



Demographic and Socioeconomic Profile 2010

TRACT: 28.03

Population by Race

	Population	Percent
Total Population	5,370	100%
White	2,443	45%
Hispanic	1,296	24%
Asian	848	16%
Black	567	11%
Two or More	175	3%
American Indian	18	<1%
Pacific Islander	15	<1%
Other	8	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,370	2,583	2,787	52%
Under 5	290	146	144	50%
5 to 9	214	112	102	48%
10 to 14	203	84	119	59%
15 to 17	158	74	84	53%
18 and 19	168	78	90	54%
20 to 24	727	366	361	50%
25 to 29	540	263	277	51%
30 to 34	436	231	205	47%
35 to 39	390	211	179	46%
40 to 44	323	176	147	46%
45 to 49	300	148	152	51%
50 to 54	288	136	152	53%
55 to 59	254	107	147	58%
60 and 61	107	49	58	54%
62 to 64	135	56	79	59%
65 to 69	216	97	119	55%
70 to 74	170	81	89	52%
75 to 79	126	56	70	56%
80 to 84	105	34	71	68%
85 and Older	220	78	142	65%
Under 18	865	416	449	52%
65 and older	837	346	491	59%
Median	34.4	33.6	35.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,663	100%
Never Married	1,980	42%
Married, excluding separated	1,914	41%
Separated	115	2%
Widowed	323	7%
Divorced	331	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	5,370	100%
Household	5,370	100%
Group Quarters - Other	0	0%
Group Quarters - College	0	0%
Group Quarters - Military	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.	5,370	1,296	2,443	567	18	848	15	8	175
Under 5	290	113	76	37	1	43	0	0	20
5 to 9	214	94	52	17	1	39	0	0	11
10 to 14	203	76	46	28	0	40	0	0	13
15 to 17	158	57	28	33	3	32	0	0	5
18 and 19	168	60	66	19	1	16	0	0	6
20 to 24	727	179	361	47	1	103	2	1	33
25 to 29	540	150	218	65	2	81	5	2	17
30 to 34	436	133	172	41	1	72	1	0	16
35 to 39	390	109	165	49	0	57	1	2	7
40 to 44	323	83	140	38	2	52	1	0	7
45 to 49	300	61	145	51	1	35	0	0	7
50 to 54	288	59	148	33	0	37	2	1	8
55 to 59	254	27	136	32	2	46	0	1	10
60 and 61	107	22	54	9	0	20	1	0	1
62 to 64	135	11	92	13	1	15	0	1	2
65 to 69	216	25	110	21	1	55	1	0	3
70 to 74	170	16	94	14	0	43	1	0	2
75 to 79	126	9	72	3	1	36	0	0	5
80 to 84	105	7	73	8	0	16	0	0	1
85 and Older	220	5	195	9	0	10	0	0	1
Under 18	865	340	202	115	5	154	0	0	49
65 and older	837	62	544	55	2	160	2	0	12
Median		27.3	41.3	34.6	30.0	34.9	32.5	37.5	24.9

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,080	100%
Speak Only English	3,740	74%
Speak Spanish:	512	10%
Speak English "well" or "very well"	422	8%
Speak English "not well" or "not at all"	90	2%
Speak Asian/Pacific Island language:	672	13%
Speak English "well" or "very well"	485	10%
Speak English "not well" or "not at all"	187	4%
Speak other language:	156	2%
Speak English "well" or "very well"	126	2%
Speak English "not well" or "not at all"	30	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	3,610	100%
Less than 9th grade	175	5%
9th through 12th grade, no diploma	204	6%
High school grad (incl. equivalency)	832	23%
Some college, no degree	975	27%
Associate degree	294	8%
Bachelor's degree	681	19%
Master's degree	277	8%
Professional school degree	113	3%
Doctorate degree	59	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	5,188	100%	---	---	---	---
Enrolled in school	1,411	27%	1,128	22%	283	5%
Nursery / Preschool	25	2%	12	1%	13	5%
Kindergarten to grade 4	178	13%	129	11%	49	17%
Grade 5 to grade 8	281	20%	265	23%	16	6%
Grade 9 to grade 12	114	8%	114	10%	0	0%
College, undergraduate	676	48%	517	46%	159	56%
Graduate or Professional school	137	10%	91	8%	46	16%
Not enrolled in school	3,777	73%	---	---	---	---

