



## Demographic and Socioeconomic Profile 2010

TRACT: 170.09

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,024</b>	<b>100%</b>
White	2,687	67%
Hispanic	815	20%
Asian	303	8%
Two or More	124	3%
Black	54	1%
Pacific Islander	17	<1%
American Indian	15	<1%
Other	9	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,024</b>	<b>1,976</b>	<b>2,048</b>	<b>51%</b>
Under 5	233	121	112	48%
5 to 9	245	116	129	53%
10 to 14	300	142	158	53%
15 to 17	230	114	116	50%
18 and 19	125	70	55	44%
20 to 24	287	143	144	50%
25 to 29	255	138	117	46%
30 to 34	209	110	99	47%
35 to 39	247	123	124	50%
40 to 44	293	140	153	52%
45 to 49	350	174	176	50%
50 to 54	335	160	175	52%
55 to 59	276	130	146	53%
60 and 61	94	47	47	50%
62 to 64	122	58	64	52%
65 to 69	172	85	87	51%
70 to 74	102	47	55	54%
75 to 79	68	27	41	60%
80 to 84	52	24	28	54%
85 and Older	29	7	22	76%
Under 18	1,008	493	515	51%
65 and older	423	190	233	55%
<b>Median</b>	<b>37.6</b>	<b>36.4</b>	<b>38.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,246</b>	<b>100%</b>
Never Married	833	26%
Married, excluding separated	1,728	53%
Separated	74	2%
Widowed	161	5%
Divorced	450	14%

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
<b>Total population</b>	<b>4,024</b>	<b>100%</b>
Household	4,024	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
<b>Total Pop.</b>	<b>4,024</b>	<b>815</b>	<b>2,687</b>	<b>54</b>	<b>15</b>	<b>303</b>	<b>17</b>	<b>9</b>	<b>124</b>
Under 5	233	85	110	5	0	23	0	1	9
5 to 9	245	78	134	2	1	16	1	2	11
10 to 14	300	76	179	2	2	18	1	0	22
15 to 17	230	63	136	3	1	9	2	0	16
18 and 19	125	30	83	1	0	4	0	0	7
20 to 24	287	87	167	5	1	16	1	1	9
25 to 29	255	65	156	8	1	14	0	0	11
30 to 34	209	58	124	4	2	15	1	0	5
35 to 39	247	62	139	4	1	37	2	1	1
40 to 44	293	56	189	2	2	35	3	1	5
45 to 49	350	50	260	4	1	24	2	1	8
50 to 54	335	37	269	4	0	14	1	0	10
55 to 59	276	21	225	0	0	27	0	0	3
60 and 61	94	7	75	2	0	7	0	2	1
62 to 64	122	4	103	1	0	11	1	0	2
65 to 69	172	20	134	1	3	12	1	0	1
70 to 74	102	7	81	1	0	11	0	0	2
75 to 79	68	4	57	3	0	4	0	0	0
80 to 84	52	3	40	2	0	6	0	0	1
85 and Older	29	2	26	0	0	0	1	0	0
Under 18	1,008	302	559	12	4	66	4	3	58
65 and older	423	36	338	7	3	33	2	0	4
<b>Median</b>		<b>24.3</b>	<b>43.1</b>	<b>31.3</b>	<b>33.8</b>	<b>39.9</b>	<b>40.8</b>	<b>37.5</b>	<b>19.1</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>3,791</b>	<b>100%</b>
Speak Only English	3,174	84%
Speak Spanish:	399	11%
Speak English "well" or "very well"	284	7%
Speak English "not well" or "not at all"	115	3%
Speak Asian/Pacific Island language:	139	4%
Speak English "well" or "very well"	120	3%
Speak English "not well" or "not at all"	19	1%
Speak other language:	79	2%
Speak English "well" or "very well"	79	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
<b>Total population age 25 and older</b>	<b>2,604</b>	<b>100%</b>
Less than 9th grade	73	3%
9th through 12th grade, no diploma	77	3%
High school grad (incl. equivalency)	537	21%
Some college, no degree	858	33%
Associate degree	308	12%
Bachelor's degree	460	18%
Master's degree	176	7%
Professional school degree	71	3%
Doctorate degree	44	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
<b>Total population age 3 and older</b>	<b>3,898</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,278	33%	1,190	31%	88	2%
Nursery / Preschool	78	6%	78	7%	0	0%
Kindergarten to grade 4	369	29%	352	30%	17	19%
Grade 5 to grade 8	292	23%	258	22%	34	39%
Grade 9 to grade 12	308	24%	308	26%	0	0%
College, undergraduate	186	15%	171	14%	15	17%
Graduate or Professional school	45	4%	23	2%	22	25%
Not enrolled in school	2,620	67%	---	---	---	---

