



Demographic and Socioeconomic Profile 2010

TRACT: 83.46

Population by Race

	Population	Percent
Total Population	4,615	100%
White	2,060	45%
Asian	1,928	42%
Hispanic	364	8%
Two or More	177	4%
Black	69	1%
Other	11	<1%
American Indian	4	<1%
Pacific Islander	2	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,615	2,381	2,234	48%
Under 5	317	147	170	54%
5 to 9	275	147	128	47%
10 to 14	246	138	108	44%
15 to 17	139	76	63	45%
18 and 19	85	48	37	44%
20 to 24	309	199	110	36%
25 to 29	346	185	161	47%
30 to 34	336	181	155	46%
35 to 39	434	195	239	55%
40 to 44	395	209	186	47%
45 to 49	428	220	208	49%
50 to 54	370	187	183	49%
55 to 59	332	161	171	52%
60 and 61	107	50	57	53%
62 to 64	104	53	51	49%
65 to 69	154	67	87	56%
70 to 74	112	57	55	49%
75 to 79	74	36	38	51%
80 to 84	31	16	15	48%
85 and Older	21	9	12	57%
Under 18	977	508	469	48%
65 and older	392	185	207	53%
Median	37.9	36.8	38.9	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,777	100%
Never Married	990	26%
Married, excluding separated	2,379	63%
Separated	60	2%
Widowed	54	1%
Divorced	294	8%

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	4,615	100%
Household	4,615	100%
Group Quarters - Military	0	0%
Group Quarters - College	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.	4,615	364	2,060	69	4	1,928	2	11	177
Under 5	317	43	121	3	0	111	0	2	37
5 to 9	275	38	129	1	0	82	0	1	24
10 to 14	246	17	107	5	0	95	0	2	20
15 to 17	139	12	44	4	0	64	0	1	14
18 and 19	85	5	27	1	0	44	0	0	8
20 to 24	309	29	88	7	1	169	0	1	14
25 to 29	346	38	124	8	0	168	0	3	5
30 to 34	336	27	149	3	0	149	0	0	8
35 to 39	434	40	183	5	0	194	0	0	12
40 to 44	395	29	208	8	0	141	0	0	9
45 to 49	428	24	231	6	1	157	1	1	7
50 to 54	370	22	200	7	0	134	0	0	7
55 to 59	332	15	184	8	0	119	1	0	5
60 and 61	107	3	53	1	0	49	0	0	1
62 to 64	104	5	56	0	1	41	0	0	1
65 to 69	154	10	57	1	1	84	0	0	1
70 to 74	112	2	47	1	0	61	0	0	1
75 to 79	74	4	28	0	0	39	0	0	3
80 to 84	31	1	11	0	0	19	0	0	0
85 and Older	21	0	13	0	0	8	0	0	0
Under 18	977	110	401	13	0	352	0	6	95
65 and older	392	17	156	2	1	211	0	0	5
Median		30.0	41.4	37.5	62.0	37.1	55.0	16.5	16.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,298	100%
Speak Only English	2,475	58%
Speak Spanish:	226	5%
Speak English "well" or "very well"	221	5%
Speak English "not well" or "not at all"	5	<1%
Speak Asian/Pacific Island language:	987	23%
Speak English "well" or "very well"	884	21%
Speak English "not well" or "not at all"	103	2%
Speak other language:	610	12%
Speak English "well" or "very well"	517	12%
Speak English "not well" or "not at all"	93	2%

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	3,244	100%
Less than 9th grade	54	2%
9th through 12th grade, no diploma	18	1%
High school grad (incl. equivalency)	235	7%
Some college, no degree	515	16%
Associate degree	172	5%
Bachelor's degree	1,213	37%
Master's degree	645	20%
Professional school degree	150	5%
Doctorate degree	242	7%

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	4,428	100%	---	---	---	---
Enrolled in school	1,172	26%	725	16%	447	10%
Nursery / Preschool	107	9%	0	0%	107	24%
Kindergarten to grade 4	445	38%	206	28%	239	53%
Grade 5 to grade 8	90	8%	40	6%	50	11%
Grade 9 to grade 12	162	14%	153	21%	9	2%
College, undergraduate	302	26%	272	38%	30	7%
Graduate or Professional school	66	6%	54	7%	12	3%
Not enrolled in school	3,256	74%	---	---	---	---

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	1,564	100%	653	100%	911	100%
Family Households:	1,260	81%	645	99%	615	68%
Married couple family	1,117	71%	536	82%	581	64%
Other family:	143	9%	109	17%	34	4%
Male householder, no wife	61	4%	48	7%	13	1%
Female householder, no husband	82	5%	61	9%	21	2%
Nonfamily households:	304	19%	8	1%	296	32%
Householder living alone	161	10%	----	----	----	----
Other nonfamily households	143	9%	----	----	----	----

