



Demographic and Socioeconomic Profile 2010

TRACT: 85.05

Population by Race

	Population	Percent
Total Population	5,605	100%
White	3,191	57%
Hispanic	1,302	23%
Asian	773	14%
Two or More	177	3%
Black	105	2%
Pacific Islander	27	<1%
American Indian	21	<1%
Other	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,605	2,820	2,785	50%
Under 5	271	124	147	54%
5 to 9	251	129	122	49%
10 to 14	286	145	141	49%
15 to 17	219	119	100	46%
18 and 19	130	67	63	48%
20 to 24	458	249	209	46%
25 to 29	482	253	229	48%
30 to 34	403	225	178	44%
35 to 39	336	174	162	48%
40 to 44	374	196	178	48%
45 to 49	466	236	230	49%
50 to 54	445	229	216	49%
55 to 59	382	187	195	51%
60 and 61	115	54	61	53%
62 to 64	159	71	88	55%
65 to 69	193	90	103	53%
70 to 74	198	75	123	62%
75 to 79	197	87	110	56%
80 to 84	149	64	85	57%
85 and Older	91	46	45	49%
Under 18	1,027	517	510	50%
65 and older	828	362	466	56%
Median	39.5	37.8	41.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,797	100%
Never Married	1,326	28%
Married, excluding separated	2,637	55%
Separated	128	3%
Widowed	279	6%
Divorced	427	9%

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	5,605	100%
Household	5,605	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
Total Pop.	5,605	1,302	3,191	105	21	773	27	9	177
Under 5	271	96	122	2	0	33	0	0	18
5 to 9	251	102	98	6	1	29	2	1	12
10 to 14	286	100	134	7	0	24	2	2	17
15 to 17	219	72	105	5	3	21	2	0	11
18 and 19	130	45	64	3	0	10	2	0	6
20 to 24	458	123	210	11	3	86	4	1	20
25 to 29	482	121	236	10	0	99	1	0	15
30 to 34	403	109	200	5	3	71	2	1	12
35 to 39	336	78	190	8	1	50	2	0	7
40 to 44	374	99	199	10	1	47	0	0	18
45 to 49	466	103	278	6	3	62	2	1	11
50 to 54	445	73	294	9	1	56	3	1	8
55 to 59	382	42	267	8	0	56	1	0	8
60 and 61	115	18	69	1	1	19	0	0	7
62 to 64	159	20	103	6	2	27	1	0	0
65 to 69	193	32	136	5	0	15	2	0	3
70 to 74	198	25	145	3	1	20	1	1	2
75 to 79	197	14	160	0	0	21	0	1	1
80 to 84	149	21	111	0	1	16	0	0	0
85 and Older	91	9	70	0	0	11	0	0	1
Under 18	1,027	370	459	20	4	107	6	3	58
65 and older	828	101	622	8	2	83	3	2	7
Median		29.7	45.7	37.2	37.5	36.4	31.3	32.5	26.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,334	100%
Speak Only English	3,981	75%
Speak Spanish:	811	15%
Speak English "well" or "very well"	469	9%
Speak English "not well" or "not at all"	342	6%
Speak Asian/Pacific Island language:	436	8%
Speak English "well" or "very well"	288	5%
Speak English "not well" or "not at all"	148	3%
Speak other language:	106	2%
Speak English "well" or "very well"	106	2%
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
Total population age 25 and older	3,990	100%
Less than 9th grade	427	11%
9th through 12th grade, no diploma	260	7%
High school grad (incl. equivalency)	778	19%
Some college, no degree	1,099	28%
Associate degree	455	11%
Bachelor's degree	670	17%
Master's degree	180	5%
Professional school degree	58	1%
Doctorate degree	63	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	5,428	100%	---	---	---	---
Enrolled in school	1,611	30%	1,336	25%	275	5%
Nursery / Preschool	6	<1%	0	0%	6	2%
Kindergarten to grade 4	509	32%	489	37%	20	7%
Grade 5 to grade 8	261	16%	209	16%	52	19%
Grade 9 to grade 12	282	18%	255	19%	27	10%
College, undergraduate	374	23%	260	19%	114	41%
Graduate or Professional school	179	11%	123	9%	56	20%
Not enrolled in school	3,817	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	2,094	100%	689	100%	1,405	100%
Family Households:	1,541	74%	689	100%	852	61%
Married couple family	1,043	50%	460	67%	583	41%
Other family:	498	24%	229	33%	269	19%
Male householder, no wife	230	11%	73	11%	157	11%
Female householder, no husband	268	13%	156	23%	112	8%
Nonfamily households:	553	26%	0	0%	553	39%
Householder living alone	447	21%	----	----	----	----
Other nonfamily households	106	5%	----	----	----	----