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	2,522	100%	434	100%	2,088	100%
Family Households:	1,147	45%	434	100%	713	34%
Married couple family	894	35%	340	78%	554	27%
Other family:	253	10%	94	22%	159	8%
Male householder, no wife	65	3%	46	11%	19	1%
Female householder, no husband	188	7%	48	11%	140	7%
Nonfamily households:	1,375	55%	0	0%	1,375	66%
Householder living alone	927	37%	----	----	----	----
Other nonfamily households	448	18%	----	----	----	----

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	2,637	100%	2522	115	4%	2.13
Single family (detached)	614	23%	586	28	5%	2.18
Single family (attached)	554	21%	540	14	3%	2.30
2 to 4 units	175	7%	168	7	4%	2.12
5 to 9 units	277	11%	260	17	6%	2.18
10 or more units	1,017	39%	968	49	5%	1.99
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	914	100%
Less than \$150,000	117	13%
\$150,000 to \$199,999	50	5%
\$200,000 to \$249,999	34	4%
\$250,000 to \$299,999	136	15%
\$300,000 to \$399,999	90	10%
\$400,000 to \$499,999	206	23%
\$500,000 to \$749,999	227	25%
\$750,000 to \$999,999	29	3%
\$1,000,000 or more	25	3%

Median Value **\$414,706**

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	2,637	100%
2005 or Later	113	4%
2000 to 2004	180	7%
1990 to 1999	95	4%
1980 to 1989	446	17%
1970 to 1979	591	22%
1960 to 1969	623	24%
1950 to 1959	269	10%
1940 to 1949	216	8%
1939 or earlier	104	4%

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	2,522	100%	1,608	100%	914	100%
1.00 occupant housing per room or less	2,501	99%	1,587	99%	914	100%
1.01 to 1.50 occupants per room	0	0%	0	0%	0	0%
1.51 to 2.00 occupants per room	21	1%	21	1%	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	1,608	100%
Less than \$500	134	8%
\$500 to \$599	44	3%
\$600 to \$699	19	1%
\$700 to \$799	144	9%
\$800 to \$899	238	15%
\$900 to \$999	368	23%
\$1,000 to \$1,249	276	17%
\$1,250 to \$1,499	215	13%
\$1,500 to \$1,999	112	7%
\$2,000 or more	21	1%
No cash rent	37	2%
Median contract rent	\$962	

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	1,608	100%
Less than 20 percent	185	12%
20.0 to 24.9 percent	417	26%
25.0 to 29.9 percent	168	10%
30.0 to 34.9 percent	116	7%
35.0 to 39.9 percent	93	6%
40.0 to 49.9 percent	64	4%
50.0 percent or more	469	29%
Not computed	96	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	2,522	100%
No vehicle	293	12%
1 vehicle	1,074	43%
2 vehicles	994	39%
3 vehicles	161	6%
4 or more vehicles	0	0%

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	3,206	100%
Worked in state of residence	3,158	99%
Worked in county of residence	3,148	98%
Worked outside county of residence	10	<1%
Worked outside state of residence	48	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	4,630	100%	2,225	48%
In labor force	3,272	71%	1,659	51%
Armed forces	139	4%	139	100%
Civilian (employed)	2,878	88%	1,418	49%
Civilian (unemployed)	255	8%	102	40%
Not in labor force	1,358	29%	566	42%
Pct. of civilian labor force unemployed	8.1%		6.7%	

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	3,206	100%
Car, truck or van:	2,901	90%
Drove Alone	2,579	80%
Carpooled	322	10%
Public Transportation:	230	7%
Bus	230	7%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	11	<1%
Bicycle	11	<1%
Walked	0	0%
Other means	5	<1%
Worked at home	48	1%

