



## Demographic and Socioeconomic Profile 2010

TRACT: 162.01

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,843</b>	<b>100%</b>
White	4,555	78%
Hispanic	753	13%
Asian	202	3%
Two or More	171	3%
Black	100	2%
Pacific Islander	37	1%
Other	14	<1%
American Indian	11	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,843</b>	<b>2,826</b>	<b>3,017</b>	<b>52%</b>
Under 5	318	153	165	52%
5 to 9	321	162	159	50%
10 to 14	320	161	159	50%
15 to 17	242	113	129	53%
18 and 19	157	74	83	53%
20 to 24	327	190	137	42%
25 to 29	295	144	151	51%
30 to 34	280	138	142	51%
35 to 39	294	134	160	54%
40 to 44	358	178	180	50%
45 to 49	418	207	211	50%
50 to 54	519	240	279	54%
55 to 59	459	215	244	53%
60 and 61	183	84	99	54%
62 to 64	271	138	133	49%
65 to 69	331	153	178	54%
70 to 74	231	108	123	53%
75 to 79	248	120	128	52%
80 to 84	152	72	80	53%
85 and Older	119	42	77	65%
Under 18	1,201	589	612	51%
65 and older	1,081	495	586	54%
<b>Median</b>	<b>45.1</b>	<b>44.0</b>	<b>46.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,884</b>	<b>100%</b>
Never Married	912	19%
Married, excluding separated	3,341	68%
Separated	65	1%
Widowed	246	5%
Divorced	320	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
<b>Total population</b>	<b>5,843</b>	<b>100%</b>
Household	5,823	100%
Group Quarters - Other	20	<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
<b>Total Pop.</b>	<b>5,843</b>	<b>753</b>	<b>4,555</b>	<b>100</b>	<b>11</b>	<b>202</b>	<b>37</b>	<b>14</b>	<b>171</b>
Under 5	318	63	210	5	0	8	2	1	29
5 to 9	321	74	195	5	0	7	6	2	32
10 to 14	320	61	223	7	0	15	1	0	13
15 to 17	242	51	172	1	0	5	1	2	10
18 and 19	157	27	114	2	0	4	2	1	7
20 to 24	327	60	243	3	0	11	0	1	9
25 to 29	295	45	224	8	0	10	1	1	6
30 to 34	280	40	199	16	1	11	3	0	10
35 to 39	294	48	214	8	1	17	2	1	3
40 to 44	358	59	254	10	1	21	3	0	10
45 to 49	418	45	333	7	1	17	6	1	8
50 to 54	519	59	417	10	3	10	3	1	16
55 to 59	459	36	387	8	1	17	3	0	7
60 and 61	183	9	156	2	0	12	0	1	3
62 to 64	271	19	241	1	1	7	1	0	1
65 to 69	331	20	292	4	1	12	0	1	1
70 to 74	231	14	198	1	0	13	0	0	5
75 to 79	248	6	236	1	0	2	2	0	1
80 to 84	152	6	142	1	1	2	0	0	0
85 and Older	119	11	105	0	0	1	1	1	0
Under 18	1,201	249	800	18	0	35	10	5	84
65 and older	1,081	57	973	7	2	30	3	2	7
<b>Median</b>		<b>29.5</b>	<b>48.4</b>	<b>36.9</b>	<b>52.5</b>	<b>43.1</b>	<b>40.8</b>	<b>25.0</b>	<b>18.4</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>5,525</b>	<b>100%</b>
Speak Only English	4,767	86%
Speak Spanish:	421	8%
Speak English "well" or "very well"	345	6%
Speak English "not well" or "not at all"	76	1%
Speak Asian/Pacific Island language:	39	1%
Speak English "well" or "very well"	39	1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	298	5%
Speak English "well" or "very well"	298	5%
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>4,158</b>	<b>100%</b>
Less than 9th grade	52	1%
9th through 12th grade, no diploma	292	7%
High school grad (incl. equivalency)	708	17%
Some college, no degree	975	23%
Associate degree	302	7%
Bachelor's degree	865	21%
Master's degree	681	16%
Professional school degree	167	4%
Doctorate degree	116	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>5,666</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,403	25%	1,161	20%	242	4%
Nursery / Preschool	105	7%	64	6%	41	17%
Kindergarten to grade 4	349	25%	315	27%	34	14%
Grade 5 to grade 8	410	29%	379	33%	31	13%
Grade 9 to grade 12	309	22%	263	23%	46	19%
College, undergraduate	154	11%	129	11%	25	10%
Graduate or Professional school	76	5%	11	1%	65	27%
Not enrolled in school	4,263	75%	---	---	---	---

