



Demographic and Socioeconomic Profile 2010

TRACT: 213.03

Population by Race

	Population	Percent
Total Population	8,981	100%
White	4,868	54%
Hispanic	2,597	29%
Asian	1,003	11%
Two or More	253	3%
Black	211	2%
American Indian	29	<1%
Pacific Islander	11	<1%
Other	9	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	8,981	4,455	4,526	50%
Under 5	498	239	259	52%
5 to 9	676	356	320	47%
10 to 14	737	389	348	47%
15 to 17	479	236	243	51%
18 and 19	272	139	133	49%
20 to 24	513	270	243	47%
25 to 29	336	180	156	46%
30 to 34	419	198	221	53%
35 to 39	547	259	288	53%
40 to 44	728	336	392	54%
45 to 49	811	386	425	52%
50 to 54	749	368	381	51%
55 to 59	679	349	330	49%
60 and 61	230	103	127	55%
62 to 64	315	157	158	50%
65 to 69	411	215	196	48%
70 to 74	220	120	100	45%
75 to 79	177	76	101	57%
80 to 84	113	56	57	50%
85 and Older	71	23	48	68%
Under 18	2,390	1,220	1,170	49%
65 and older	992	490	502	51%
Median	40.1	39.3	40.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	7,070	100%
Never Married	1,795	25%
Married, excluding separated	4,244	60%
Separated	89	1%
Widowed	432	6%
Divorced	510	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	8,981	100%
Household	8,921	99%
Group Quarters - Other	60	1%
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.	8,981	2,597	4,868	211	29	1,003	11	9	253
Under 5	498	212	216	7	1	41	0	0	21
5 to 9	676	266	274	16	4	76	0	2	38
10 to 14	737	277	325	30	5	66	0	0	34
15 to 17	479	154	241	17	0	44	4	0	19
18 and 19	272	92	133	3	0	31	0	2	11
20 to 24	513	160	253	10	3	61	1	2	23
25 to 29	336	100	173	8	1	40	0	0	14
30 to 34	419	149	192	1	1	59	2	0	15
35 to 39	547	222	238	10	3	65	0	0	9
40 to 44	728	240	332	19	1	119	0	1	16
45 to 49	811	205	469	26	3	91	3	1	13
50 to 54	749	149	472	24	2	88	1	1	12
55 to 59	679	135	437	11	1	86	0	0	9
60 and 61	230	38	165	6	0	20	0	0	1
62 to 64	315	41	234	8	0	29	0	0	3
65 to 69	411	55	306	7	4	32	0	0	7
70 to 74	220	44	150	6	0	18	0	0	2
75 to 79	177	26	126	0	0	19	0	0	6
80 to 84	113	21	78	1	0	13	0	0	0
85 and Older	71	11	54	1	0	5	0	0	0
Under 18	2,390	909	1,056	70	10	227	4	2	112
65 and older	992	157	714	15	4	87	0	0	15
Median		31.3	45.6	40.9	32.5	40.8	31.3	21.3	20.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	8,483	100%
Speak Only English	5,576	66%
Speak Spanish:	1,728	20%
Speak English "well" or "very well"	1,517	18%
Speak English "not well" or "not at all"	211	2%
Speak Asian/Pacific Island language:	650	8%
Speak English "well" or "very well"	608	7%
Speak English "not well" or "not at all"	42	0%
Speak other language:	529	6%
Speak English "well" or "very well"	471	6%
Speak English "not well" or "not at all"	58	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	5,806	100%
Less than 9th grade	234	4%
9th through 12th grade, no diploma	155	3%
High school grad (incl. equivalency)	950	16%
Some college, no degree	1,388	24%
Associate degree	810	14%
Bachelor's degree	1,290	22%
Master's degree	662	11%
Professional school degree	213	4%
Doctorate degree	104	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	8,685	100%	---	---	---	---
Enrolled in school	2,915	34%	2,224	26%	691	8%
Nursery / Preschool	108	4%	21	1%	87	13%
Kindergarten to grade 4	806	28%	673	30%	133	19%
Grade 5 to grade 8	727	25%	468	21%	259	37%
Grade 9 to grade 12	557	19%	460	21%	97	14%
College, undergraduate	647	22%	562	25%	85	12%
Graduate or Professional school	70	2%	40	2%	30	4%
Not enrolled in school	5,770	66%	---	---	---	---

