



Demographic and Socioeconomic Profile 2010

TRACT: 170.39

Population by Race

	Population	Percent
Total Population	6,921	100%
White	3,802	55%
Asian	2,074	30%
Hispanic	627	9%
Two or More	272	4%
Black	120	2%
Other	14	<1%
American Indian	6	<1%
Pacific Islander	6	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,921	3,354	3,567	52%
Under 5	548	269	279	51%
5 to 9	473	254	219	46%
10 to 14	458	247	211	46%
15 to 17	278	132	146	53%
18 and 19	106	56	50	47%
20 to 24	281	141	140	50%
25 to 29	438	199	239	55%
30 to 34	578	283	295	51%
35 to 39	641	302	339	53%
40 to 44	603	308	295	49%
45 to 49	650	320	330	51%
50 to 54	568	266	302	53%
55 to 59	385	169	216	56%
60 and 61	152	84	68	45%
62 to 64	149	80	69	46%
65 to 69	183	87	96	52%
70 to 74	108	42	66	61%
75 to 79	83	32	51	61%
80 to 84	80	29	51	64%
85 and Older	159	54	105	66%
Under 18	1,757	902	855	49%
65 and older	613	244	369	60%
Median	37.3	36.6	38.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,442	100%
Never Married	1,278	23%
Married, excluding separated	3,532	65%
Separated	20	<1%
Widowed	194	4%
Divorced	418	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
Total population	6,921	100%
Household	6,921	100%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%
Group Quarters - Other	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.	6,921	627	3,802	120	6	2,074	6	14	272
Under 5	548	81	233	3	0	182	0	0	49
5 to 9	473	61	207	8	0	146	0	1	50
10 to 14	458	47	246	6	0	131	0	1	27
15 to 17	278	31	150	8	2	66	0	0	21
18 and 19	106	11	58	1	0	31	0	0	5
20 to 24	281	32	147	0	0	84	0	3	15
25 to 29	438	46	232	4	0	140	0	1	15
30 to 34	578	49	261	13	0	229	1	1	24
35 to 39	641	63	314	7	2	236	1	1	17
40 to 44	603	51	340	17	0	180	0	0	15
45 to 49	650	39	410	13	0	173	1	2	12
50 to 54	568	45	372	16	1	125	0	1	8
55 to 59	385	18	227	8	0	119	3	1	9
60 and 61	152	14	84	6	0	48	0	0	0
62 to 64	149	8	97	3	0	41	0	0	0
65 to 69	183	10	105	0	0	65	0	1	2
70 to 74	108	9	61	5	1	29	0	1	2
75 to 79	83	5	52	0	0	26	0	0	0
80 to 84	80	4	65	2	0	9	0	0	0
85 and Older	159	3	141	0	0	14	0	0	1
Under 18	1,757	220	836	25	2	525	0	2	147
65 and older	613	31	424	7	1	143	0	2	5
Median		30.5	40.8	42.9	37.5	35.6	55.0	35.0	16.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,373	100%
Speak Only English	4,402	69%
Speak Spanish:	320	5%
Speak English "well" or "very well"	297	5%
Speak English "not well" or "not at all"	23	<1%
Speak Asian/Pacific Island language:	1,156	18%
Speak English "well" or "very well"	1,031	16%
Speak English "not well" or "not at all"	125	2%
Speak other language:	495	7%
Speak English "well" or "very well"	453	7%
Speak English "not well" or "not at all"	42	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	4,777	100%
Less than 9th grade	125	3%
9th through 12th grade, no diploma	68	1%
High school grad (incl. equivalency)	520	11%
Some college, no degree	835	17%
Associate degree	494	10%
Bachelor's degree	1,641	34%
Master's degree	719	15%
Professional school degree	149	3%
Doctorate degree	226	5%

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	6,589	100%	---	---	---	---
Enrolled in school	1,949	30%	1,615	25%	334	5%
Nursery / Preschool	107	5%	35	2%	72	22%
Kindergarten to grade 4	481	25%	440	27%	41	12%
Grade 5 to grade 8	398	20%	373	23%	25	7%
Grade 9 to grade 12	495	25%	451	28%	44	13%
College, undergraduate	370	19%	275	17%	95	28%
Graduate or Professional school	98	5%	41	3%	57	17%
Not enrolled in school	4,640	70%	---	---	---	---

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	2,693	100%	1,305	100%	1,388	100%
Family Households:	2,095	78%	1,305	100%	790	57%
Married couple family	1,702	63%	1,025	79%	677	49%
Other family:	393	15%	280	21%	113	8%
Male householder, no wife	83	3%	56	4%	27	2%
Female householder, no husband	310	12%	224	17%	86	6%
Nonfamily households:	598	22%	0	0%	598	43%
Householder living alone	513	19%	----	----	----	----
Other nonfamily households	85	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
Total Housing Units	2,803	100%	2693	110	4%	2.57
Single family (detached)	1,286	46%	1,246	40	3%	2.82
Single family (attached)	140	5%	140	0	0%	2.71
2 to 4 units	158	6%	151	7	4%	2.41
5 to 9 units	908	32%	864	44	5%	2.34
10 or more units	311	11%	292	19	6%	2.18
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	2,025	100%
Less than \$150,000	64	3%
\$150,000 to \$199,999	34	2%
\$200,000 to \$249,999	167	8%
\$250,000 to \$299,999	173	9%
\$300,000 to \$399,999	294	15%
\$400,000 to \$499,999	223	11%
\$500,000 to \$749,999	741	37%
\$750,000 to \$999,999	238	12%
\$1,000,000 or more	91	4%