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>2,170</b>	<b>100%</b>	<b>759</b>	<b>100%</b>	<b>1,411</b>	<b>100%</b>
Family Households:	1,823	84%	759	100%	1,064	75%
Married couple family	1,593	73%	653	86%	940	67%
Other family:	230	11%	106	14%	124	9%
Male householder, no wife	60	3%	0	0%	60	4%
Female householder, no husband	170	8%	106	14%	64	5%
Nonfamily households:	347	16%	0	0%	347	25%
Householder living alone	306	14%	----	----	----	----
Other nonfamily households	41	2%	----	----	----	----

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>2,231</b>	<b>100%</b>	<b>2170</b>	<b>61</b>	<b>3%</b>	<b>2.68</b>
Single family (detached)	1,881	84%	1,825	56	3%	2.69
Single family (attached)	130	6%	125	5	4%	2.80
2 to 4 units	47	2%	47	0	0%	2.26
5 to 9 units	38	2%	38	0	0%	2.89
10 or more units	135	6%	135	0	0%	2.58
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>1,690</b>	<b>100%</b>
Less than \$150,000	34	2%
\$150,000 to \$199,999	11	1%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	39	2%
\$300,000 to \$399,999	227	13%
\$400,000 to \$499,999	287	17%
\$500,000 to \$749,999	756	45%
\$750,000 to \$999,999	266	16%
\$1,000,000 or more	56	3%

**Median Value** **\$576,288**

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>2,231</b>	<b>100%</b>
2005 or Later	24	1%
2000 to 2004	0	0%
1990 to 1999	58	3%
1980 to 1989	322	14%
1970 to 1979	921	41%
1960 to 1969	422	19%
1950 to 1959	410	18%
1940 to 1949	28	1%
1939 or earlier	46	2%

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>2,170</b>	<b>100%</b>	<b>480</b>	<b>100%</b>	<b>1,690</b>	<b>100%</b>
1.00 occupant housing per room or less	2,132	98%	442	92%	1,690	100%
1.01 to 1.50 occupants per room	38	2%	38	8%	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>480</b>	<b>100%</b>
Less than \$500	21	4%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	17	4%
\$800 to \$899	121	25%
\$900 to \$999	38	8%
\$1,000 to \$1,249	67	14%
\$1,250 to \$1,499	32	7%
\$1,500 to \$1,999	53	11%
\$2,000 or more	131	27%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,160</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>480</b>	<b>100%</b>
Less than 20 percent	81	17%
20.0 to 24.9 percent	119	25%
25.0 to 29.9 percent	12	3%
30.0 to 34.9 percent	51	11%
35.0 to 39.9 percent	56	12%
40.0 to 49.9 percent	59	12%
50.0 percent or more	102	21%
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>2,170</b>	<b>100%</b>
No vehicle	47	2%
1 vehicle	556	26%
2 vehicles	880	41%
3 vehicles	562	26%
4 or more vehicles	125	6%

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>2,496</b>	<b>100%</b>
Worked in state of residence	2,496	100%
Worked in county of residence	2,456	98%
Worked outside county of residence	40	2%
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>4,798</b>	<b>100%</b>	<b>2,313</b>	<b>48%</b>
In labor force	3,126	65%	1,721	55%
Armed forces	51	2%	51	100%
Civilian (employed)	2,657	85%	1,425	54%
Civilian (unemployed)	418	13%	245	59%
Not in labor force	1,672	35%	592	35%
Pct. of civilian labor force unemployed	13.6%		14.7%	

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>2,496</b>	<b>100%</b>
Car, truck or van:	2,207	88%
Drove Alone	2,006	80%
Carpooled	201	8%
Public Transportation:	33	1%
Bus	0	0%
Trolley / Streetcar	33	1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	12	<1%
Bicycle	0	0%
Walked	0	0%
Other means	0	0%
Worked at home	244	10%

