



Demographic and Socioeconomic Profile 2010

TRACT: 91.03

Population by Race

	Population	Percent
Total Population	3,679	100%
White	2,891	79%
Hispanic	429	12%
Asian	165	4%
Two or More	110	3%
Black	51	1%
Other	15	<1%
Pacific Islander	14	<1%
American Indian	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	3,679	1,816	1,863	51%
Under 5	179	82	97	54%
5 to 9	170	73	97	57%
10 to 14	155	81	74	48%
15 to 17	82	51	31	38%
18 and 19	49	27	22	45%
20 to 24	201	103	98	49%
25 to 29	299	160	139	46%
30 to 34	275	126	149	54%
35 to 39	279	139	140	50%
40 to 44	271	135	136	50%
45 to 49	268	144	124	46%
50 to 54	247	131	116	47%
55 to 59	265	140	125	47%
60 and 61	107	53	54	50%
62 to 64	143	83	60	42%
65 to 69	158	77	81	51%
70 to 74	120	50	70	58%
75 to 79	133	54	79	59%
80 to 84	133	49	84	63%
85 and Older	145	58	87	60%
Under 18	586	287	299	51%
65 and older	689	288	401	58%
Median	42.8	42.4	43.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,175	100%
Never Married	1,056	33%
Married, excluding separated	1,419	45%
Separated	76	2%
Widowed	329	10%
Divorced	295	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	3,679	100%
Household	3,669	100%
Group Quarters - Other	10	<1%
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.	3,679	429	2,891	51	4	165	14	15	110
Under 5	179	26	132	3	0	2	0	0	16
5 to 9	170	26	118	2	0	9	1	2	12
10 to 14	155	33	96	1	0	8	1	3	13
15 to 17	82	19	53	1	0	3	1	0	5
18 and 19	49	12	33	0	0	0	0	0	4
20 to 24	201	27	151	3	0	7	2	0	11
25 to 29	299	44	223	5	0	15	1	0	11
30 to 34	275	33	212	6	0	13	2	3	6
35 to 39	279	33	219	2	0	19	0	2	4
40 to 44	271	23	223	5	0	14	1	1	4
45 to 49	268	29	199	5	1	24	2	0	8
50 to 54	247	22	205	1	0	12	1	3	3
55 to 59	265	25	219	8	1	8	1	0	3
60 and 61	107	6	92	3	1	2	0	0	3
62 to 64	143	9	126	2	1	4	1	0	0
65 to 69	158	12	134	2	0	8	0	0	2
70 to 74	120	14	99	1	0	4	0	1	1
75 to 79	133	14	113	1	0	3	0	0	2
80 to 84	133	15	109	0	0	7	0	0	2
85 and Older	145	7	135	0	0	3	0	0	0
Under 18	586	104	399	7	0	22	3	5	46
65 and older	689	62	590	4	0	25	0	1	7
Median		34.2	44.7	42.5	60.0	42.3	32.5	34.2	22.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	3,500	100%
Speak Only English	2,986	85%
Speak Spanish:	343	10%
Speak English "well" or "very well"	332	9%
Speak English "not well" or "not at all"	11	<1%
Speak Asian/Pacific Island language:	87	2%
Speak English "well" or "very well"	75	2%
Speak English "not well" or "not at all"	12	<1%
Speak other language:	84	2%
Speak English "well" or "very well"	72	2%
Speak English "not well" or "not at all"	12	<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	2,843	100%
Less than 9th grade	30	1%
9th through 12th grade, no diploma	121	4%
High school grad (incl. equivalency)	565	20%
Some college, no degree	453	16%
Associate degree	261	9%
Bachelor's degree	892	31%
Master's degree	378	13%
Professional school degree	50	2%
Doctorate degree	93	3%