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	1,612	100%	1564	48	3%	2.95
Single family (detached)	1,101	68%	1,088	13	1%	3.13
Single family (attached)	137	8%	102	35	26%	2.39
2 to 4 units	60	4%	60	0	0%	3.05
5 to 9 units	314	19%	314	0	0%	2.49
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	1,343	100%
Less than \$150,000	86	6%
\$150,000 to \$199,999	1	<1%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	117	9%
\$400,000 to \$499,999	140	10%
\$500,000 to \$749,999	639	48%
\$750,000 to \$999,999	332	25%
\$1,000,000 or more	28	2%

Median Value **\$628,711**

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	1,612	100%
2005 or Later	0	0%
2000 to 2004	74	5%
1990 to 1999	1,212	75%
1980 to 1989	302	19%
1970 to 1979	24	1%
1960 to 1969	0	0%
1950 to 1959	0	0%
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	1,564	100%	221	100%	1,343	100%
1.00 occupant housing per room or less	1,545	99%	216	98%	1,329	99%
1.01 to 1.50 occupants per room	19	1%	5	2%	14	1%
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
Total Units	221	100%
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	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	96	43%
\$2,000 or more	125	57%
No cash rent	0	0%
Median contract rent	\$2,174	

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	221	100%
Less than 20 percent	57	26%
20.0 to 24.9 percent	39	18%
25.0 to 29.9 percent	9	4%
30.0 to 34.9 percent	42	19%
35.0 to 39.9 percent	18	8%
40.0 to 49.9 percent	0	0%
50.0 percent or more	56	25%
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	1,564	100%
No vehicle	2	<1%
1 vehicle	238	15%
2 vehicles	698	45%
3 vehicles	397	25%
4 or more vehicles	229	15%

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	2,619	100%
Worked in state of residence	2,608	100%
Worked in county of residence	2,608	100%
Worked outside county of residence	0	0%
Worked outside state of residence	11	<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	3,732	100%	1,929	52%
In labor force	2,779	74%	1,658	60%
Armed forces	10	<1%	0	0%
Civilian (employed)	2,590	93%	1,563	60%
Civilian (unemployed)	179	6%	95	53%
Not in labor force	953	26%	271	28%
Pct. of civilian labor force unemployed	6.5%		5.7%	

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	2,619	100%
Car, truck or van:	2,437	93%
Drove Alone	2,321	89%
Carpooled	116	4%
Public Transportation:	23	1%
Bus	23	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	8	<1%
Walked	0	0%
Other means	11	<1%
Worked at home	140	5%

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	2,619	100%
Did not work at home	2,479	95%
Less than 10 minutes	219	8%
10 to 19 minutes	951	36%
20 to 29 minutes	618	24%
30 to 44 minutes	614	23%
45 to 59 minutes	66	3%
60 to 89 minutes	11	<1%
90 minutes or more	0	0%
Worked at home	140	5%
Average time to work (minutes)	23	--

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+	2,599	100%
Agriculture, forestry, mining	9	<1%
Utilities	24	1%
Construction	52	2%
Manufacturing	347	13%
Wholesale trade	48	2%
Retail trade	230	9%
Transportation & warehousing	45	2%
Information & communications	194	7%
Finance, insurance, & real estate	231	9%
Professional, scientific, management, administration	110	4%
Educational, social, & health services	522	20%
Art, entertainment, recreation, accommodations, food	166	6%
Other services	129	5%
Public administration	492	19%

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+	2,599	100%
Management, professional & related:	1,720	66%
Management (incl. farm managers)	298	11%
Business & financial	184	7%
Computer & mathematical	334	13%
Architecture & engineering	189	7%
Life, physical & social science	118	5%
Community & social service	38	1%
Legal	74	3%
Education, training, & library	183	7%
Art, entertainment, sports & media	94	4%
Healthcare practitioners	208	8%
Service:	231	9%
Healthcare support	8	<1%
Protective service	68	3%
Food preparation & serving	86	3%
Building & grounds cleaning / maintenance	24	1%
Personal care & service	45	2%
Sales & office	456	18%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	61	2%
Production, transport & material moving	131	5%

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

Household Income

Number Percent

Total Households	1,564	100%
Less than \$15,000	24	2%
\$15,000 to \$29,999	21	1%
\$30,000 to \$44,999	31	2%
\$45,000 to \$59,999	85	5%
\$60,000 to \$74,999	151	10%
\$75,000 to \$99,999	180	12%
\$100,000 to \$124,999	225	14%
\$125,000 to \$149,999	202	13%
\$150,000 to \$199,999	309	20%
\$200,000 or more	336	21%
Median Income	\$133,045	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,564	100%
With earnings	1,493	95%
With wage and salary income	1,419	91%
With self-employment income	302	19%
With interest, dividend, or net rental income	647	41%
With Social Security income	235	15%
With Supplemental Security income	24	2%
With public assistance income	32	2%
With retirement income	226	14%
With other types of income	149	10%

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	4,615	100%
Under .50	95	2%
.50 to .99	125	3%
1.00 to 1.24	55	1%
1.25 to 1.49	6	<1%
1.50 to 1.84	26	1%
1.85 to 1.99	0	0%
2.00 and over	4,308	93%

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	4,615	100%
Above Poverty	4,395	95%
Below Poverty	220	5%