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>2,496</b>	<b>100%</b>
Did not work at home	2,252	90%
Less than 10 minutes	285	11%
10 to 19 minutes	610	24%
20 to 29 minutes	770	31%
30 to 44 minutes	364	15%
45 to 59 minutes	144	6%
60 to 89 minutes	27	1%
90 minutes or more	52	2%
Worked at home	244	10%
<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>2,457</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	77	3%
Construction	79	3%
Manufacturing	272	11%
Wholesale trade	82	3%
Retail trade	181	7%
Transportation & warehousing	131	5%
Information & communications	90	4%
Finance, insurance, & real estate	226	9%
Professional, scientific, management, administration	141	6%
Educational, social, & health services	552	22%
Art, entertainment, recreation, accommodations, food	152	6%
Other services	157	6%
Public administration	317	13%

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>2,457</b>	<b>100%</b>
Management, professional & related:	1,545	63%
Management (incl. farm managers)	364	15%
Business & financial	189	8%
Computer & mathematical	121	5%
Architecture & engineering	112	5%
Life, physical & social science	32	1%
Community & social service	125	5%
Legal	42	2%
Education, training, & library	278	11%
Art, entertainment, sports & media	119	5%
Healthcare practitioners	163	7%
Service:	174	7%
Healthcare support	13	1%
Protective service	43	2%
Food preparation & serving	81	3%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	37	2%
Sales & office	438	18%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	132	5%
Production, transport & material moving	168	7%

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>2,170</b>	<b>100%</b>
Less than \$15,000	64	3%
\$15,000 to \$29,999	197	9%
\$30,000 to \$44,999	150	7%
\$45,000 to \$59,999	154	7%
\$60,000 to \$74,999	284	13%
\$75,000 to \$99,999	397	18%
\$100,000 to \$124,999	266	12%
\$125,000 to \$149,999	173	8%
\$150,000 to \$199,999	217	10%
\$200,000 or more	268	12%
<b>Median Income</b>	<b>\$89,861</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,170</b>	<b>100%</b>
With earnings	1,721	79%
With wage and salary income	1,661	77%
With self-employment income	393	18%
With interest, dividend, or net rental income	895	41%
With Social Security income	702	32%
With Supplemental Security income	37	2%
With public assistance income	48	2%
With retirement income	593	27%
With other types of income	352	16%

*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>5,843</b>	<b>100%</b>
Under .50	188	3%
.50 to .99	120	2%
1.00 to 1.24	50	1%
1.25 to 1.49	100	2%
1.50 to 1.84	159	3%
1.85 to 1.99	145	2%
2.00 and over	5,081	87%

*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>5,843</b>	<b>100%</b>
Above Poverty	5,535	95%
Below Poverty	308	5%

