



## Demographic and Socioeconomic Profile 2010

TRACT: 170.22

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,316</b>	<b>100%</b>
White	3,907	73%
Hispanic	559	11%
Asian	450	8%
Two or More	199	4%
Black	165	3%
Other	19	<1%
Pacific Islander	10	<1%
American Indian	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,316</b>	<b>2,595</b>	<b>2,721</b>	<b>51%</b>
Under 5	363	178	185	51%
5 to 9	321	170	151	47%
10 to 14	320	160	160	50%
15 to 17	228	114	114	50%
18 and 19	82	42	40	49%
20 to 24	229	115	114	50%
25 to 29	307	147	160	52%
30 to 34	401	192	209	52%
35 to 39	375	186	189	50%
40 to 44	392	207	185	47%
45 to 49	425	202	223	52%
50 to 54	403	195	208	52%
55 to 59	348	159	189	54%
60 and 61	169	74	95	56%
62 to 64	269	124	145	54%
65 to 69	270	131	139	51%
70 to 74	150	74	76	51%
75 to 79	132	71	61	46%
80 to 84	71	30	41	58%
85 and Older	61	24	37	61%
Under 18	1,232	622	610	50%
65 and older	684	330	354	52%
<b>Median</b>	<b>40.4</b>	<b>39.8</b>	<b>41.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,312</b>	<b>100%</b>
Never Married	1,014	24%
Married, excluding separated	2,776	64%
Separated	0	0%
Widowed	172	4%
Divorced	350	8%

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>5,316</b>	<b>100%</b>
Household	5,309	100%
Group Quarters - Other	7	<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
<b>Total Pop.</b>	<b>5,316</b>	<b>559</b>	<b>3,907</b>	<b>165</b>	<b>7</b>	<b>450</b>	<b>10</b>	<b>19</b>	<b>199</b>
Under 5	363	55	223	12	1	29	0	3	40
5 to 9	321	52	203	8	0	21	0	2	35
10 to 14	320	58	209	15	0	19	1	1	17
15 to 17	228	32	166	5	0	8	0	0	17
18 and 19	82	13	58	2	0	5	0	0	4
20 to 24	229	35	151	8	0	27	0	1	7
25 to 29	307	45	193	8	1	49	1	3	7
30 to 34	401	46	263	9	0	66	1	5	11
35 to 39	375	36	247	14	0	62	2	2	12
40 to 44	392	38	282	22	0	37	0	0	13
45 to 49	425	40	326	18	1	26	0	1	13
50 to 54	403	34	326	13	0	26	0	0	4
55 to 59	348	21	280	10	0	26	2	1	8
60 and 61	169	9	142	6	0	9	0	0	3
62 to 64	269	10	234	1	1	17	1	0	5
65 to 69	270	15	238	3	2	11	0	0	1
70 to 74	150	8	131	4	1	4	1	0	1
75 to 79	132	6	121	1	0	3	0	0	1
80 to 84	71	5	61	3	0	2	0	0	0
85 and Older	61	1	53	3	0	3	1	0	0
Under 18	1,232	197	801	40	1	77	1	6	109
65 and older	684	35	604	14	3	23	2	0	3
<b>Median</b>		<b>28.8</b>	<b>44.3</b>	<b>40.3</b>	<b>63.5</b>	<b>35.1</b>	<b>55.0</b>	<b>29.2</b>	<b>16.3</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>4,953</b>	<b>100%</b>
Speak Only English	4,087	83%
Speak Spanish:	260	5%
Speak English "well" or "very well"	260	5%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	235	5%
Speak English "well" or "very well"	235	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	371	7%
Speak English "well" or "very well"	338	7%
Speak English "not well" or "not at all"	33	1%