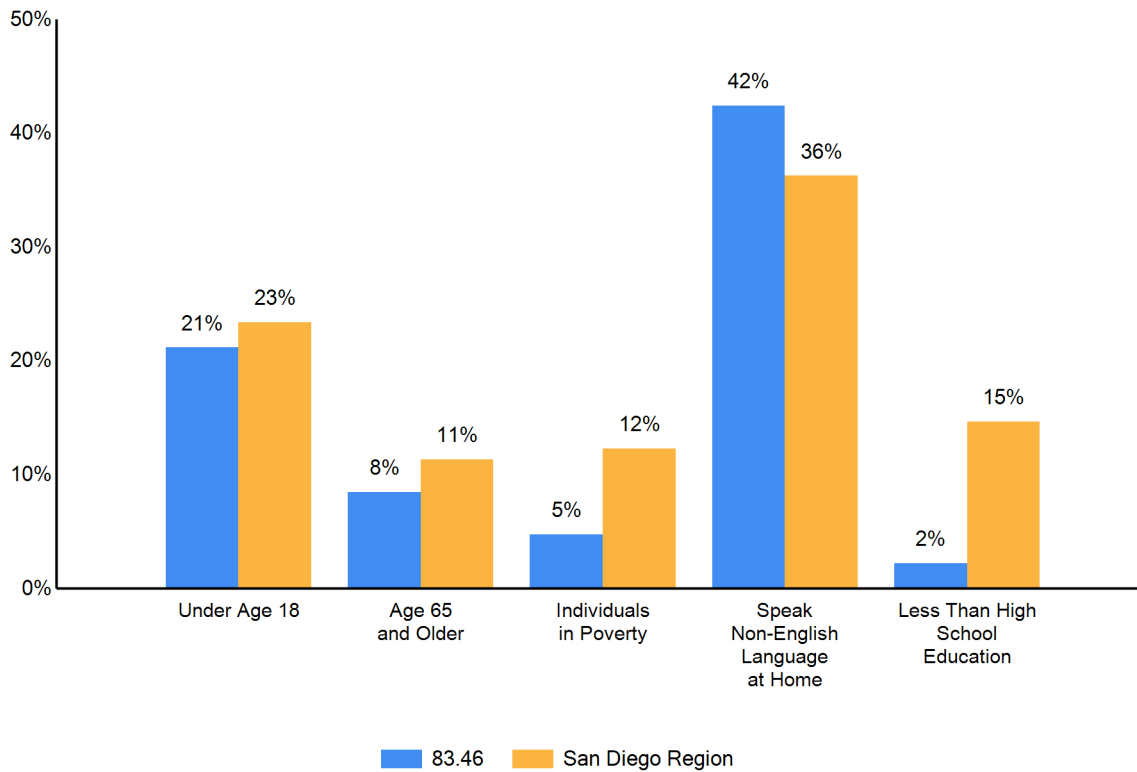
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,260	645	615	1,239	637	602	21	8	13
Married couple family	1,117	536	581	1,117	536	581	0	0	0
Male householder, no wife present	61	48	13	40	40	0	21	8	13
Female householder, no husband present	82	61	21	82	61	21	0	0	0

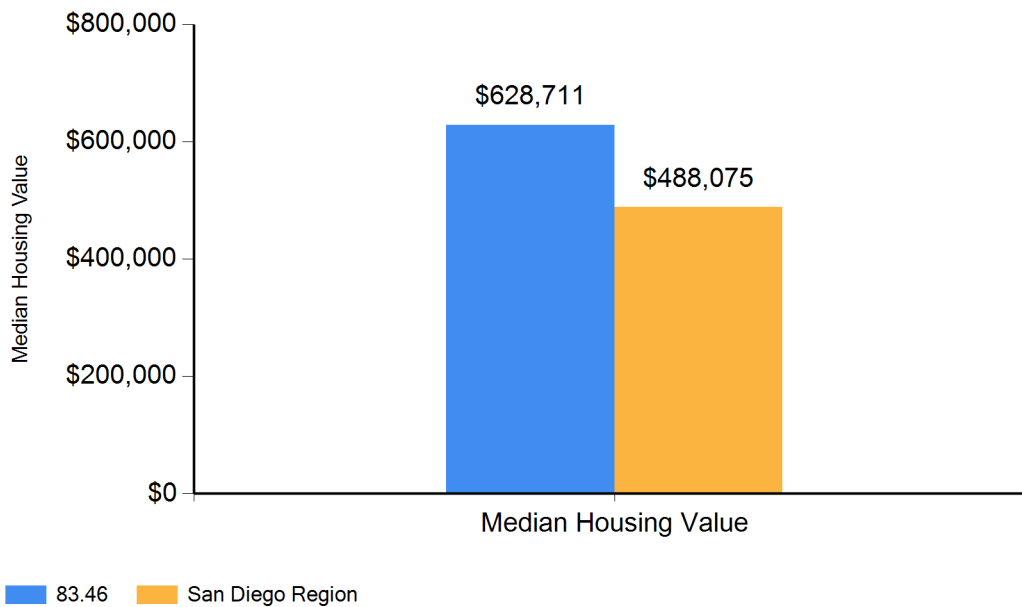
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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