



Demographic and Socioeconomic Profile 2010

TRACT: 170.55

Population by Race

	Population	Percent
Total Population	5,209	100%
White	2,913	56%
Asian	1,518	29%
Hispanic	420	8%
Two or More	209	4%
Black	109	2%
American Indian	16	<1%
Other	14	<1%
Pacific Islander	10	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,209	2,605	2,604	50%
Under 5	417	255	162	39%
5 to 9	386	166	220	57%
10 to 14	250	159	91	36%
15 to 17	247	129	118	48%
18 and 19	63	29	34	54%
20 to 24	324	144	180	56%
25 to 29	363	173	190	52%
30 to 34	488	239	249	51%
35 to 39	386	203	183	47%
40 to 44	405	203	202	50%
45 to 49	434	159	275	63%
50 to 54	329	123	206	63%
55 to 59	220	103	117	53%
60 and 61	262	197	65	25%
62 to 64	210	140	70	33%
65 to 69	169	86	83	49%
70 to 74	64	34	30	47%
75 to 79	115	16	99	86%
80 to 84	31	17	14	45%
85 and Older	46	30	16	35%
Under 18	1,300	709	591	45%
65 and older	425	183	242	57%
Median	35.9	35.2	36.6	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,156	100%
Never Married	985	24%
Married, excluding separated	2,645	64%
Separated	15	<1%
Widowed	148	4%
Divorced	363	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	5,209	100%
Household	5,209	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.	5,209	420	2,913	109	16	1,518	10	14	209
Under 5	417	50	208	4	1	123	0	0	31
5 to 9	386	45	175	0	0	110	0	1	55
10 to 14	250	6	127	10	1	73	0	12	21
15 to 17	247	24	167	0	0	34	0	0	22
18 and 19	63	4	50	1	0	6	0	0	2
20 to 24	324	32	202	20	0	61	0	0	9
25 to 29	363	30	205	5	0	119	0	0	4
30 to 34	488	54	239	4	1	184	0	0	6
35 to 39	386	44	138	4	7	187	0	0	6
40 to 44	405	27	211	13	1	140	10	0	3
45 to 49	434	20	306	25	0	78	0	0	5
50 to 54	329	20	198	5	2	83	0	1	20
55 to 59	220	13	142	6	0	39	0	0	20
60 and 61	262	24	105	1	0	132	0	0	0
62 to 64	210	2	173	6	1	27	0	0	1
65 to 69	169	18	89	2	2	56	0	0	2
70 to 74	64	3	35	3	0	22	0	0	1
75 to 79	115	2	89	0	0	23	0	0	1
80 to 84	31	2	14	0	0	15	0	0	0
85 and Older	46	0	40	0	0	6	0	0	0
Under 18	1,300	125	677	14	2	340	0	13	129
65 and older	425	25	267	5	2	122	0	0	4
Median		31.8	38.0	42.5	38.6	36.3	42.5	12.5	14.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,792	100%
Speak Only English	2,957	62%
Speak Spanish:	248	5%
Speak English "well" or "very well"	232	5%
Speak English "not well" or "not at all"	16	<1%
Speak Asian/Pacific Island language:	1,234	26%
Speak English "well" or "very well"	937	20%
Speak English "not well" or "not at all"	297	6%
Speak other language:	353	7%
Speak English "well" or "very well"	337	7%
Speak English "not well" or "not at all"	16	<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	3,522	100%
Less than 9th grade	0	0%
9th through 12th grade, no diploma	31	1%
High school grad (incl. equivalency)	272	8%
Some college, no degree	562	16%
Associate degree	352	10%
Bachelor's degree	1,301	37%
Master's degree	525	15%
Professional school degree	203	6%
Doctorate degree	276	8%

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	4,968	100%	---	---	---	---
Enrolled in school	1,567	32%	1,368	28%	199	4%
Nursery / Preschool	69	4%	18	1%	51	26%
Kindergarten to grade 4	470	30%	446	33%	24	12%
Grade 5 to grade 8	312	20%	312	23%	0	0%
Grade 9 to grade 12	299	19%	232	17%	67	34%
College, undergraduate	355	23%	322	24%	33	17%
Graduate or Professional school	62	4%	38	3%	24	12%
Not enrolled in school	3,401	68%	---	---	---	---

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	1,882	100%	821	100%	1,061	100%
Family Households:	1,398	74%	821	100%	577	54%
Married couple family	1,226	65%	713	87%	513	48%
Other family:	172	9%	108	13%	64	6%
Male householder, no wife	57	3%	42	5%	15	1%
Female householder, no husband	115	6%	66	8%	49	5%
Nonfamily households:	484	26%	0	0%	484	46%
Householder living alone	330	18%	----	----	----	----
Other nonfamily households	154	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
Total Housing Units	1,958	100%	1882	76	4%	2.77
Single family (detached)	1,226	63%	1,150	76	6%	2.89
Single family (attached)	335	17%	335	0	0%	2.62
2 to 4 units	85	4%	85	0	0%	2.80
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	312	16%	312	0	0%	2.48
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	1,259	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	25	2%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	104	8%
\$400,000 to \$499,999	198	16%
\$500,000 to \$749,999	773	61%
\$750,000 to \$999,999	141	11%
\$1,000,000 or more	18	1%