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	2,157	100%	2094	63	3%	2.68
Single family (detached)	1,642	76%	1,614	28	2%	2.79
Single family (attached)	40	2%	31	9	23%	2.23
2 to 4 units	97	4%	94	3	3%	2.39
5 to 9 units	47	2%	47	0	0%	1.96
10 or more units	331	15%	308	23	7%	2.31
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	1,455	100%
Less than \$150,000	20	1%
\$150,000 to \$199,999	37	3%
\$200,000 to \$249,999	7	<1%
\$250,000 to \$299,999	9	1%
\$300,000 to \$399,999	341	23%
\$400,000 to \$499,999	421	29%
\$500,000 to \$749,999	532	37%
\$750,000 to \$999,999	88	6%
\$1,000,000 or more	0	0%

Median Value **\$474,643**

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	2,157	100%
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	0	0%
1980 to 1989	202	9%
1970 to 1979	294	14%
1960 to 1969	719	33%
1950 to 1959	921	43%
1940 to 1949	21	1%
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	2,094	100%	639	100%	1,455	100%
1.00 occupant housing per room or less	2,011	96%	556	87%	1,455	100%
1.01 to 1.50 occupants per room	83	4%	83	13%	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
Total Units	639	100%
Less than \$500	11	2%
\$500 to \$599	19	3%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	55	9%
\$900 to \$999	27	4%
\$1,000 to \$1,249	275	43%
\$1,250 to \$1,499	55	9%
\$1,500 to \$1,999	106	17%
\$2,000 or more	29	5%
No cash rent	62	10%
Median contract rent	\$1,187	

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	639	100%
Less than 20 percent	147	23%
20.0 to 24.9 percent	24	4%
25.0 to 29.9 percent	25	4%
30.0 to 34.9 percent	104	16%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	36	6%
50.0 percent or more	194	30%
Not computed	109	17%

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	2,094	100%
No vehicle	67	3%
1 vehicle	477	23%
2 vehicles	1,121	54%
3 vehicles	252	12%
4 or more vehicles	177	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
Total Workers	2,574	100%
Worked in state of residence	2,574	100%
Worked in county of residence	2,486	97%
Worked outside county of residence	88	3%
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	4,724	100%	2,374	50%
In labor force	3,046	64%	1,670	55%
Armed forces	0	0%	0	0%
Civilian (employed)	2,784	91%	1,630	59%
Civilian (unemployed)	262	9%	40	15%
Not in labor force	1,678	36%	704	42%
Pct. of civilian labor force unemployed	8.6%		2.4%	

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	2,574	100%
Car, truck or van:	2,346	91%
Drove Alone	2,194	85%
Carpooled	152	6%
Public Transportation:	16	1%
Bus	16	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	97	4%
Other means	0	0%
Worked at home	115	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	2,574	100%
Did not work at home	2,459	96%
Less than 10 minutes	320	12%
10 to 19 minutes	1,196	46%
20 to 29 minutes	736	29%
30 to 44 minutes	190	7%
45 to 59 minutes	11	<1%
60 to 89 minutes	6	<1%
90 minutes or more	0	0%
Worked at home	115	4%
Average time to work (minutes)	19	--