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	2,664	100%	1,240	100%	1,424	100%
Family Households:	2,244	84%	1,240	100%	1,004	71%
Married couple family	1,815	68%	1,005	81%	810	57%
Other family:	429	16%	235	19%	194	14%
Male householder, no wife	92	3%	50	4%	42	3%
Female householder, no husband	337	13%	185	15%	152	11%
Nonfamily households:	420	16%	0	0%	420	29%
Householder living alone	236	9%	----	----	----	----
Other nonfamily households	184	7%	----	----	----	----

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	2,730	100%	2664	66	2%	3.35
Single family (detached)	2,616	96%	2,550	66	3%	3.37
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	56	2%	56	0	0%	2.73
10 or more units	40	1%	40	0	0%	2.75
Mobile home and Other	18	1%	18	0	0%	3.33

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	2,259	100%
Less than \$150,000	79	3%
\$150,000 to \$199,999	20	1%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	22	1%
\$300,000 to \$399,999	56	2%
\$400,000 to \$499,999	102	5%
\$500,000 to \$749,999	890	39%
\$750,000 to \$999,999	779	34%
\$1,000,000 or more	297	13%

Median Value **\$738,277**

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	2,730	100%
2005 or Later	344	13%
2000 to 2004	897	33%
1990 to 1999	584	21%
1980 to 1989	288	11%
1970 to 1979	242	9%
1960 to 1969	176	6%
1950 to 1959	122	4%
1940 to 1949	50	2%
1939 or earlier	27	1%

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	2,664	100%	405	100%	2,259	100%
1.00 occupant housing per room or less	2,612	98%	382	94%	2,230	99%
1.01 to 1.50 occupants per room	30	1%	23	6%	7	<1%
1.51 to 2.00 occupants per room	0	0%	0	0%	0	0%
2.01 or more occupants per room	22	1%	0	0%	22	1%

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	405	100%
Less than \$500	11	3%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	19	5%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	23	6%
\$1,500 to \$1,999	57	14%
\$2,000 or more	205	51%
No cash rent	90	22%
Median contract rent	\$2,677	

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	405	100%
Less than 20 percent	39	10%
20.0 to 24.9 percent	0	0%
25.0 to 29.9 percent	81	20%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	32	8%
40.0 to 49.9 percent	10	2%
50.0 percent or more	151	37%
Not computed	92	23%

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	2,664	100%
No vehicle	7	<1%
1 vehicle	333	13%
2 vehicles	1,161	44%
3 vehicles	684	26%
4 or more vehicles	479	18%

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	4,135	100%
Worked in state of residence	4,062	98%
Worked in county of residence	4,039	98%
Worked outside county of residence	23	1%
Worked outside state of residence	73	2%

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	6,918	100%	3,403	49%
In labor force	4,763	69%	2,673	56%
Armed forces	61	1%	61	100%
Civilian (employed)	4,293	90%	2,404	56%
Civilian (unemployed)	409	9%	208	51%
Not in labor force	2,155	31%	730	34%
Pct. of civilian labor force unemployed	8.7%		8.0%	

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	4,135	100%
Car, truck or van:	3,819	92%
Drove Alone	3,303	80%
Carpooled	516	12%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	10	<1%
Bicycle	7	<1%
Walked	45	1%
Other means	0	0%
Worked at home	254	6%

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	4,135	100%
Did not work at home	3,881	94%
Less than 10 minutes	223	5%
10 to 19 minutes	465	11%
20 to 29 minutes	1,105	27%
30 to 44 minutes	1,432	35%
45 to 59 minutes	480	12%
60 to 89 minutes	152	4%
90 minutes or more	24	1%
Worked at home	254	6%
Average time to work (minutes)	33	--