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	3,559	100%	---	---	---	---
Enrolled in school	806	23%	695	20%	111	3%
Nursery / Preschool	12	1%	0	0%	12	11%
Kindergarten to grade 4	197	24%	160	23%	37	33%
Grade 5 to grade 8	48	6%	36	5%	12	11%
Grade 9 to grade 12	129	16%	117	17%	12	11%
College, undergraduate	350	43%	324	47%	26	23%
Graduate or Professional school	70	9%	58	8%	12	11%
Not enrolled in school	2,753	77%	---	---	---	---

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	1,616	100%	369	100%	1,247	100%
Family Households:	931	58%	369	100%	562	45%
Married couple family	663	41%	278	75%	385	31%
Other family:	268	17%	91	25%	177	14%
Male householder, no wife	161	10%	58	16%	103	8%
Female householder, no husband	107	7%	33	9%	74	6%
Nonfamily households:	685	42%	0	0%	685	55%
Householder living alone	491	30%	----	----	----	----
Other nonfamily households	194	12%	----	----	----	----

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	1,700	100%	1616	84	5%	2.27
Single family (detached)	1,270	75%	1,209	61	5%	2.39
Single family (attached)	13	1%	13	0	0%	2.31
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	34	2%	33	1	3%	1.82
10 or more units	383	23%	361	22	6%	1.91
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	1,174	100%
Less than \$150,000	21	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	91	8%
\$400,000 to \$499,999	217	18%
\$500,000 to \$749,999	552	47%
\$750,000 to \$999,999	245	21%
\$1,000,000 or more	48	4%

Median Value **\$614,565**

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	1,700	100%
2005 or Later	0	0%
2000 to 2004	10	1%
1990 to 1999	0	0%
1980 to 1989	105	6%
1970 to 1979	240	14%
1960 to 1969	202	12%
1950 to 1959	952	56%
1940 to 1949	146	9%
1939 or earlier	45	3%

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	1,616	100%	442	100%	1,174	100%
1.00 occupant housing per room or less	1,602	99%	428	97%	1,174	100%
1.01 to 1.50 occupants per room	14	1%	14	3%	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	442	100%
Less than \$500	41	9%
\$500 to \$599	0	0%
\$600 to \$699	13	3%
\$700 to \$799	30	7%
\$800 to \$899	28	6%
\$900 to \$999	28	6%
\$1,000 to \$1,249	38	9%
\$1,250 to \$1,499	117	26%
\$1,500 to \$1,999	119	27%
\$2,000 or more	28	6%
No cash rent	0	0%
Median contract rent	\$1,342	

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	442	100%
Less than 20 percent	64	14%
20.0 to 24.9 percent	68	15%
25.0 to 29.9 percent	53	12%
30.0 to 34.9 percent	46	10%
35.0 to 39.9 percent	40	9%
40.0 to 49.9 percent	26	6%
50.0 percent or more	145	33%
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	1,616	100%
No vehicle	83	5%
1 vehicle	455	28%
2 vehicles	727	45%
3 vehicles	170	11%
4 or more vehicles	181	11%

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	1,882	100%
Worked in state of residence	1,882	100%
Worked in county of residence	1,874	100%
Worked outside county of residence	8	<1%
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	3,151	100%	1,564	50%
In labor force	2,081	66%	1,143	55%
Armed forces	0	0%	0	0%
Civilian (employed)	1,859	89%	989	53%
Civilian (unemployed)	222	11%	154	69%
Not in labor force	1,070	34%	421	39%
Pct. of civilian labor force unemployed	10.7%		13.5%	

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	1,882	100%
Car, truck or van:	1,607	85%
Drove Alone	1,530	81%
Carpooled	77	4%
Public Transportation:	54	3%
Bus	54	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	24	1%
Walked	0	0%
Other means	0	0%
Worked at home	197	10%