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+	2,574	100%
Agriculture, forestry, mining	0	0%
Utilities	25	1%
Construction	200	8%
Manufacturing	290	11%
Wholesale trade	33	1%
Retail trade	210	8%
Transportation & warehousing	22	1%
Information & communications	19	1%
Finance, insurance, & real estate	234	9%
Professional, scientific, management, administration	102	4%
Educational, social, & health services	412	16%
Art, entertainment, recreation, accommodations, food	272	11%
Other services	90	3%
Public administration	665	26%

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+	2,574	100%
Management, professional & related:	1,021	40%
Management (incl. farm managers)	157	6%
Business & financial	121	5%
Computer & mathematical	144	6%
Architecture & engineering	112	4%
Life, physical & social science	39	2%
Community & social service	17	1%
Legal	16	1%
Education, training, & library	222	9%
Art, entertainment, sports & media	141	5%
Healthcare practitioners	52	2%
Service:	494	19%
Healthcare support	0	0%
Protective service	65	3%
Food preparation & serving	157	6%
Building & grounds cleaning / maintenance	213	8%
Personal care & service	59	2%
Sales & office	669	26%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	273	11%
Production, transport & material moving	117	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	2,094	100%
Less than \$15,000	151	7%
\$15,000 to \$29,999	391	19%
\$30,000 to \$44,999	207	10%
\$45,000 to \$59,999	380	18%
\$60,000 to \$74,999	140	7%
\$75,000 to \$99,999	340	16%
\$100,000 to \$124,999	186	9%
\$125,000 to \$149,999	114	5%
\$150,000 to \$199,999	129	6%
\$200,000 or more	56	3%
Median Income	\$56,763	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,094	100%
With earnings	1,611	77%
With wage and salary income	1,493	71%
With self-employment income	339	16%
With interest, dividend, or net rental income	703	34%
With Social Security income	718	34%
With Supplemental Security income	36	2%
With public assistance income	10	<1%
With retirement income	534	26%
With other types of income	328	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	5,538	100%
Under .50	412	7%
.50 to .99	116	2%
1.00 to 1.24	397	7%
1.25 to 1.49	53	1%
1.50 to 1.84	369	7%
1.85 to 1.99	51	1%
2.00 and over	4,140	75%

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	5,538	100%
Above Poverty	5,010	90%
Below Poverty	528	10%

