b>2,528</b>	<b>100%</b>
Car, truck or van:	2,038	81%
Drove Alone	1,896	75%
Carpooled	142	6%
Public Transportation:	45	2%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	45	2%
Other public transportation	0	0%
Motorcycle	37	1%
Bicycle	0	0%
Walked	19	1%
Other means	19	1%
Worked at home	370	15%

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>2,528</b>	<b>100%</b>
Did not work at home	2,158	85%
Less than 10 minutes	310	12%
10 to 19 minutes	680	27%
20 to 29 minutes	505	20%
30 to 44 minutes	455	18%
45 to 59 minutes	110	4%
60 to 89 minutes	50	2%
90 minutes or more	48	2%
Worked at home	370	15%
<b>Average time to work (minutes)</b>	<b>27</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>2,528</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	149	6%
Manufacturing	252	10%
Wholesale trade	97	4%
Retail trade	144	6%
Transportation & warehousing	30	1%
Information & communications	32	1%
Finance, insurance, & real estate	381	15%
Professional, scientific, management, administration	86	3%
Educational, social, & health services	640	25%
Art, entertainment, recreation, accommodations, food	157	6%
Other services	96	4%
Public administration	464	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

<b>Total employed civilian age 16+</b>	<b>2,528</b>	<b>100%</b>
Management, professional & related:	1,414	56%
Management (incl. farm managers)	306	12%
Business & financial	354	14%
Computer & mathematical	62	2%
Architecture & engineering	108	4%
Life, physical & social science	56	2%
Community & social service	10	<1%
Legal	30	1%
Education, training, & library	265	10%
Art, entertainment, sports & media	8	<1%
Healthcare practitioners	215	9%
Service:	255	10%
Healthcare support	0	0%
Protective service	11	<1%
Food preparation & serving	88	3%
Building & grounds cleaning / maintenance	117	5%
Personal care & service	39	2%
Sales & office	593	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	162	6%
Production, transport & material moving	104	4%

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>2,013</b>	<b>100%</b>
Less than \$15,000	182	9%
\$15,000 to \$29,999	135	7%
\$30,000 to \$44,999	181	9%
\$45,000 to \$59,999	194	10%
\$60,000 to \$74,999	180	9%
\$75,000 to \$99,999	160	8%
\$100,000 to \$124,999	141	7%
\$125,000 to \$149,999	243	12%
\$150,000 to \$199,999	245	12%
\$200,000 or more	352	17%
<b>Median Income</b>	<b>\$96,016</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,013</b>	<b>100%</b>
With earnings	1,410	70%
With wage and salary income	1,363	68%
With self-employment income	396	20%
With interest, dividend, or net rental income	991	49%
With Social Security income	749	37%
With Supplemental Security income	39	2%
With public assistance income	17	1%
With retirement income	563	28%
With other types of income	296	15%

*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>4,922</b>	<b>100%</b>
Under .50	167	3%
.50 to .99	136	3%
1.00 to 1.24	35	1%
1.25 to 1.49	141	3%
1.50 to 1.84	65	1%
1.85 to 1.99	12	<1%
2.00 and over	4,366	89%

*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>4,922</b>	<b>100%</b>
Above Poverty	4,619	94%
Below Poverty	303	6%