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
<b>Total households</b>	<b>1,412</b>	<b>100%</b>	<b>598</b>	<b>100%</b>	<b>814</b>	<b>100%</b>
Family Households:	1,036	73%	583	97%	453	56%
Married couple family	762	54%	378	63%	384	47%
Other family:	274	19%	205	34%	69	8%
Male householder, no wife	57	4%	50	8%	7	1%
Female householder, no husband	217	15%	155	26%	62	8%
Nonfamily households:	376	27%	15	3%	361	44%
Householder living alone	292	21%	----	----	----	----
Other nonfamily households	84	6%	----	----	----	----

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
<b>Total Housing Units</b>	<b>1,481</b>	<b>100%</b>	<b>1412</b>	<b>69</b>	<b>5%</b>	<b>2.85</b>
Single family (detached)	794	54%	742	52	7%	2.94
Single family (attached)	63	4%	63	0	0%	3.11
2 to 4 units	17	1%	16	1	6%	1.63
5 to 9 units	61	4%	59	2	3%	2.92
10 or more units	284	19%	274	10	4%	2.93
Mobile home and Other	262	18%	258	4	2%	2.51

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25024

## Housing Value

	Number	Percent
<b>Total Owner-Occupied Units</b>	<b>951</b>	<b>100%</b>
Less than \$150,000	201	21%
\$150,000 to \$199,999	26	3%
\$200,000 to \$249,999	43	5%
\$250,000 to \$299,999	24	3%
\$300,000 to \$399,999	105	11%
\$400,000 to \$499,999	69	7%
\$500,000 to \$749,999	301	32%
\$750,000 to \$999,999	109	11%
\$1,000,000 or more	73	8%

**Median Value** **\$508,692**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>1,481</b>	<b>100%</b>
2005 or Later	85	6%
2000 to 2004	111	7%
1990 to 1999	165	11%
1980 to 1989	306	21%
1970 to 1979	430	29%
1960 to 1969	224	15%
1950 to 1959	129	9%
1940 to 1949	31	2%
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
<b>Total occupied housing units</b>	<b>1,412</b>	<b>100%</b>	<b>461</b>	<b>100%</b>	<b>951</b>	<b>100%</b>
1.00 occupant housing per room or less	1,386	98%	446	97%	940	99%
1.01 to 1.50 occupants per room	26	2%	15	3%	11	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
<b>Total Units</b>	<b>461</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	33	7%
\$800 to \$899	47	10%
\$900 to \$999	70	15%
\$1,000 to \$1,249	137	30%
\$1,250 to \$1,499	106	23%
\$1,500 to \$1,999	64	14%
\$2,000 or more	4	1%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,144</b>	

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
<b>Total Units</b>	<b>461</b>	<b>100%</b>
Less than 20 percent	79	17%
20.0 to 24.9 percent	80	17%
25.0 to 29.9 percent	25	5%
30.0 to 34.9 percent	45	10%
35.0 to 39.9 percent	60	13%
40.0 to 49.9 percent	13	3%
50.0 percent or more	159	34%
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
<b>Total Availability</b>	<b>1,412</b>	<b>100%</b>
No vehicle	54	4%
1 vehicle	416	29%
2 vehicles	464	33%
3 vehicles	289	20%
4 or more vehicles	189	13%

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
<b>Total Workers</b>	<b>1,926</b>	<b>100%</b>
Worked in state of residence	1,926	100%
Worked in county of residence	1,864	97%
Worked outside county of residence	62	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
<b>Population age 16 and older</b>	<b>3,163</b>	<b>100%</b>	<b>1,556</b>	<b>49%</b>
In labor force	2,097	66%	1,193	57%
Armed forces	16	1%	16	100%
Civilian (employed)	1,932	92%	1,061	55%
Civilian (unemployed)	149	7%	116	78%
Not in labor force	1,066	34%	363	34%
Pct. of civilian labor force unemployed	7.2%		9.9%	