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	1,882	100%
Did not work at home	1,685	90%
Less than 10 minutes	159	8%
10 to 19 minutes	824	44%
20 to 29 minutes	456	24%
30 to 44 minutes	204	11%
45 to 59 minutes	0	0%
60 to 89 minutes	42	2%
90 minutes or more	0	0%
Worked at home	197	10%
Average time to work (minutes)	21	--

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+	1,882	100%
Agriculture, forestry, mining	19	1%
Utilities	0	0%
Construction	84	4%
Manufacturing	150	8%
Wholesale trade	84	4%
Retail trade	299	16%
Transportation & warehousing	42	2%
Information & communications	36	2%
Finance, insurance, & real estate	191	10%
Professional, scientific, management, administration	100	5%
Educational, social, & health services	460	24%
Art, entertainment, recreation, accommodations, food	212	11%
Other services	59	3%
Public administration	146	8%

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+	1,882	100%
Management, professional & related:	831	44%
Management (incl. farm managers)	215	11%
Business & financial	128	7%
Computer & mathematical	58	3%
Architecture & engineering	0	0%
Life, physical & social science	25	1%
Community & social service	23	1%
Legal	0	0%
Education, training, & library	177	9%
Art, entertainment, sports & media	22	1%
Healthcare practitioners	183	10%
Service:	213	11%
Healthcare support	0	0%
Protective service	15	1%
Food preparation & serving	94	5%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	104	6%
Sales & office	549	29%
Farming, fishing & forestry	19	1%
Construction, extraction & maintenance	150	8%
Production, transport & material moving	120	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	1,616	100%
Less than \$15,000	158	10%
\$15,000 to \$29,999	198	12%
\$30,000 to \$44,999	175	11%
\$45,000 to \$59,999	158	10%
\$60,000 to \$74,999	124	8%
\$75,000 to \$99,999	179	11%
\$100,000 to \$124,999	273	17%
\$125,000 to \$149,999	121	7%
\$150,000 to \$199,999	121	7%
\$200,000 or more	109	7%
Median Income	\$74,395	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,616	100%
With earnings	1,184	73%
With wage and salary income	1,118	69%
With self-employment income	217	13%
With interest, dividend, or net rental income	689	43%
With Social Security income	517	32%
With Supplemental Security income	20	1%
With public assistance income	31	2%
With retirement income	508	31%
With other types of income	174	11%

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	3,679	100%
Under .50	106	3%
.50 to .99	158	4%
1.00 to 1.24	177	5%
1.25 to 1.49	41	1%
1.50 to 1.84	94	3%
1.85 to 1.99	0	0%
2.00 and over	3,103	84%

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	3,679	100%
Above Poverty	3,415	93%
Below Poverty	264	7%