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

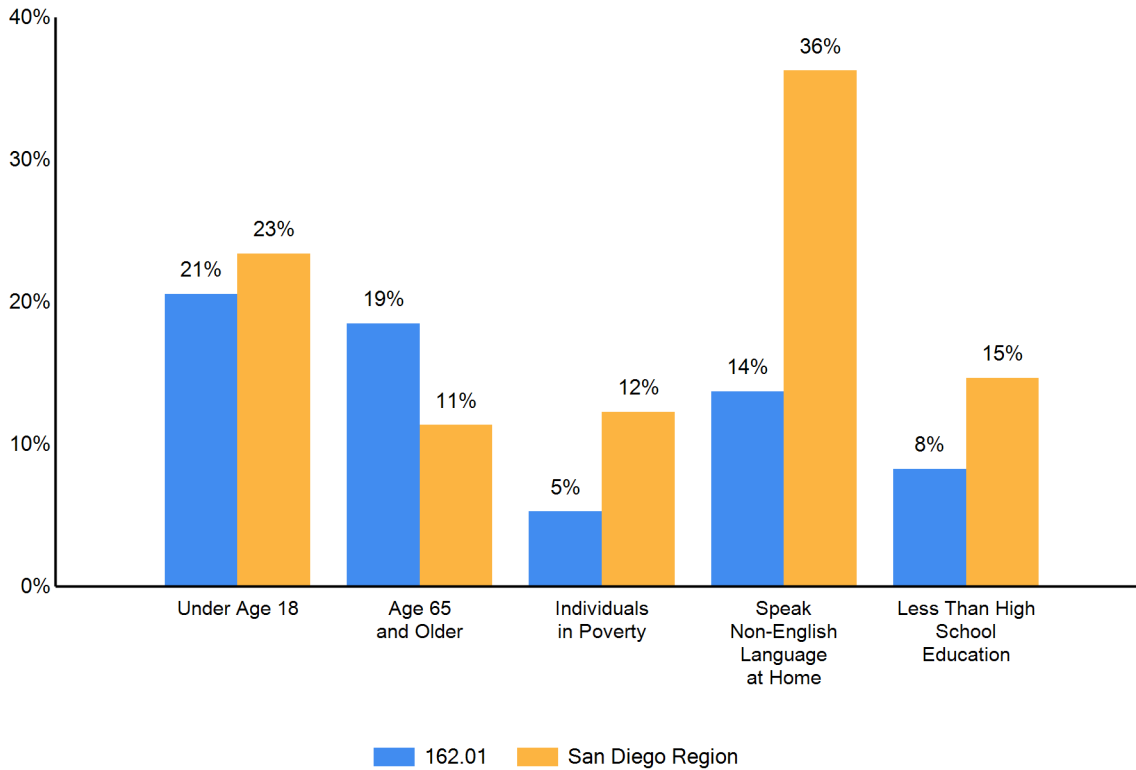
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,823</b>	<b>759</b>	<b>1,064</b>	<b>1,752</b>	<b>688</b>	<b>1,064</b>	<b>71</b>	<b>71</b>	<b>0</b>
Married couple family	1,593	653	940	1,572	632	940	21	21	0
Male householder, no wife present	60	0	60	60	0	60	0	0	0
Female householder, no husband present	170	106	64	120	56	64	50	50	0

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

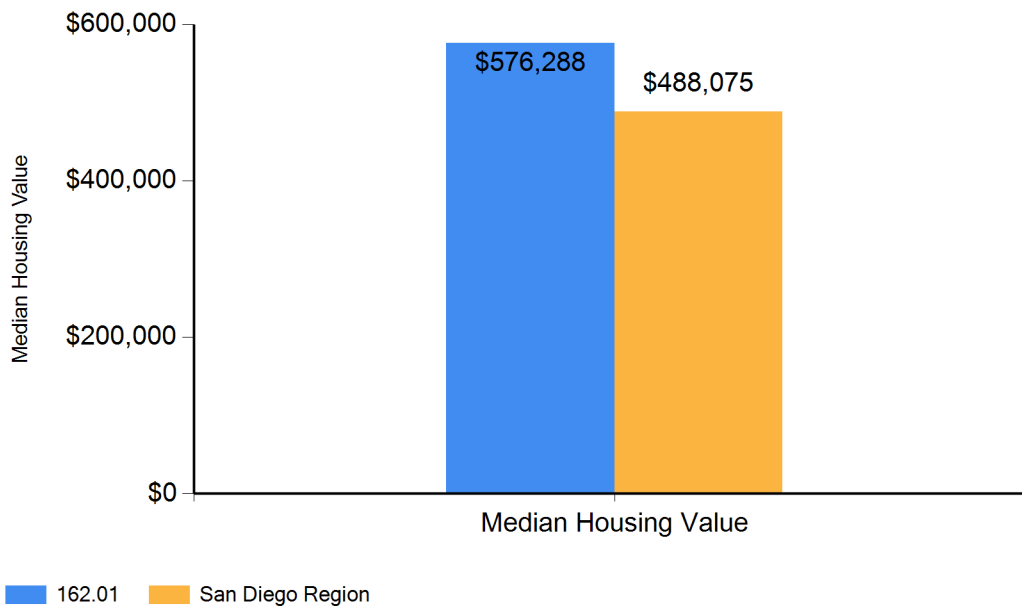


## Demographic and Socioeconomic Characteristics



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