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>3,773</b>	<b>100%</b>
Less than 9th grade	21	1%
9th through 12th grade, no diploma	104	3%
High school grad (incl. equivalency)	449	12%
Some college, no degree	725	19%
Associate degree	362	10%
Bachelor's degree	1,064	28%
Master's degree	764	20%
Professional school degree	162	4%
Doctorate degree	122	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
<b>Total population age 3 and older</b>	<b>5,086</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,177	23%	945	19%	232	5%
Nursery / Preschool	104	9%	0	0%	104	45%
Kindergarten to grade 4	291	25%	224	24%	67	29%
Grade 5 to grade 8	183	16%	183	19%	0	0%
Grade 9 to grade 12	388	33%	376	40%	12	5%
College, undergraduate	163	14%	148	16%	15	6%
Graduate or Professional school	48	4%	14	1%	34	15%
Not enrolled in school	3,909	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
<b>Total households</b>	<b>2,142</b>	<b>100%</b>	<b>717</b>	<b>100%</b>	<b>1,425</b>	<b>100%</b>
Family Households:	1,537	72%	717	100%	820	58%
Married couple family	1,359	63%	661	92%	698	49%
Other family:	178	8%	56	8%	122	9%
Male householder, no wife	45	2%	0	0%	45	3%
Female householder, no husband	133	6%	56	8%	77	5%
Nonfamily households:	605	28%	0	0%	605	42%
Householder living alone	541	25%	----	----	----	----
Other nonfamily households	64	3%	----	----	----	----

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>2,214</b>	<b>100%</b>	<b>2142</b>	<b>72</b>	<b>3%</b>	<b>2.48</b>
Single family (detached)	1,106	50%	1,080	26	2%	2.58
Single family (attached)	732	33%	689	43	6%	2.47
2 to 4 units	57	3%	56	1	2%	2.57
5 to 9 units	91	4%	90	1	1%	1.94
10 or more units	228	10%	227	1	<1%	2.20
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
<b>Total Owner-Occupied Units</b>	<b>1,748</b>	<b>100%</b>
Less than \$150,000	75	4%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	62	4%
\$250,000 to \$299,999	46	3%
\$300,000 to \$399,999	229	13%
\$400,000 to \$499,999	393	22%
\$500,000 to \$749,999	842	48%
\$750,000 to \$999,999	101	6%
\$1,000,000 or more	0	0%

**Median Value** **\$519,596**

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>2,214</b>	<b>100%</b>
2005 or Later	33	1%
2000 to 2004	193	9%
1990 to 1999	92	4%
1980 to 1989	347	16%
1970 to 1979	1,409	64%
1960 to 1969	117	5%
1950 to 1959	23	1%
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
<b>Total occupied housing units</b>	<b>2,142</b>	<b>100%</b>	<b>394</b>	<b>100%</b>	<b>1,748</b>	<b>100%</b>
1.00 occupant housing per room or less	2,142	100%	394	100%	1,748	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
<b>Total Units</b>	<b>394</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	17	4%
\$1,000 to \$1,249	41	10%
\$1,250 to \$1,499	54	14%
\$1,500 to \$1,999	217	55%
\$2,000 or more	54	14%
No cash rent	11	3%
<b>Median contract rent</b>	<b>\$1,696</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>394</b>	<b>100%</b>
Less than 20 percent	133	34%
20.0 to 24.9 percent	54	14%
25.0 to 29.9 percent	66	17%
30.0 to 34.9 percent	71	18%
35.0 to 39.9 percent	25	6%
40.0 to 49.9 percent	17	4%
50.0 percent or more	17	4%
Not computed	11	3%

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>2,142</b>	<b>100%</b>
No vehicle	15	1%
1 vehicle	473	22%
2 vehicles	1,057	49%
3 vehicles	494	23%
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
<b>Total Workers</b>	<b>2,951</b>	<b>100%</b>
Worked in state of residence	2,940	100%
Worked in county of residence	2,890	98%
Worked outside county of residence	50	2%
Worked outside state of residence	11	<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
<b>Population age 16 and older</b>	<b>4,234</b>	<b>100%</b>	<b>2,058</b>	<b>49%</b>
In labor force	3,081	73%	1,583	51%
Armed forces	35	1%	35	100%
Civilian (employed)	2,801	91%	1,447	52%
Civilian (unemployed)	245	8%	101	41%
Not in labor force	1,153	27%	475	41%
Pct. of civilian labor force unemployed	8.0%		6.5%	

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
<b>Total Workers</b>	<b>2,951</b>	<b>100%</b>
Car, truck or van:	2,640	89%
Drove Alone	2,467	84%
Carpooled	173	6%
Public Transportation:	11	<1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	11	<1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	28	1%
Other means	14	<1%
Worked at home	258	9%

