



Demographic and Socioeconomic Profile 2010

TRACT: 85.04

Population by Race

	Population	Percent
Total Population	6,021	100%
White	3,886	65%
Hispanic	1,399	23%
Asian	394	7%
Two or More	202	3%
Black	76	1%
Pacific Islander	28	<1%
Other	21	<1%
American Indian	15	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,021	3,009	3,012	50%
Under 5	318	171	147	46%
5 to 9	298	162	136	46%
10 to 14	316	149	167	53%
15 to 17	214	116	98	46%
18 and 19	138	70	68	49%
20 to 24	426	220	206	48%
25 to 29	409	225	184	45%
30 to 34	426	223	203	48%
35 to 39	370	188	182	49%
40 to 44	430	225	205	48%
45 to 49	491	258	233	47%
50 to 54	492	224	268	54%
55 to 59	404	212	192	48%
60 and 61	127	73	54	43%
62 to 64	190	106	84	44%
65 to 69	217	97	120	55%
70 to 74	187	86	101	54%
75 to 79	181	76	105	58%
80 to 84	156	61	95	61%
85 and Older	231	67	164	71%
Under 18	1,146	598	548	48%
65 and older	972	387	585	60%
Median	41.1	39.5	42.8	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,089	100%
Never Married	1,672	33%
Married, excluding separated	2,284	45%
Separated	127	2%
Widowed	388	8%
Divorced	618	12%

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	6,021	100%
Household	6,011	100%
Group Quarters - Other	10	<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.	6,021	1,399	3,886	76	15	394	28	21	202
Under 5	318	112	153	4	0	14	2	3	30
5 to 9	298	107	148	4	0	11	2	1	25
10 to 14	316	127	143	6	0	18	0	0	22
15 to 17	214	87	95	3	1	13	0	0	15
18 and 19	138	56	63	3	0	9	0	0	7
20 to 24	426	126	230	4	1	38	4	1	22
25 to 29	409	95	259	5	0	30	1	2	17
30 to 34	426	118	256	3	2	32	1	1	13
35 to 39	370	100	221	5	0	29	1	2	12
40 to 44	430	94	283	6	1	33	2	0	11
45 to 49	491	101	345	9	1	25	2	1	7
50 to 54	492	78	367	4	1	30	2	3	7
55 to 59	404	53	310	4	2	29	1	1	4
60 and 61	127	15	103	0	1	4	0	0	4
62 to 64	190	30	141	3	2	10	1	1	2
65 to 69	217	30	161	1	1	21	2	1	0
70 to 74	187	22	142	7	1	12	0	1	2
75 to 79	181	19	137	3	0	17	4	1	0
80 to 84	156	14	128	2	1	8	2	0	1
85 and Older	231	15	201	0	0	11	1	2	1
Under 18	1,146	433	539	17	1	56	4	4	92
65 and older	972	100	769	13	3	69	9	5	4
Median		29.4	46.3	40.8	56.3	40.5	47.5	47.5	20.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,703	100%
Speak Only English	4,458	78%
Speak Spanish:	867	15%
Speak English "well" or "very well"	713	13%
Speak English "not well" or "not at all"	154	3%
Speak Asian/Pacific Island language:	162	3%
Speak English "well" or "very well"	140	2%
Speak English "not well" or "not at all"	22	<1%
Speak other language:	216	3%
Speak English "well" or "very well"	194	3%
Speak English "not well" or "not at all"	22	<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	4,311	100%
Less than 9th grade	156	4%
9th through 12th grade, no diploma	404	9%
High school grad (incl. equivalency)	734	17%
Some college, no degree	1,321	31%
Associate degree	220	5%
Bachelor's degree	712	17%
Master's degree	571	13%
Professional school degree	89	2%
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	5,832	100%	---	---	---	---
Enrolled in school	1,530	26%	1,229	21%	301	5%
Nursery / Preschool	140	9%	50	4%	90	30%
Kindergarten to grade 4	403	26%	361	29%	42	14%
Grade 5 to grade 8	280	18%	228	19%	52	17%
Grade 9 to grade 12	212	14%	176	14%	36	12%
College, undergraduate	421	28%	390	32%	31	10%
Graduate or Professional school	74	5%	24	2%	50	17%
Not enrolled in school	4,302	74%	---	---	---	---