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
<b>Total Workers</b>	<b>1,926</b>	<b>100%</b>
Car, truck or van:	1,742	90%
Drove Alone	1,636	85%
Carpooled	106	6%
Public Transportation:	44	2%
Bus	44	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	14	1%
Bicycle	0	0%
Walked	19	1%
Other means	3	<1%
Worked at home	104	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
<b>Total Workers</b>	<b>1,926</b>	<b>100%</b>
Did not work at home	1,822	95%
Less than 10 minutes	201	10%
10 to 19 minutes	563	29%
20 to 29 minutes	387	20%
30 to 44 minutes	461	24%
45 to 59 minutes	172	9%
60 to 89 minutes	38	2%
90 minutes or more	0	0%
Worked at home	104	5%
<b>Average time to work (minutes)</b>	<b>27</b>	<b>--</b>

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
<b>Total employed civilian age 16+</b>	<b>1,899</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	35	2%
Construction	134	7%
Manufacturing	141	7%
Wholesale trade	60	3%
Retail trade	180	9%
Transportation & warehousing	46	2%
Information & communications	21	1%
Finance, insurance, & real estate	110	6%
Professional, scientific, management, administration	116	6%
Educational, social, & health services	453	24%
Art, entertainment, recreation, accommodations, food	168	9%
Other services	143	8%
Public administration	292	15%

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

<b>Total employed civilian age 16+</b>	<b>1,899</b>	<b>100%</b>
Management, professional & related:	767	40%
Management (incl. farm managers)	196	10%
Business & financial	76	4%
Computer & mathematical	39	2%
Architecture & engineering	62	3%
Life, physical & social science	37	2%
Community & social service	23	1%
Legal	54	3%
Education, training, & library	130	7%
Art, entertainment, sports & media	80	4%
Healthcare practitioners	70	4%
Service:	371	20%
Healthcare support	31	2%
Protective service	105	6%
Food preparation & serving	133	7%
Building & grounds cleaning / maintenance	51	3%
Personal care & service	51	3%
Sales & office	490	26%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	150	8%
Production, transport & material moving	121	6%

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

## Household Income

Number Percent

<b>Total Households</b>	<b>1,412</b>	<b>100%</b>
Less than \$15,000	163	12%
\$15,000 to \$29,999	150	11%
\$30,000 to \$44,999	218	15%
\$45,000 to \$59,999	149	11%
\$60,000 to \$74,999	104	7%
\$75,000 to \$99,999	224	16%
\$100,000 to \$124,999	83	6%
\$125,000 to \$149,999	78	6%
\$150,000 to \$199,999	183	13%
\$200,000 or more	60	4%
<b>Median Income</b>	<b>\$63,750</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,412</b>	<b>100%</b>
With earnings	1,097	78%
With wage and salary income	1,097	78%
With self-employment income	196	14%
With interest, dividend, or net rental income	462	33%
With Social Security income	371	26%
With Supplemental Security income	26	2%
With public assistance income	19	1%
With retirement income	291	21%
With other types of income	299	21%

*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
<b>Total</b>	<b>3,977</b>	<b>100%</b>
Under .50	152	4%
.50 to .99	182	5%
1.00 to 1.24	65	2%
1.25 to 1.49	66	2%
1.50 to 1.84	145	4%
1.85 to 1.99	10	<1%
2.00 and over	3,357	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
<b>Total</b>	<b>3,977</b>	<b>100%</b>
Above Poverty	3,643	92%
Below Poverty	334	8%