Median Value **\$598,087**

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	1,958	100%
2005 or Later	27	1%
2000 to 2004	36	2%
1990 to 1999	1,185	61%
1980 to 1989	561	29%
1970 to 1979	149	8%
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	1,882	100%	623	100%	1,259	100%
1.00 occupant housing per room or less	1,882	100%	623	100%	1,259	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
Total Units	623	100%
Less than \$500	0	0%
\$500 to \$599	18	3%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	35	6%
\$900 to \$999	0	0%
\$1,000 to \$1,249	17	3%
\$1,250 to \$1,499	118	19%
\$1,500 to \$1,999	266	43%
\$2,000 or more	160	26%
No cash rent	9	1%
Median contract rent	\$1,732	

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	623	100%
Less than 20 percent	225	36%
20.0 to 24.9 percent	168	27%
25.0 to 29.9 percent	130	21%
30.0 to 34.9 percent	26	4%
35.0 to 39.9 percent	28	4%
40.0 to 49.9 percent	37	6%
50.0 percent or more	0	0%
Not computed	9	1%

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	1,882	100%
No vehicle	27	1%
1 vehicle	367	20%
2 vehicles	1,127	60%
3 vehicles	315	17%
4 or more vehicles	46	2%

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	2,883	100%
Worked in state of residence	2,809	97%
Worked in county of residence	2,698	94%
Worked outside county of residence	111	4%
Worked outside state of residence	74	3%

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	4,065	100%	1,978	49%
In labor force	3,147	77%	1,622	52%
Armed forces	210	7%	164	78%
Civilian (employed)	2,728	87%	1,293	47%
Civilian (unemployed)	209	7%	165	79%
Not in labor force	918	23%	356	39%
Pct. of civilian labor force unemployed	7.1%		11.3%	

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	2,883	100%
Car, truck or van:	2,626	91%
Drove Alone	2,361	82%
Carpooled	265	9%
Public Transportation:	10	<1%
Bus	10	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	18	1%
Bicycle	0	0%
Walked	36	1%
Other means	51	2%
Worked at home	142	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	2,883	100%
Did not work at home	2,741	95%
Less than 10 minutes	195	7%
10 to 19 minutes	694	24%
20 to 29 minutes	744	26%
30 to 44 minutes	952	33%
45 to 59 minutes	40	1%
60 to 89 minutes	43	1%
90 minutes or more	73	3%
Worked at home	142	5%
Average time to work (minutes)	30	--

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+	2,685	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	82	3%
Manufacturing	389	14%
Wholesale trade	65	2%
Retail trade	195	7%
Transportation & warehousing	32	1%
Information & communications	115	4%
Finance, insurance, & real estate	233	9%
Professional, scientific, management, administration	203	8%
Educational, social, & health services	652	24%
Art, entertainment, recreation, accommodations, food	135	5%
Other services	59	2%
Public administration	525	20%

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+	2,685	100%
Management, professional & related:	1,729	64%
Management (incl. farm managers)	367	14%
Business & financial	212	8%
Computer & mathematical	304	11%
Architecture & engineering	173	6%
Life, physical & social science	198	7%
Community & social service	66	2%
Legal	30	1%
Education, training, & library	109	4%
Art, entertainment, sports & media	59	2%
Healthcare practitioners	211	8%
Service:	288	11%
Healthcare support	23	1%
Protective service	63	2%
Food preparation & serving	96	4%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	106	4%
Sales & office	505	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	73	3%
Production, transport & material moving	90	3%

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

Household Income

Number Percent

Total Households	1,882	100%
Less than \$15,000	10	1%
\$15,000 to \$29,999	26	1%
\$30,000 to \$44,999	77	4%
\$45,000 to \$59,999	60	3%
\$60,000 to \$74,999	166	9%
\$75,000 to \$99,999	359	19%
\$100,000 to \$124,999	433	23%
\$125,000 to \$149,999	109	6%
\$150,000 to \$199,999	410	22%
\$200,000 or more	232	12%
Median Income	\$114,030	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,882	100%
With earnings	1,781	95%
With wage and salary income	1,770	94%
With self-employment income	171	9%
With interest, dividend, or net rental income	706	38%
With Social Security income	213	11%
With Supplemental Security income	18	1%
With public assistance income	0	0%
With retirement income	248	13%
With other types of income	196	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	5,209	100%
Under .50	29	1%
.50 to .99	37	1%
1.00 to 1.24	0	0%
1.25 to 1.49	21	<1%
1.50 to 1.84	18	<1%
1.85 to 1.99	0	0%
2.00 and over	5,104	98%

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	5,209	100%
Above Poverty	5,143	99%
Below Poverty	66	1%