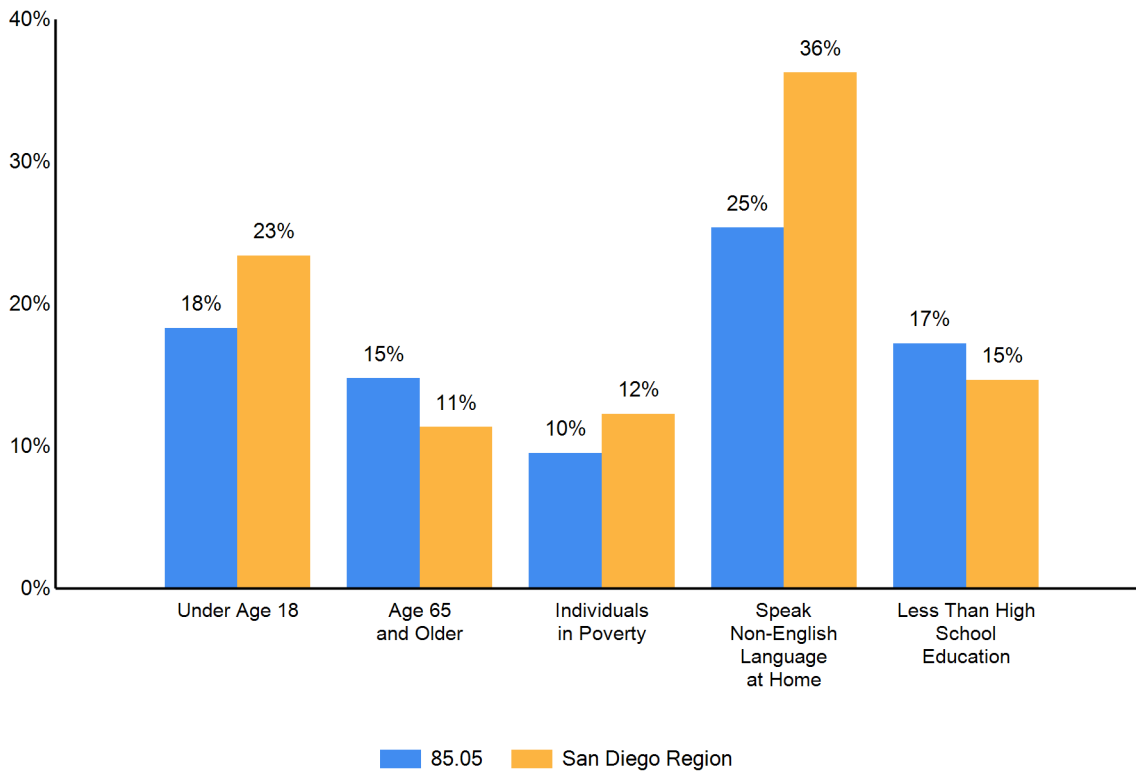
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,541	689	852	1,455	654	801	86	35	51
Married couple family	1,043	460	583	1,008	425	583	35	35	0
Male householder, no wife present	230	73	157	230	73	157	0	0	0
Female householder, no husband present	268	156	112	217	156	61	51	0	51

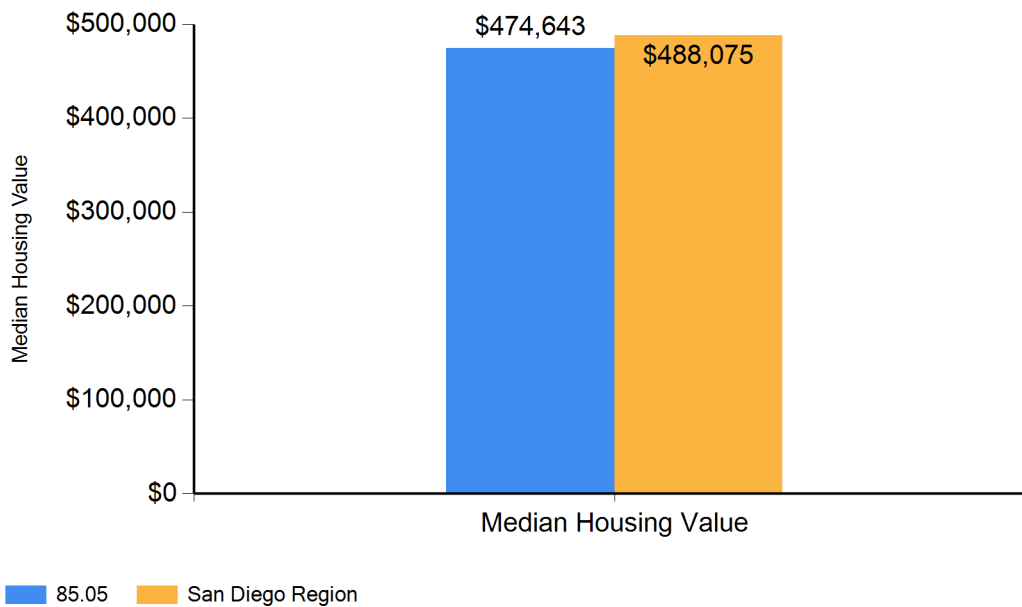
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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