



Demographic and Socioeconomic Profile 2010

TRACT: 83.43

Population by Race

	Population	Percent
Total Population	4,587	100%
White	1,943	42%
Asian	1,836	40%
Hispanic	530	12%
Two or More	165	4%
Black	88	2%
Other	11	<1%
American Indian	9	<1%
Pacific Islander	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,587	2,245	2,342	51%
Under 5	276	137	139	50%
5 to 9	142	68	74	52%
10 to 14	122	65	57	47%
15 to 17	59	31	28	47%
18 and 19	81	39	42	52%
20 to 24	1,495	728	767	51%
25 to 29	567	308	259	46%
30 to 34	482	258	224	46%
35 to 39	335	173	162	48%
40 to 44	184	100	84	46%
45 to 49	163	78	85	52%
50 to 54	135	67	68	50%
55 to 59	115	39	76	66%
60 and 61	41	19	22	54%
62 to 64	57	19	38	67%
65 to 69	56	21	35	63%
70 to 74	49	22	27	55%
75 to 79	45	12	33	73%
80 to 84	62	22	40	65%
85 and Older	121	39	82	68%
Under 18	599	301	298	50%
65 and older	333	116	217	65%
Median	26.0	25.9	26.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,047	100%
Never Married	2,355	58%
Married, excluding separated	1,236	31%
Separated	85	2%
Widowed	154	4%
Divorced	217	5%

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	4,587	100%
Household	4,582	100%
Group Quarters - Other	5	<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.	4,587	530	1,943	88	9	1,836	5	11	165
Under 5	276	36	90	4	1	121	0	3	21
5 to 9	142	28	40	6	0	55	0	0	13
10 to 14	122	27	47	6	2	31	0	0	9
15 to 17	59	18	19	5	0	14	0	0	3
18 and 19	81	17	21	2	0	38	0	0	3
20 to 24	1,495	160	473	23	0	776	0	3	60
25 to 29	567	61	261	8	0	214	0	3	20
30 to 34	482	36	186	5	2	241	0	2	10
35 to 39	335	41	130	3	0	154	1	0	6
40 to 44	184	31	87	3	1	56	0	0	6
45 to 49	163	25	85	4	0	43	3	0	3
50 to 54	135	15	81	5	0	30	0	0	4
55 to 59	115	11	62	6	1	34	0	0	1
60 and 61	41	3	32	2	0	4	0	0	0
62 to 64	57	6	46	0	0	4	1	0	0
65 to 69	56	2	45	1	2	5	0	0	1
70 to 74	49	5	34	0	0	10	0	0	0
75 to 79	45	4	38	0	0	2	0	0	1
80 to 84	62	1	56	2	0	2	0	0	1
85 and Older	121	3	110	3	0	2	0	0	3
Under 18	599	109	196	21	3	221	0	3	46
65 and older	333	15	283	6	2	21	0	0	6
Median		24.3	30.6	24.6	33.8	24.2	47.5	24.2	22.8

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,311	100%
Speak Only English	2,486	58%
Speak Spanish:	387	9%
Speak English "well" or "very well"	342	8%
Speak English "not well" or "not at all"	45	1%
Speak Asian/Pacific Island language:	909	21%
Speak English "well" or "very well"	808	19%
Speak English "not well" or "not at all"	101	2%
Speak other language:	529	11%
Speak English "well" or "very well"	455	11%
Speak English "not well" or "not at all"	74	2%

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	2,412	100%
Less than 9th grade	95	4%
9th through 12th grade, no diploma	6	<1%
High school grad (incl. equivalency)	184	8%
Some college, no degree	280	12%
Associate degree	144	6%
Bachelor's degree	675	28%
Master's degree	449	19%
Professional school degree	275	11%
Doctorate degree	304	13%