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	2,312	100%	738	100%	1,574	100%
Family Households:	1,495	65%	738	100%	757	48%
Married couple family	1,081	47%	487	66%	594	38%
Other family:	414	18%	251	34%	163	10%
Male householder, no wife	131	6%	113	15%	18	1%
Female householder, no husband	283	12%	138	19%	145	9%
Nonfamily households:	817	35%	0	0%	817	52%
Householder living alone	610	26%	----	----	----	----
Other nonfamily households	207	9%	----	----	----	----

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	2,361	100%	2312	49	2%	2.60
Single family (detached)	1,888	80%	1,850	38	2%	2.59
Single family (attached)	346	15%	335	11	3%	2.93
2 to 4 units	37	2%	37	0	0%	1.86
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	90	4%	90	0	0%	1.87
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	1,563	100%
Less than \$150,000	21	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	119	8%
\$400,000 to \$499,999	529	34%
\$500,000 to \$749,999	794	51%
\$750,000 to \$999,999	82	5%
\$1,000,000 or more	18	1%

Median Value **\$535,289**

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	2,361	100%
2005 or Later	3	<1%
2000 to 2004	32	1%
1990 to 1999	106	4%
1980 to 1989	74	3%
1970 to 1979	158	7%
1960 to 1969	483	20%
1950 to 1959	1,439	61%
1940 to 1949	9	<1%
1939 or earlier	57	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
Total occupied housing units	2,312	100%	749	100%	1,563	100%
1.00 occupant housing per room or less	2,176	94%	656	88%	1,520	97%
1.01 to 1.50 occupants per room	124	5%	81	11%	43	3%
1.51 to 2.00 occupants per room	0	0%	0	0%	0	0%
2.01 or more occupants per room	12	1%	12	2%	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	749	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	50	7%
\$800 to \$899	9	1%
\$900 to \$999	33	4%
\$1,000 to \$1,249	257	34%
\$1,250 to \$1,499	220	29%
\$1,500 to \$1,999	81	11%
\$2,000 or more	99	13%
No cash rent	0	0%
Median contract rent	\$1,278	

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	749	100%
Less than 20 percent	54	7%
20.0 to 24.9 percent	119	16%
25.0 to 29.9 percent	46	6%
30.0 to 34.9 percent	23	3%
35.0 to 39.9 percent	103	14%
40.0 to 49.9 percent	215	29%
50.0 percent or more	178	24%
Not computed	11	1%

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	2,312	100%
No vehicle	150	6%
1 vehicle	625	27%
2 vehicles	866	37%
3 vehicles	466	20%
4 or more vehicles	205	9%

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	2,998	100%
Worked in state of residence	2,998	100%
Worked in county of residence	2,980	99%
Worked outside county of residence	18	1%
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
Population age 16 and older	5,004	100%	2,481	50%
In labor force	3,312	66%	1,741	53%
Armed forces	0	0%	0	0%
Civilian (employed)	3,009	91%	1,561	52%
Civilian (unemployed)	303	9%	180	59%
Not in labor force	1,692	34%	740	44%
Pct. of civilian labor force unemployed	9.1%		10.3%	

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	2,998	100%
Car, truck or van:	2,697	90%
Drove Alone	2,497	83%
Carpooled	200	7%
Public Transportation:	165	6%
Bus	165	6%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	14	<1%
Other means	0	0%
Worked at home	122	4%