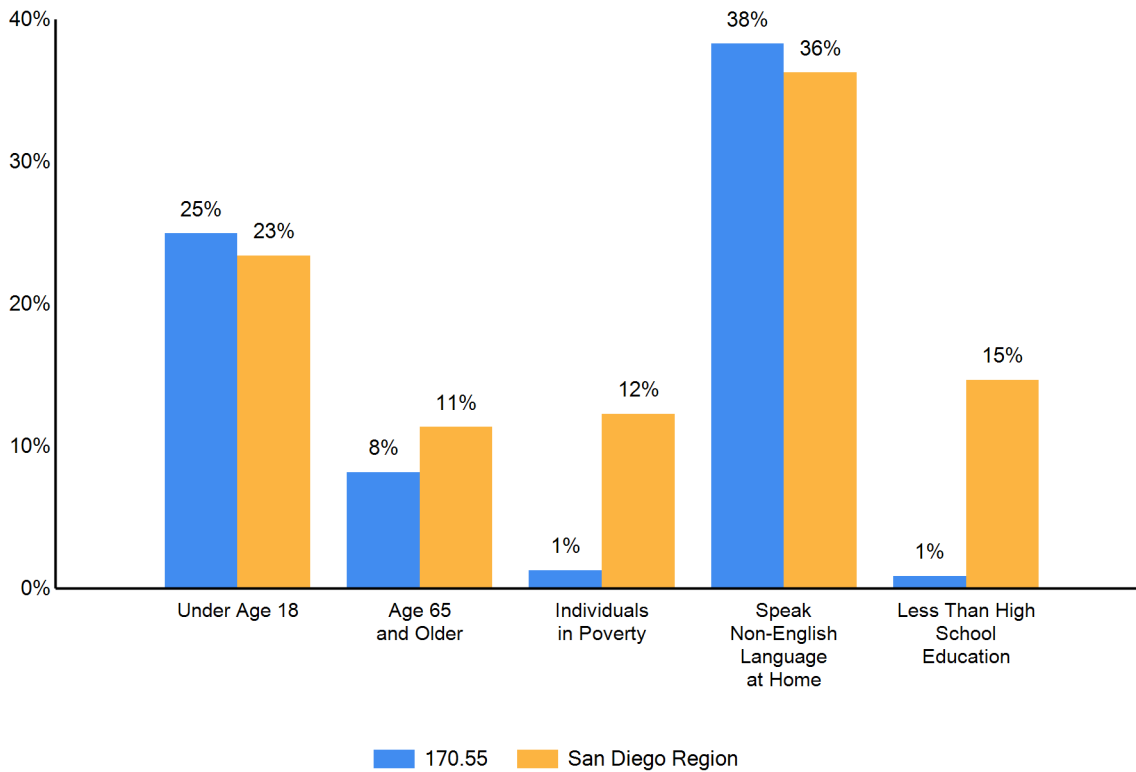
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,398	821	577	1,398	821	577	0	0	0
Married couple family	1,226	713	513	1,226	713	513	0	0	0
Male householder, no wife present	57	42	15	57	42	15	0	0	0
Female householder, no husband present	115	66	49	115	66	49	0	0	0

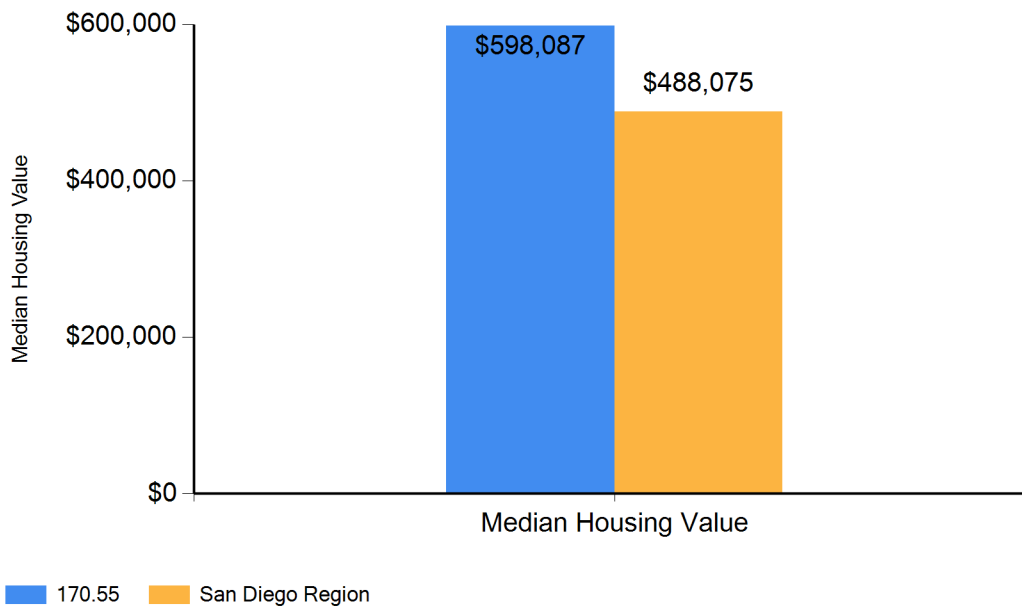
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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