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	4,424	100%	---	---	---	---
Enrolled in school	2,081	47%	1,931	44%	150	3%
Nursery / Preschool	41	2%	0	0%	41	27%
Kindergarten to grade 4	174	8%	163	8%	11	7%
Grade 5 to grade 8	106	5%	92	5%	14	9%
Grade 9 to grade 12	103	5%	76	4%	27	18%
College, undergraduate	1,359	65%	1,359	70%	0	0%
Graduate or Professional school	298	14%	241	12%	57	38%
Not enrolled in school	2,343	53%	---	---	---	---

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	1,948	100%	382	100%	1,566	100%
Family Households:	607	31%	382	100%	225	14%
Married couple family	513	26%	317	83%	196	13%
Other family:	94	5%	65	17%	29	2%
Male householder, no wife	19	1%	19	5%	0	0%
Female householder, no husband	75	4%	46	12%	29	2%
Nonfamily households:	1,341	69%	0	0%	1,341	86%
Householder living alone	796	41%	----	----	----	----
Other nonfamily households	545	28%	----	----	----	----

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	2,059	100%	1948	111	5%	2.35
Single family (detached)	0	0%	0	0	0%	0.00
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	878	43%	796	82	9%	2.78
5 to 9 units	72	3%	68	4	6%	2.09
10 or more units	1,109	54%	1,084	25	2%	2.05
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	406	100%
Less than \$150,000	36	9%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	5	1%
\$250,000 to \$299,999	14	3%
\$300,000 to \$399,999	159	39%
\$400,000 to \$499,999	156	38%
\$500,000 to \$749,999	29	7%
\$750,000 to \$999,999	7	2%
\$1,000,000 or more	0	0%

Median Value **\$393,082**

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	2,059	100%
2005 or Later	0	0%
2000 to 2004	198	10%
1990 to 1999	142	7%
1980 to 1989	364	18%
1970 to 1979	1,116	54%
1960 to 1969	123	6%
1950 to 1959	32	2%
1940 to 1949	67	3%
1939 or earlier	17	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	1,948	100%	1,542	100%	406	100%
1.00 occupant housing per room or less	1,878	96%	1,472	95%	406	100%
1.01 to 1.50 occupants per room	70	4%	70	5%	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	1,542	100%
Less than \$500	20	1%
\$500 to \$599	0	0%
\$600 to \$699	16	1%
\$700 to \$799	14	1%
\$800 to \$899	25	2%
\$900 to \$999	8	1%
\$1,000 to \$1,249	358	23%
\$1,250 to \$1,499	352	23%
\$1,500 to \$1,999	240	16%
\$2,000 or more	439	28%
No cash rent	70	5%
Median contract rent	\$1,484	

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	1,542	100%
Less than 20 percent	261	17%
20.0 to 24.9 percent	102	7%
25.0 to 29.9 percent	150	10%
30.0 to 34.9 percent	220	14%
35.0 to 39.9 percent	49	3%
40.0 to 49.9 percent	64	4%
50.0 percent or more	576	37%
Not computed	120	8%

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	1,948	100%
No vehicle	201	10%
1 vehicle	852	44%
2 vehicles	649	33%
3 vehicles	143	7%
4 or more vehicles	103	5%

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	2,414	100%
Worked in state of residence	2,392	99%
Worked in county of residence	2,347	97%
Worked outside county of residence	45	2%
Worked outside state of residence	22	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	4,028	100%	1,962	49%
In labor force	2,484	62%	1,277	51%
Armed forces	0	0%	0	0%
Civilian (employed)	2,337	94%	1,208	52%
Civilian (unemployed)	147	6%	69	47%
Not in labor force	1,544	38%	685	44%
Pct. of civilian labor force unemployed	5.9%		5.4%	

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	2,414	100%
Car, truck or van:	1,881	78%
Drove Alone	1,505	62%
Carpooled	376	16%
Public Transportation:	276	11%
Bus	276	11%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	3	<1%
Bicycle	65	3%
Walked	98	4%
Other means	17	1%
Worked at home	74	3%