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	2,998	100%
Did not work at home	2,876	96%
Less than 10 minutes	213	7%
10 to 19 minutes	1,040	35%
20 to 29 minutes	987	33%
30 to 44 minutes	510	17%
45 to 59 minutes	0	0%
60 to 89 minutes	61	2%
90 minutes or more	65	2%
Worked at home	122	4%
Average time to work (minutes)	26	--

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+	2,973	100%
Agriculture, forestry, mining	19	1%
Utilities	0	0%
Construction	234	8%
Manufacturing	97	3%
Wholesale trade	103	3%
Retail trade	514	17%
Transportation & warehousing	66	2%
Information & communications	38	1%
Finance, insurance, & real estate	220	7%
Professional, scientific, management, administration	70	2%
Educational, social, & health services	778	26%
Art, entertainment, recreation, accommodations, food	251	8%
Other services	145	5%
Public administration	438	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

Total employed civilian age 16+	2,973	100%
Management, professional & related:	1,317	44%
Management (incl. farm managers)	354	12%
Business & financial	112	4%
Computer & mathematical	101	3%
Architecture & engineering	58	2%
Life, physical & social science	63	2%
Community & social service	64	2%
Legal	40	1%
Education, training, & library	302	10%
Art, entertainment, sports & media	70	2%
Healthcare practitioners	153	5%
Service:	395	13%
Healthcare support	60	2%
Protective service	58	2%
Food preparation & serving	196	7%
Building & grounds cleaning / maintenance	64	2%
Personal care & service	17	1%
Sales & office	631	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	284	10%
Production, transport & material moving	346	12%

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

Household Income

Number Percent

Total Households	2,312	100%
Less than \$15,000	157	7%
\$15,000 to \$29,999	318	14%
\$30,000 to \$44,999	454	20%
\$45,000 to \$59,999	298	13%
\$60,000 to \$74,999	286	12%
\$75,000 to \$99,999	216	9%
\$100,000 to \$124,999	142	6%
\$125,000 to \$149,999	155	7%
\$150,000 to \$199,999	206	9%
\$200,000 or more	80	3%
Median Income	\$56,426	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,312	100%
With earnings	1,855	80%
With wage and salary income	1,675	72%
With self-employment income	492	21%
With interest, dividend, or net rental income	748	32%
With Social Security income	714	31%
With Supplemental Security income	0	0%
With public assistance income	40	2%
With retirement income	514	22%
With other types of income	321	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	6,003	100%
Under .50	210	3%
.50 to .99	535	9%
1.00 to 1.24	172	3%
1.25 to 1.49	202	3%
1.50 to 1.84	529	9%
1.85 to 1.99	37	1%
2.00 and over	4,318	72%

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	6,003	100%
Above Poverty	5,258	88%
Below Poverty	745	12%