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	3,206	100%
Did not work at home	3,158	99%
Less than 10 minutes	322	10%
10 to 19 minutes	1,093	34%
20 to 29 minutes	816	25%
30 to 44 minutes	654	20%
45 to 59 minutes	82	3%
60 to 89 minutes	38	1%
90 minutes or more	153	5%
Worked at home	48	1%
Average time to work (minutes)	29	--

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+	3,126	100%
Agriculture, forestry, mining	13	<1%
Utilities	73	2%
Construction	69	2%
Manufacturing	213	7%
Wholesale trade	24	1%
Retail trade	356	11%
Transportation & warehousing	75	2%
Information & communications	73	2%
Finance, insurance, & real estate	201	6%
Professional, scientific, management, administration	194	6%
Educational, social, & health services	786	25%
Art, entertainment, recreation, accommodations, food	432	14%
Other services	123	4%
Public administration	494	16%

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+	3,126	100%
Management, professional & related:	1,184	38%
Management (incl. farm managers)	259	8%
Business & financial	209	7%
Computer & mathematical	53	2%
Architecture & engineering	99	3%
Life, physical & social science	86	3%
Community & social service	53	2%
Legal	0	0%
Education, training, & library	157	5%
Art, entertainment, sports & media	134	4%
Healthcare practitioners	134	4%
Service:	659	21%
Healthcare support	145	5%
Protective service	93	3%
Food preparation & serving	161	5%
Building & grounds cleaning / maintenance	165	5%
Personal care & service	95	3%
Sales & office	906	29%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	190	6%
Production, transport & material moving	187	6%

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

Household Income

Number Percent

Total Households	2,522	100%
Less than \$15,000	391	16%
\$15,000 to \$29,999	420	17%
\$30,000 to \$44,999	332	13%
\$45,000 to \$59,999	379	15%
\$60,000 to \$74,999	226	9%
\$75,000 to \$99,999	360	14%
\$100,000 to \$124,999	169	7%
\$125,000 to \$149,999	131	5%
\$150,000 to \$199,999	76	3%
\$200,000 or more	38	2%
Median Income	\$49,670	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,522	100%
With earnings	2,028	80%
With wage and salary income	1,983	79%
With self-employment income	231	9%
With interest, dividend, or net rental income	417	17%
With Social Security income	579	23%
With Supplemental Security income	104	4%
With public assistance income	36	1%
With retirement income	293	12%
With other types of income	369	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
Total	5,370	100%
Under .50	272	5%
.50 to .99	405	8%
1.00 to 1.24	265	5%
1.25 to 1.49	405	8%
1.50 to 1.84	262	5%
1.85 to 1.99	70	1%
2.00 and over	3,691	69%

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	5,370	100%
Above Poverty	4,693	87%
Below Poverty	677	13%