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	2,414	100%
Did not work at home	2,340	97%
Less than 10 minutes	339	14%
10 to 19 minutes	1,052	44%
20 to 29 minutes	418	17%
30 to 44 minutes	492	20%
45 to 59 minutes	26	1%
60 to 89 minutes	6	<1%
90 minutes or more	7	<1%
Worked at home	74	3%
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+	2,408	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	59	2%
Manufacturing	292	12%
Wholesale trade	4	<1%
Retail trade	208	9%
Transportation & warehousing	33	1%
Information & communications	74	3%
Finance, insurance, & real estate	94	4%
Professional, scientific, management, administration	34	1%
Educational, social, & health services	954	40%
Art, entertainment, recreation, accommodations, food	116	5%
Other services	43	2%
Public administration	497	21%

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+	2,408	100%
Management, professional & related:	1,724	72%
Management (incl. farm managers)	83	3%
Business & financial	144	6%
Computer & mathematical	209	9%
Architecture & engineering	155	6%
Life, physical & social science	418	17%
Community & social service	26	1%
Legal	69	3%
Education, training, & library	295	12%
Art, entertainment, sports & media	83	3%
Healthcare practitioners	242	10%
Service:	235	10%
Healthcare support	8	<1%
Protective service	47	2%
Food preparation & serving	68	3%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	112	5%
Sales & office	344	14%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	84	3%
Production, transport & material moving	21	1%

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

Household Income

Number Percent

Total Households	1,948	100%
Less than \$15,000	322	17%
\$15,000 to \$29,999	355	18%
\$30,000 to \$44,999	293	15%
\$45,000 to \$59,999	189	10%
\$60,000 to \$74,999	158	8%
\$75,000 to \$99,999	296	15%
\$100,000 to \$124,999	95	5%
\$125,000 to \$149,999	116	6%
\$150,000 to \$199,999	71	4%
\$200,000 or more	53	3%
Median Income	\$45,317	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,948	100%
With earnings	1,633	84%
With wage and salary income	1,593	82%
With self-employment income	158	8%
With interest, dividend, or net rental income	665	34%
With Social Security income	245	13%
With Supplemental Security income	44	2%
With public assistance income	23	1%
With retirement income	166	9%
With other types of income	224	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	4,587	100%
Under .50	966	21%
.50 to .99	217	5%
1.00 to 1.24	323	7%
1.25 to 1.49	196	4%
1.50 to 1.84	255	6%
1.85 to 1.99	42	1%
2.00 and over	2,588	56%

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	4,587	100%
Above Poverty	3,404	74%
Below Poverty	1,183	26%