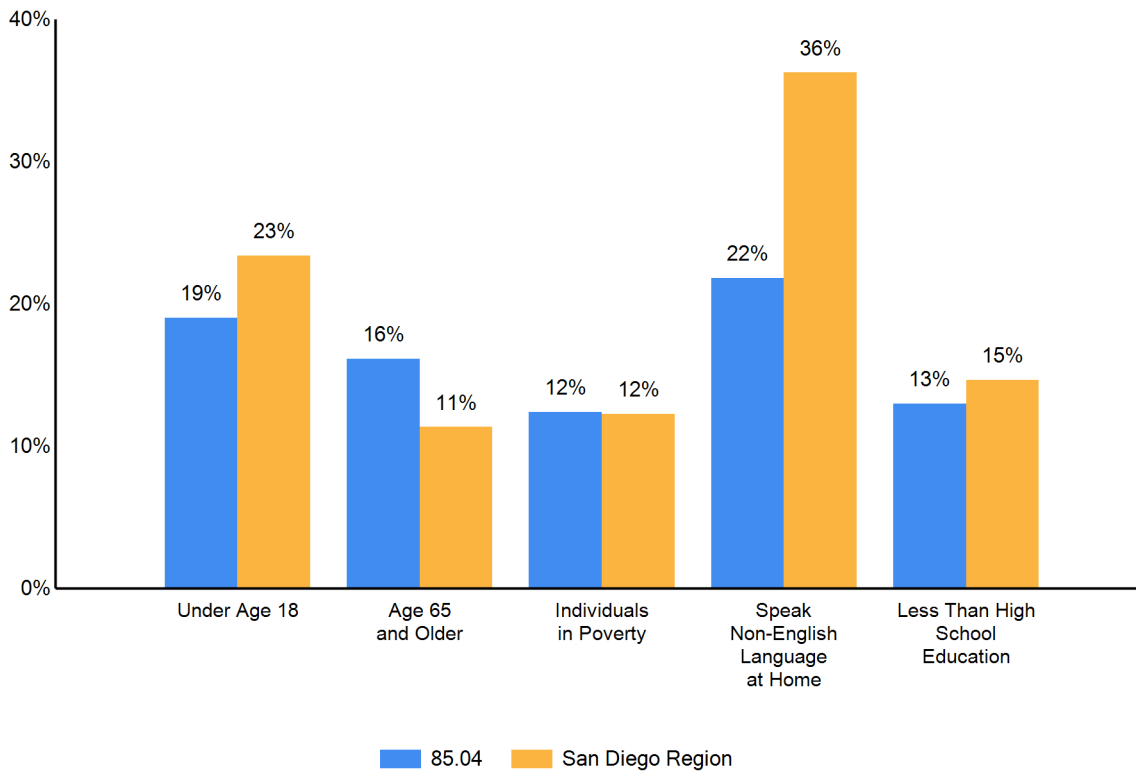
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,495	738	757	1,380	653	727	115	85	30
Married couple family	1,081	487	594	1,026	462	564	55	25	30
Male householder, no wife present	131	113	18	131	113	18	0	0	0
Female householder, no husband present	283	138	145	223	78	145	60	60	0

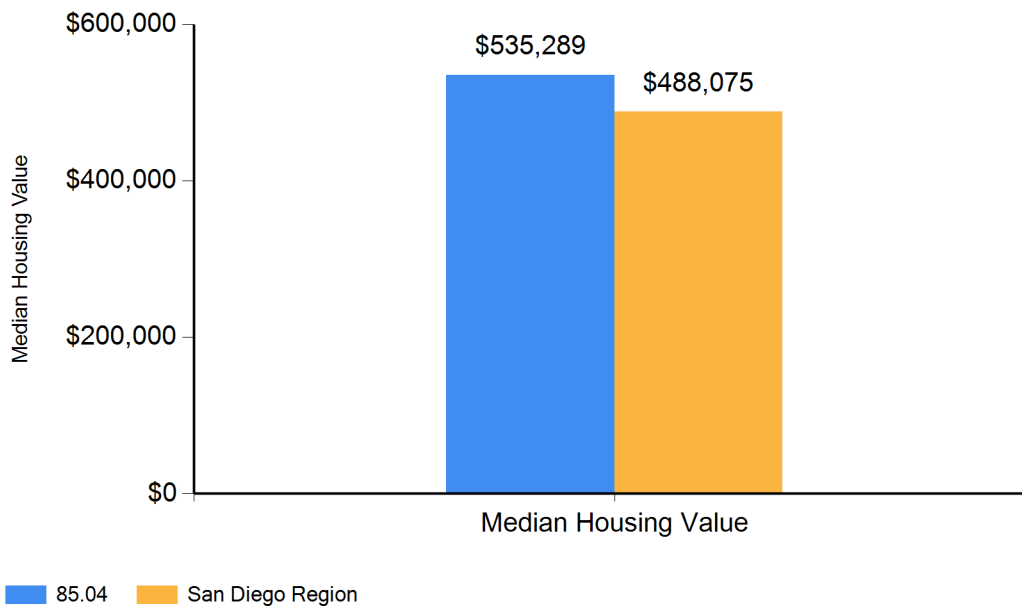
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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