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

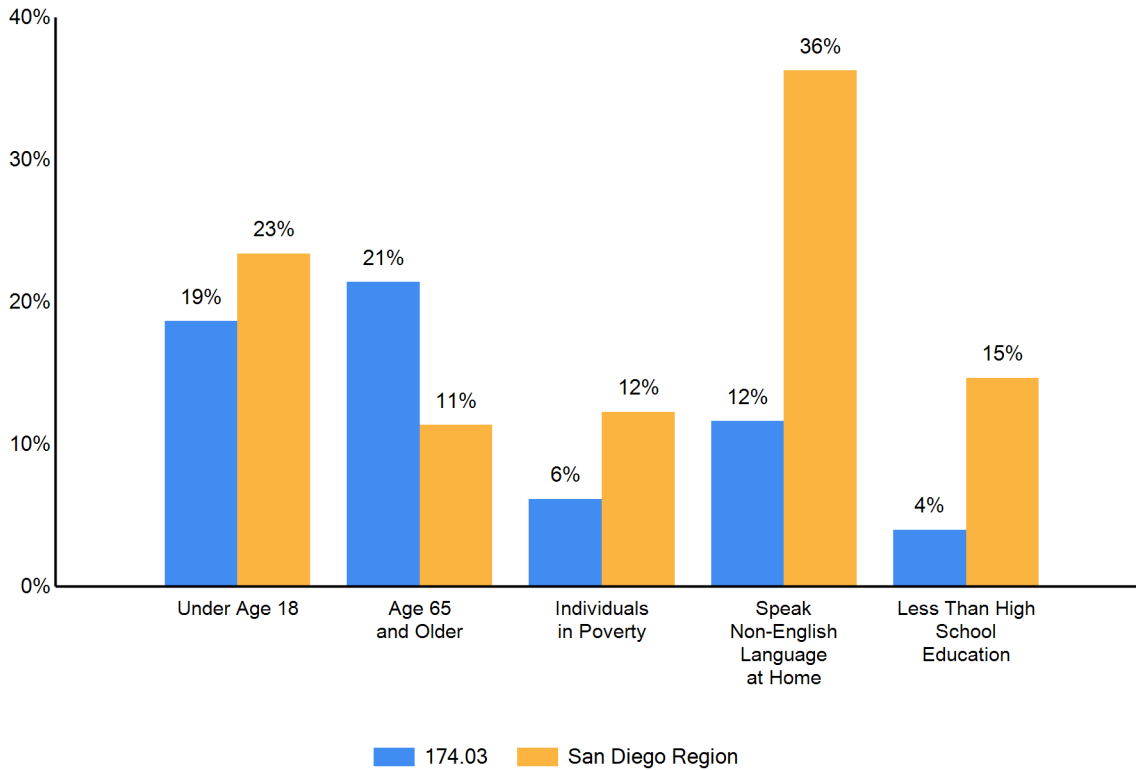
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,336</b>	<b>558</b>	<b>778</b>	<b>1,289</b>	<b>548</b>	<b>741</b>	<b>47</b>	<b>10</b>	<b>37</b>
Married couple family	1,222	523	699	1,185	523	662	37	0	37
Male householder, no wife present	55	11	44	55	11	44	0	0	0
Female householder, no husband present	59	24	35	49	14	35	10	10	0

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

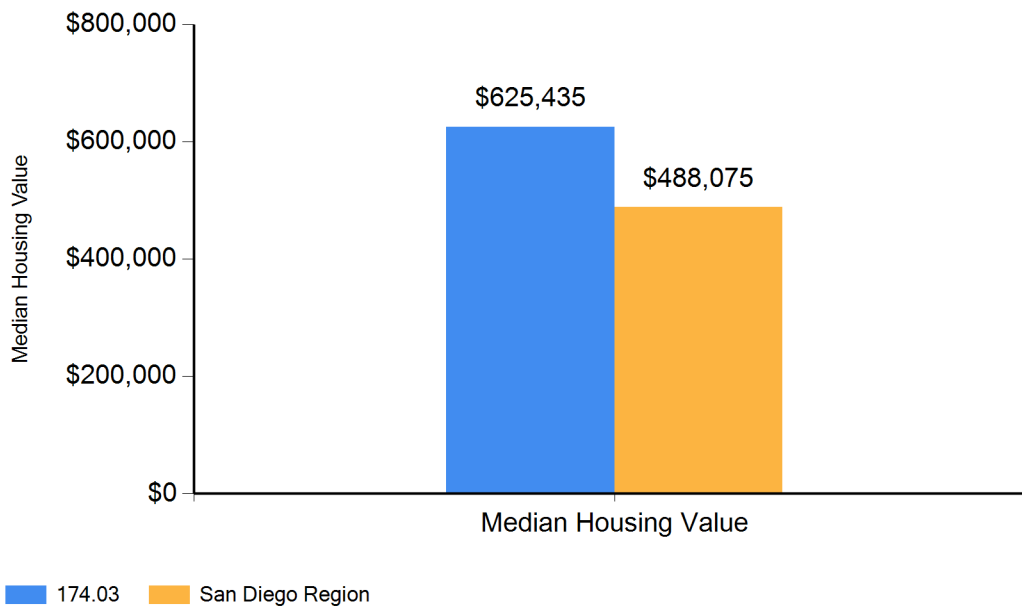


## Demographic and Socioeconomic Characteristics



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