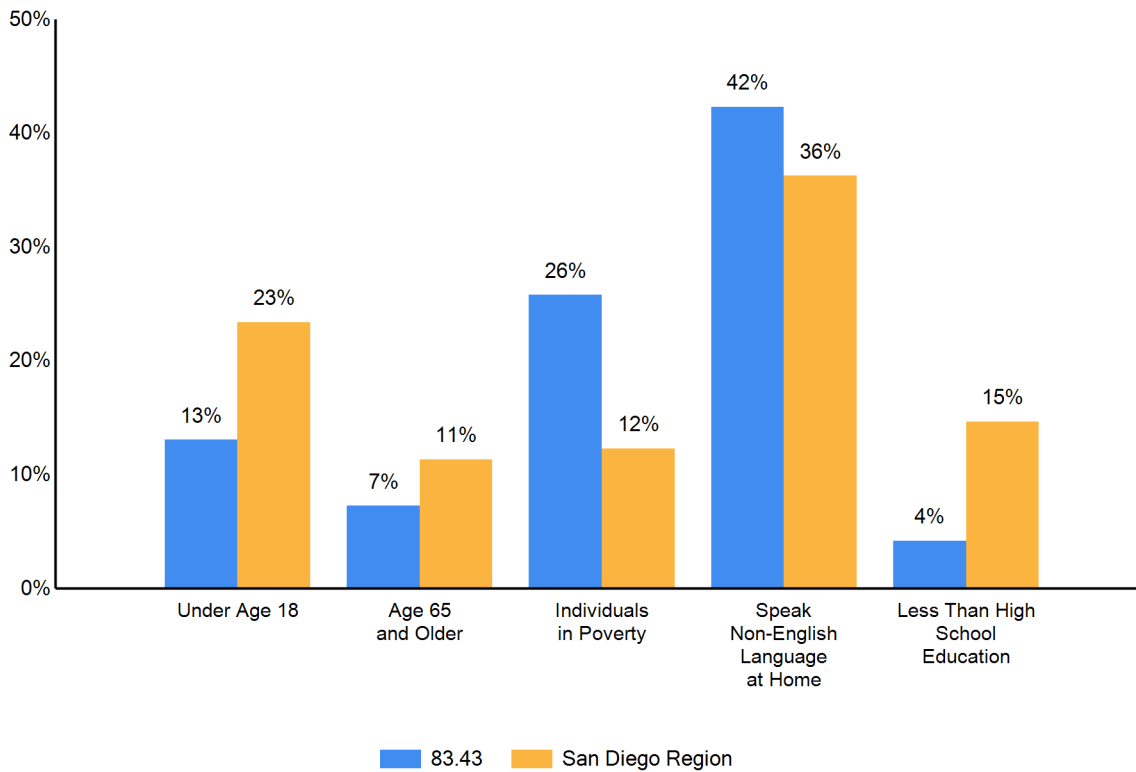
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	607	382	225	584	382	202	23	0	23
Married couple family	513	317	196	504	317	187	9	0	9
Male householder, no wife present	19	19	0	19	19	0	0	0	0
Female householder, no husband present	75	46	29	61	46	15	14	0	14

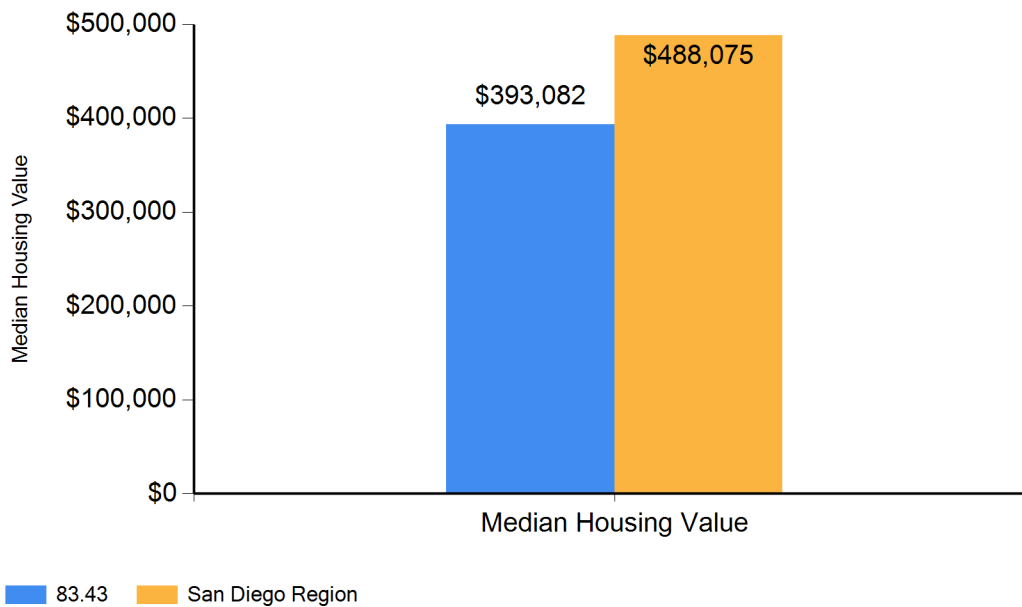
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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