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+	4,086	100%
Agriculture, forestry, mining	11	<1%
Utilities	58	1%
Construction	387	9%
Manufacturing	227	6%
Wholesale trade	55	1%
Retail trade	598	15%
Transportation & warehousing	105	3%
Information & communications	57	1%
Finance, insurance, & real estate	279	7%
Professional, scientific, management, administration	428	10%
Educational, social, & health services	820	20%
Art, entertainment, recreation, accommodations, food	321	8%
Other services	149	4%
Public administration	591	14%

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+	4,086	100%
Management, professional & related:	1,868	46%
Management (incl. farm managers)	784	19%
Business & financial	227	6%
Computer & mathematical	62	2%
Architecture & engineering	77	2%
Life, physical & social science	9	<1%
Community & social service	55	1%
Legal	64	2%
Education, training, & library	253	6%
Art, entertainment, sports & media	28	1%
Healthcare practitioners	309	8%
Service:	517	13%
Healthcare support	22	1%
Protective service	202	5%
Food preparation & serving	208	5%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	85	2%
Sales & office	1,319	32%
Farming, fishing & forestry	6	<1%
Construction, extraction & maintenance	276	7%
Production, transport & material moving	100	2%

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

Household Income

Number Percent

Total Households	2,664	100%
Less than \$15,000	97	4%
\$15,000 to \$29,999	211	8%
\$30,000 to \$44,999	97	4%
\$45,000 to \$59,999	143	5%
\$60,000 to \$74,999	242	9%
\$75,000 to \$99,999	242	9%
\$100,000 to \$124,999	364	14%
\$125,000 to \$149,999	354	13%
\$150,000 to \$199,999	559	21%
\$200,000 or more	355	13%
Median Income	\$120,604	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,664	100%
With earnings	2,237	84%
With wage and salary income	2,110	79%
With self-employment income	584	22%
With interest, dividend, or net rental income	1,075	40%
With Social Security income	638	24%
With Supplemental Security income	101	4%
With public assistance income	9	<1%
With retirement income	567	21%
With other types of income	379	14%

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	8,894	100%
Under .50	315	4%
.50 to .99	82	1%
1.00 to 1.24	104	1%
1.25 to 1.49	42	<1%
1.50 to 1.84	31	<1%
1.85 to 1.99	21	<1%
2.00 and over	8,299	93%

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	8,894	100%
Above Poverty	8,497	96%
Below Poverty	397	4%