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

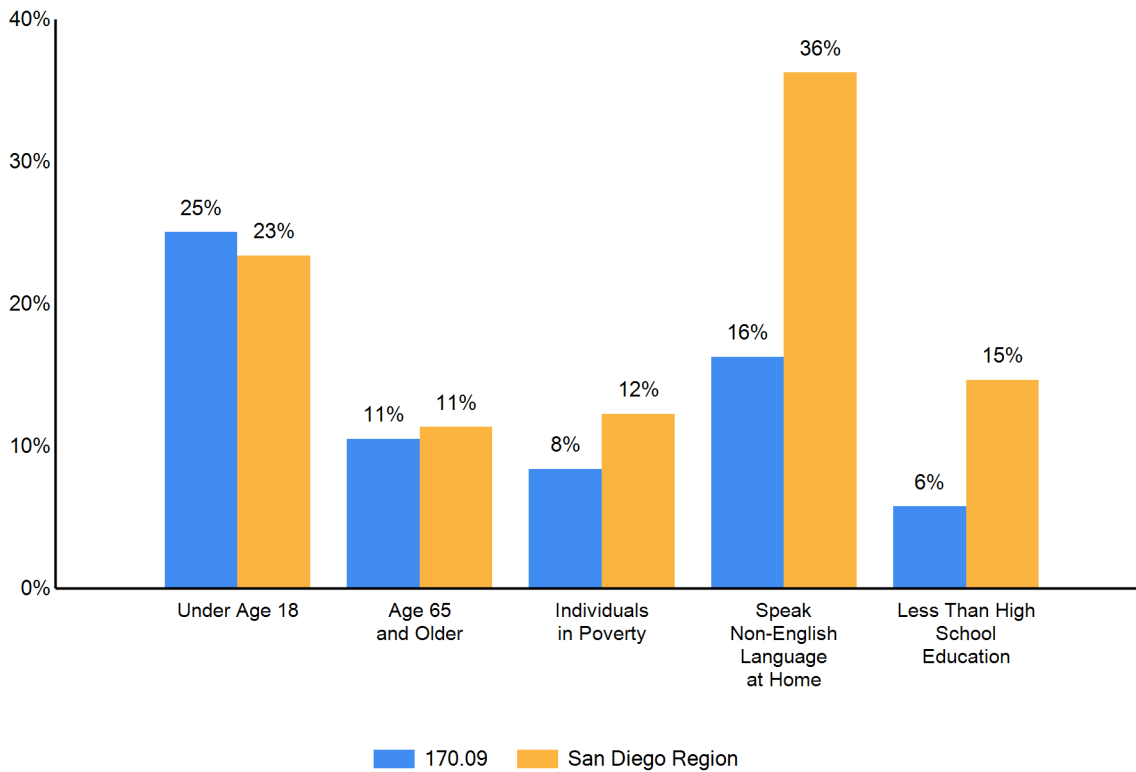
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>1,036</b>	<b>583</b>	<b>453</b>	<b>1,011</b>	<b>576</b>	<b>435</b>	<b>25</b>	<b>7</b>	<b>18</b>
Married couple family	762	378	384	744	378	366	18	0	18
Male householder, no wife present	57	50	7	57	50	7	0	0	0
Female householder, no husband present	217	155	62	210	148	62	7	7	0

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

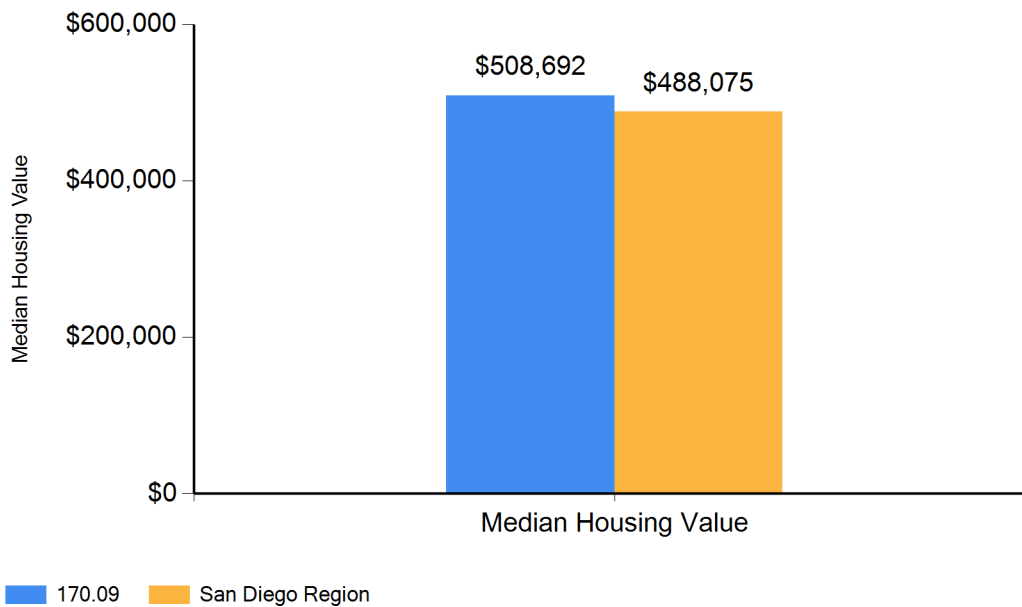


## Demographic and Socioeconomic Characteristics



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