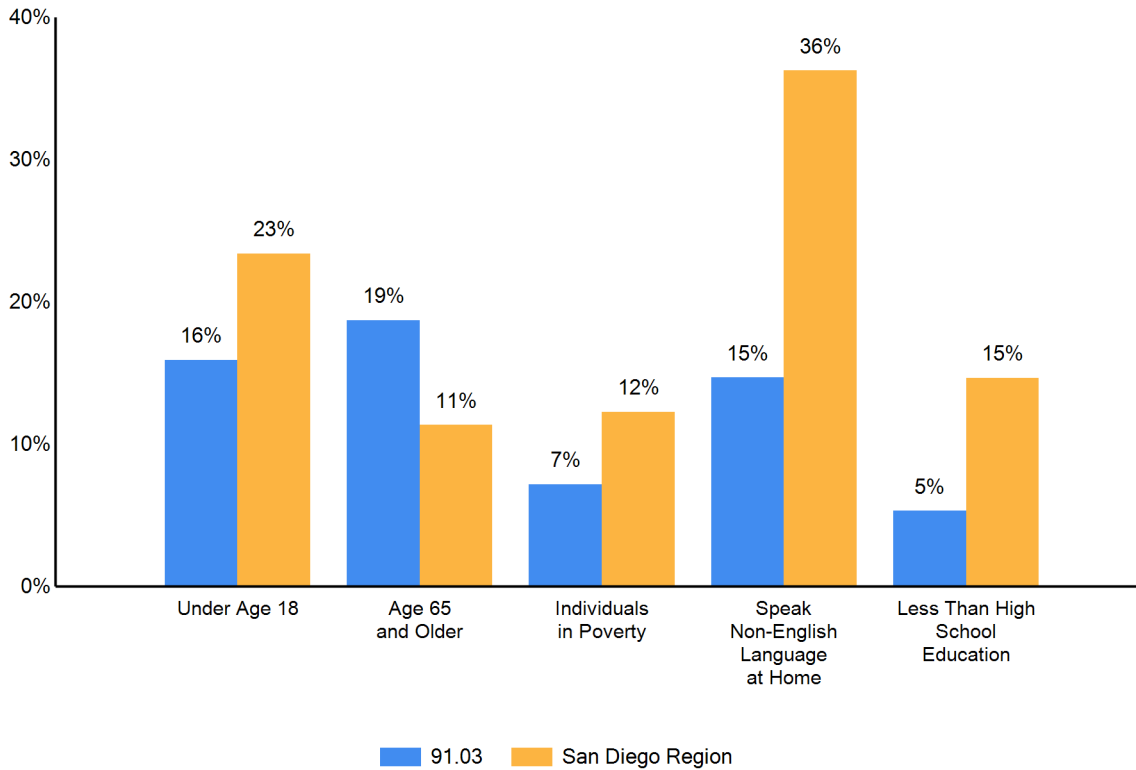
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	931	369	562	893	345	548	38	24	14
Married couple family	663	278	385	635	264	371	28	14	14
Male householder, no wife present	161	58	103	161	58	103	0	0	0
Female householder, no husband present	107	33	74	97	23	74	10	10	0

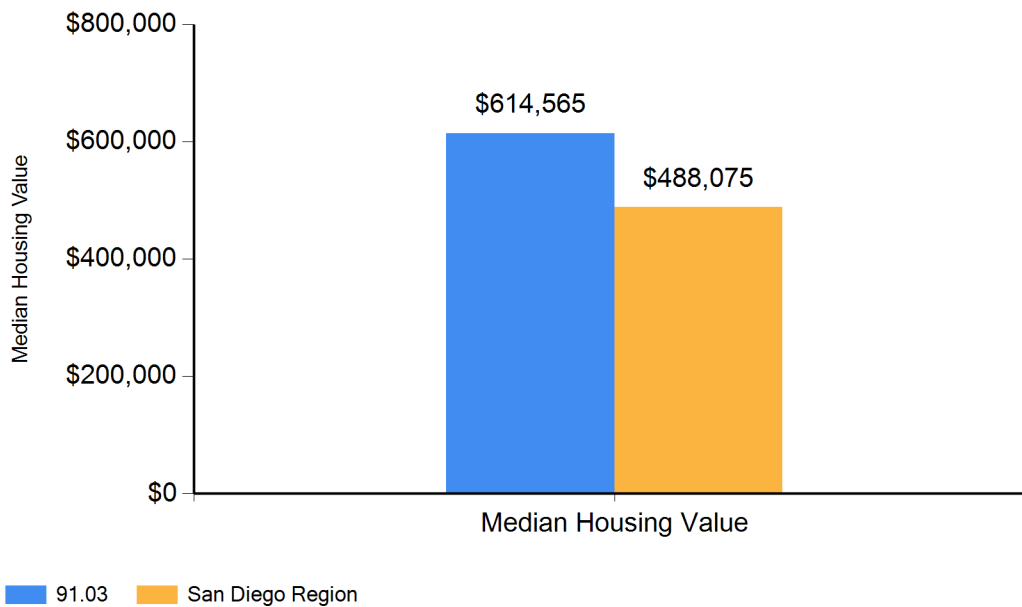
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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