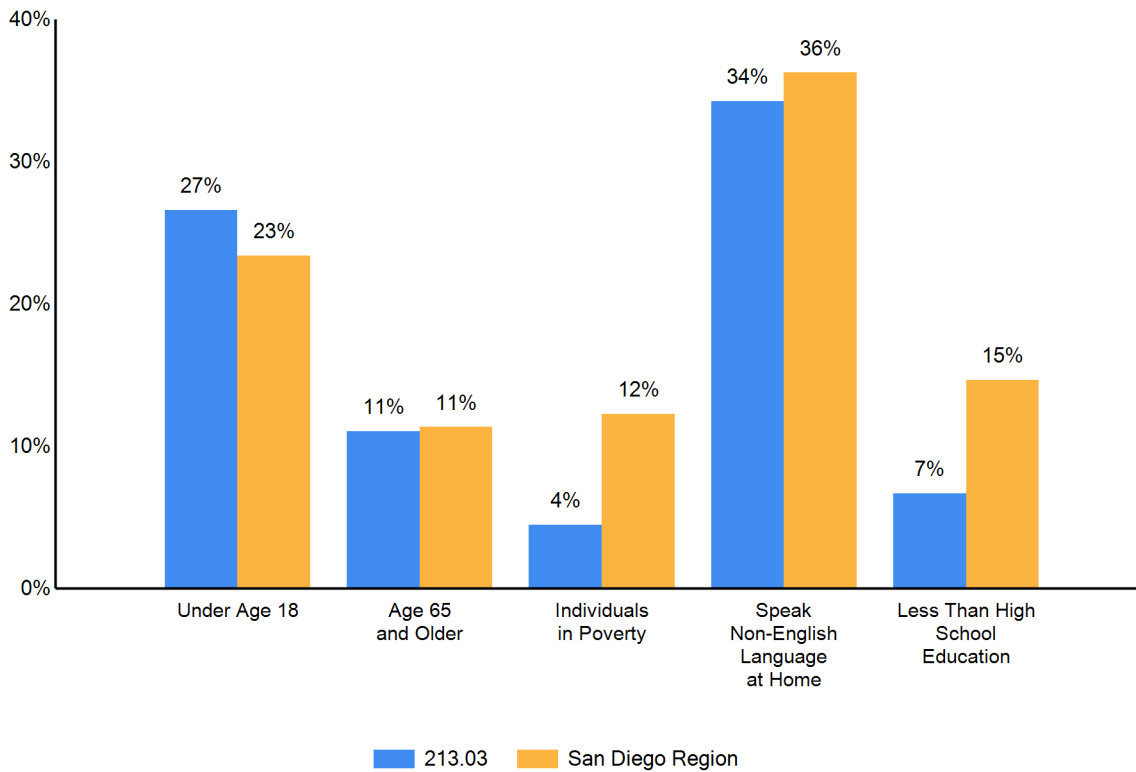
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	2,244	1,240	1,004	2,180	1,192	988	64	48	16
Married couple family	1,815	1,005	810	1,761	967	794	54	38	16
Male householder, no wife present	92	50	42	92	50	42	0	0	0
Female householder, no husband present	337	185	152	327	175	152	10	10	0

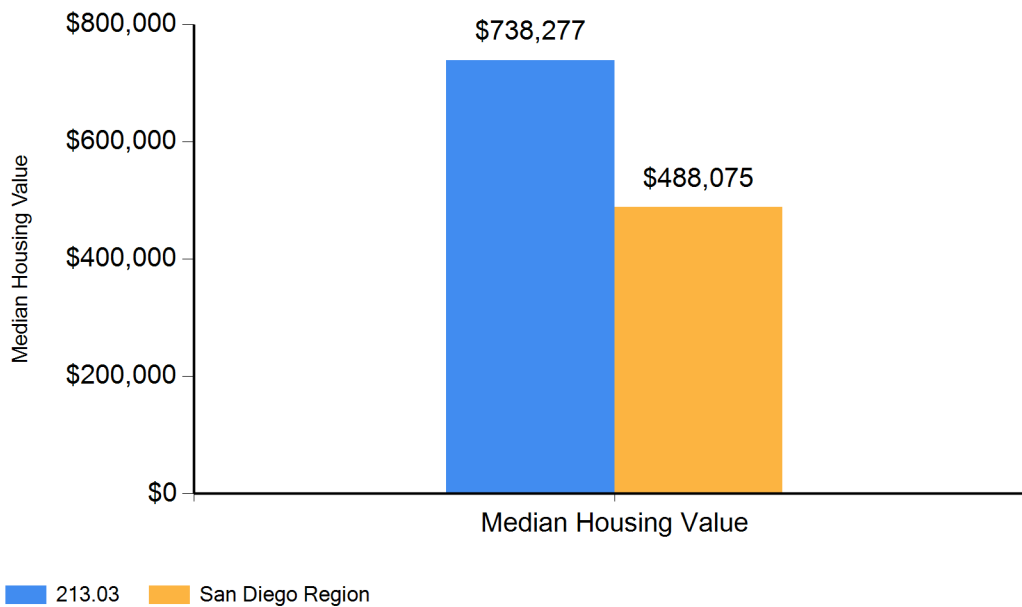
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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