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>2,951</b>	<b>100%</b>
Did not work at home	2,693	91%
Less than 10 minutes	263	9%
10 to 19 minutes	1,038	35%
20 to 29 minutes	806	27%
30 to 44 minutes	442	15%
45 to 59 minutes	115	4%
60 to 89 minutes	18	1%
90 minutes or more	11	<1%
Worked at home	258	9%
<b>Average time to work (minutes)</b>	<b>23</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>2,920</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	44	2%
Construction	31	1%
Manufacturing	350	12%
Wholesale trade	126	4%
Retail trade	392	13%
Transportation & warehousing	37	1%
Information & communications	239	8%
Finance, insurance, & real estate	247	8%
Professional, scientific, management, administration	199	7%
Educational, social, & health services	584	20%
Art, entertainment, recreation, accommodations, food	121	4%
Other services	14	<1%
Public administration	536	18%

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>2,920</b>	<b>100%</b>
Management, professional & related:	1,778	61%
Management (incl. farm managers)	653	22%
Business & financial	254	9%
Computer & mathematical	172	6%
Architecture & engineering	132	5%
Life, physical & social science	54	2%
Community & social service	14	<1%
Legal	75	3%
Education, training, & library	240	8%
Art, entertainment, sports & media	46	2%
Healthcare practitioners	138	5%
Service:	237	8%
Healthcare support	69	2%
Protective service	63	2%
Food preparation & serving	96	3%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	9	<1%
Sales & office	819	28%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	26	1%
Production, transport & material moving	60	2%

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>2,142</b>	<b>100%</b>
Less than \$15,000	53	2%
\$15,000 to \$29,999	124	6%
\$30,000 to \$44,999	117	5%
\$45,000 to \$59,999	133	6%
\$60,000 to \$74,999	222	10%
\$75,000 to \$99,999	352	16%
\$100,000 to \$124,999	317	15%
\$125,000 to \$149,999	186	9%
\$150,000 to \$199,999	338	16%
\$200,000 or more	300	14%
<b>Median Income</b>	<b>\$105,521</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,142</b>	<b>100%</b>
With earnings	1,817	85%
With wage and salary income	1,794	84%
With self-employment income	233	11%
With interest, dividend, or net rental income	850	40%
With Social Security income	478	22%
With Supplemental Security income	0	0%
With public assistance income	44	2%
With retirement income	519	24%
With other types of income	288	13%

*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>5,316</b>	<b>100%</b>
Under .50	23	<1%
.50 to .99	160	3%
1.00 to 1.24	0	0%
1.25 to 1.49	0	0%
1.50 to 1.84	0	0%
1.85 to 1.99	76	1%
2.00 and over	5,057	95%

*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>5,316</b>	<b>100%</b>
Above Poverty	5,133	97%
Below Poverty	183	3%