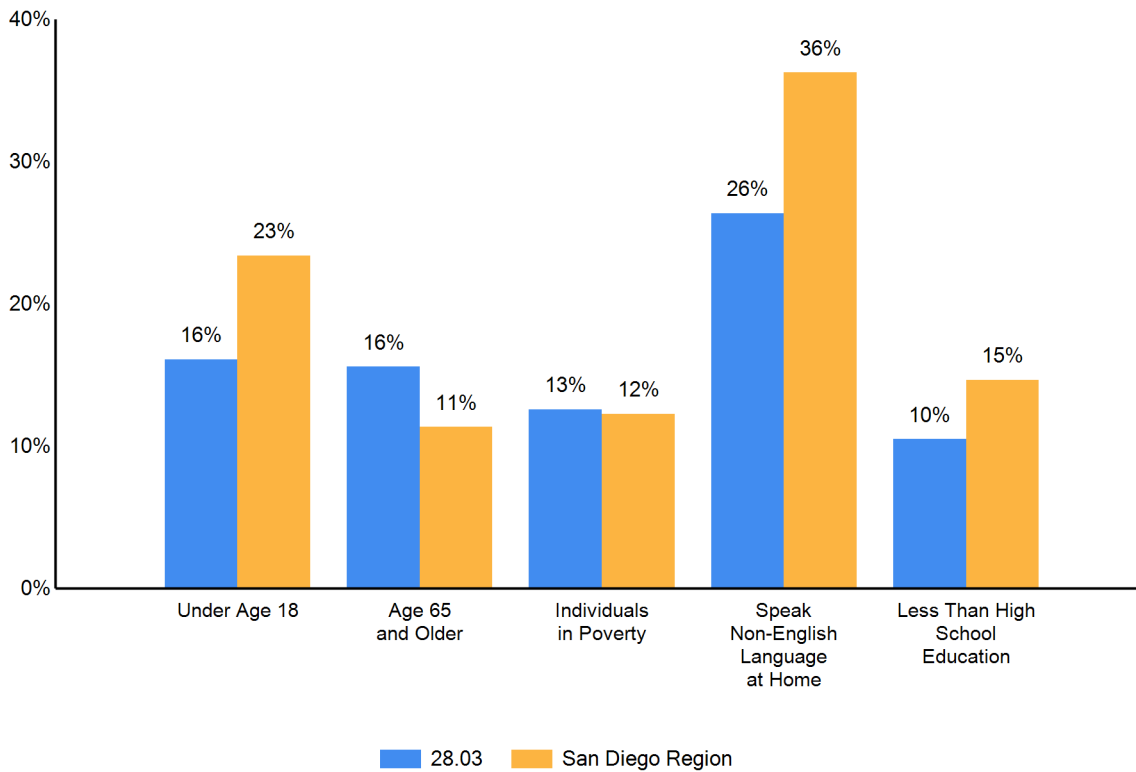
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,147	434	713	1,082	413	669	65	21	44
Married couple family	894	340	554	851	319	532	43	21	22
Male householder, no wife present	65	46	19	65	46	19	0	0	0
Female householder, no husband present	188	48	140	166	48	118	22	0	22

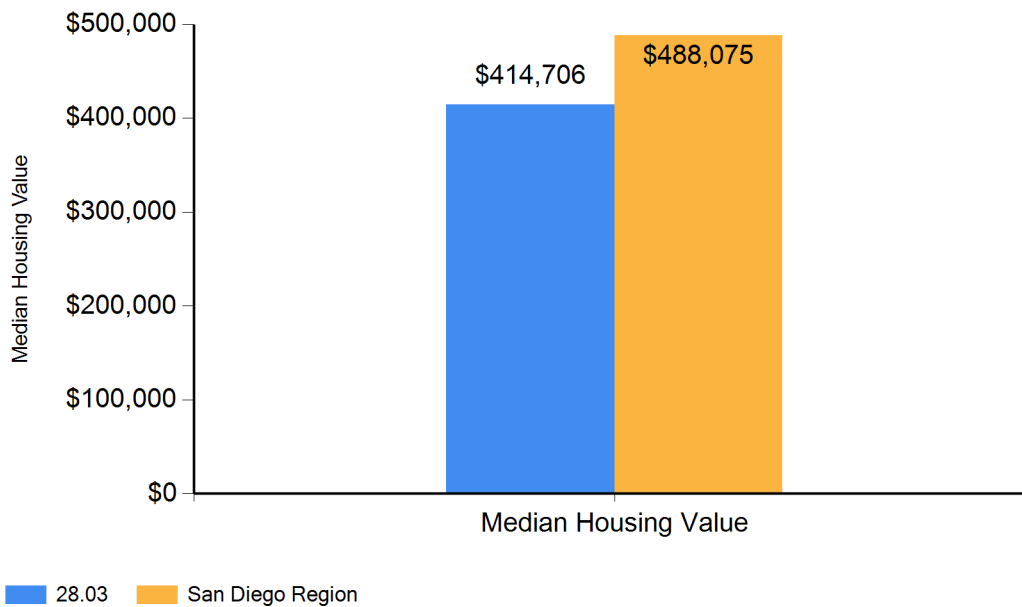
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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