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

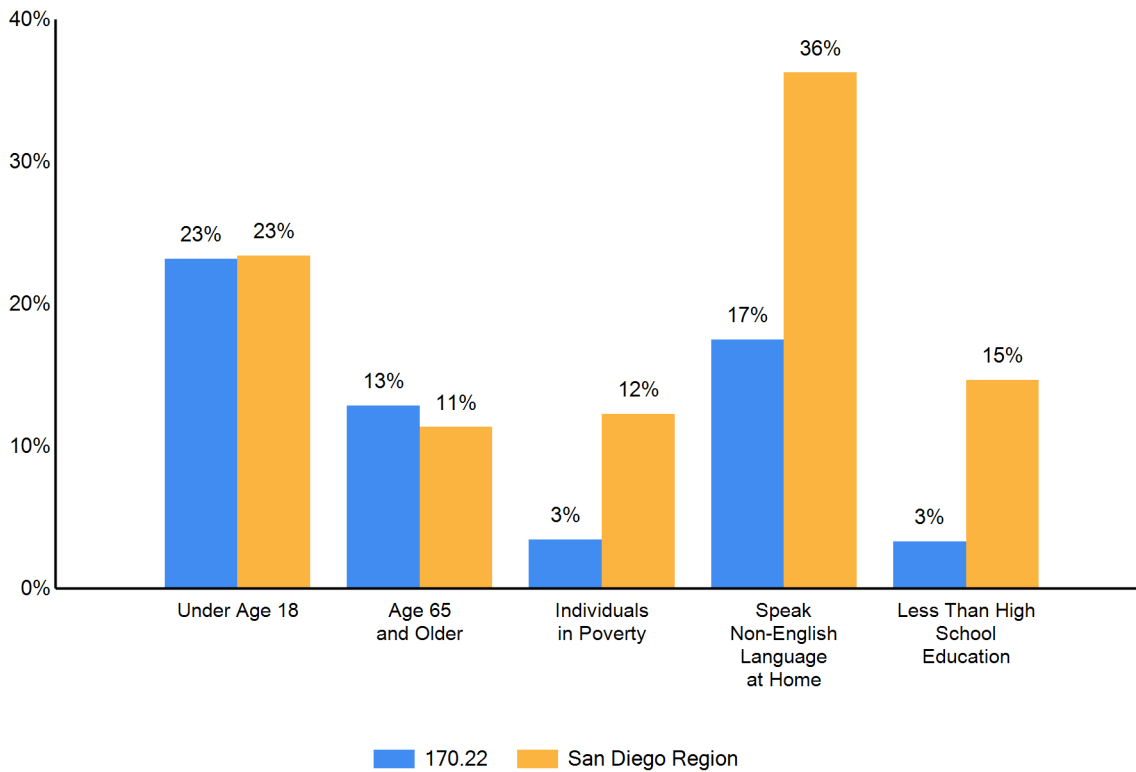
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,537</b>	<b>717</b>	<b>820</b>	<b>1,493</b>	<b>673</b>	<b>820</b>	<b>44</b>	<b>44</b>	<b>0</b>
Married couple family	1,359	661	698	1,315	617	698	44	44	0
Male householder, no wife present	45	0	45	45	0	45	0	0	0
Female householder, no husband present	133	56	77	133	56	77	0	0	0

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

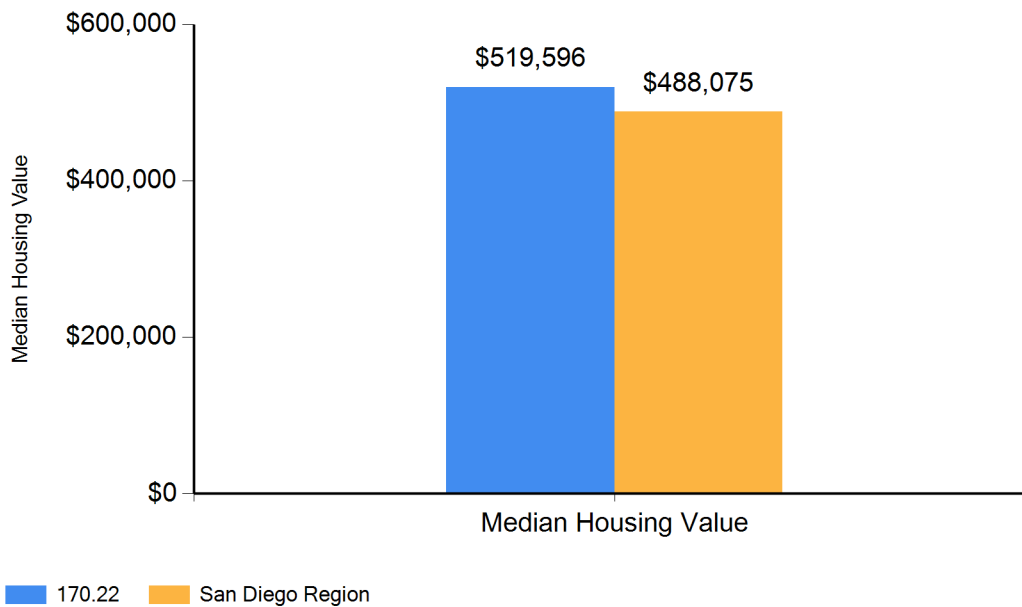


## Demographic and Socioeconomic Characteristics



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