Median Value **\$518,549**

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	2,803	100%
2005 or Later	244	9%
2000 to 2004	584	21%
1990 to 1999	1,200	43%
1980 to 1989	668	24%
1970 to 1979	23	1%
1960 to 1969	50	2%
1950 to 1959	34	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
Total occupied housing units	2,693	100%	668	100%	2,025	100%
1.00 occupant housing per room or less	2,582	96%	571	85%	2,011	99%
1.01 to 1.50 occupants per room	59	2%	45	7%	14	1%
1.51 to 2.00 occupants per room	52	2%	52	8%	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	668	100%
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	0	0%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	204	31%
\$1,500 to \$1,999	288	43%
\$2,000 or more	163	24%
No cash rent	13	2%
Median contract rent	\$1,726	

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	668	100%
Less than 20 percent	217	32%
20.0 to 24.9 percent	95	14%
25.0 to 29.9 percent	82	12%
30.0 to 34.9 percent	71	11%
35.0 to 39.9 percent	50	7%
40.0 to 49.9 percent	34	5%
50.0 percent or more	106	16%
Not computed	13	2%

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	2,693	100%
No vehicle	69	3%
1 vehicle	811	30%
2 vehicles	1,110	41%
3 vehicles	455	17%
4 or more vehicles	248	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	3,788	100%
Worked in state of residence	3,710	98%
Worked in county of residence	3,586	95%
Worked outside county of residence	124	3%
Worked outside state of residence	78	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	5,339	100%	2,538	48%
In labor force	4,148	78%	2,180	53%
Armed forces	112	3%	112	100%
Civilian (employed)	3,796	92%	1,920	51%
Civilian (unemployed)	240	6%	148	62%
Not in labor force	1,191	22%	358	30%
Pct. of civilian labor force unemployed	5.9%		7.2%	

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	3,788	100%
Car, truck or van:	3,425	90%
Drove Alone	3,155	83%
Carpooled	270	7%
Public Transportation:	112	3%
Bus	63	2%
Trolley / Streetcar	0	0%
Railroad	49	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	8	<1%
Walked	58	2%
Other means	59	2%
Worked at home	126	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	3,788	100%
Did not work at home	3,662	97%
Less than 10 minutes	155	4%
10 to 19 minutes	1,072	28%
20 to 29 minutes	1,297	34%
30 to 44 minutes	828	22%
45 to 59 minutes	99	3%
60 to 89 minutes	48	1%
90 minutes or more	163	4%
Worked at home	126	3%
Average time to work (minutes)	30	--

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+	3,679	100%
Agriculture, forestry, mining	0	0%
Utilities	65	2%
Construction	132	4%
Manufacturing	372	10%
Wholesale trade	85	2%
Retail trade	230	6%
Transportation & warehousing	71	2%
Information & communications	160	4%
Finance, insurance, & real estate	379	10%
Professional, scientific, management, administration	436	12%
Educational, social, & health services	866	24%
Art, entertainment, recreation, accommodations, food	162	4%
Other services	268	7%
Public administration	453	12%

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+	3,679	100%
Management, professional & related:	2,146	58%
Management (incl. farm managers)	471	13%
Business & financial	390	11%
Computer & mathematical	277	8%
Architecture & engineering	232	6%
Life, physical & social science	98	3%
Community & social service	85	2%
Legal	22	1%
Education, training, & library	274	7%
Art, entertainment, sports & media	118	3%
Healthcare practitioners	179	5%
Service:	404	11%
Healthcare support	30	1%
Protective service	199	5%
Food preparation & serving	43	1%
Building & grounds cleaning / maintenance	36	1%
Personal care & service	96	3%
Sales & office	717	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	171	5%
Production, transport & material moving	241	7%

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

Household Income

	Number	Percent
Total Households	2,693	100%
Less than \$15,000	53	2%
\$15,000 to \$29,999	74	3%
\$30,000 to \$44,999	240	9%
\$45,000 to \$59,999	188	7%
\$60,000 to \$74,999	149	6%
\$75,000 to \$99,999	485	18%
\$100,000 to \$124,999	453	17%
\$125,000 to \$149,999	347	13%
\$150,000 to \$199,999	375	14%
\$200,000 or more	329	12%
Median Income	\$108,692	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,693	100%
With earnings	2,446	91%
With wage and salary income	2,394	89%
With self-employment income	229	9%
With interest, dividend, or net rental income	912	34%
With Social Security income	381	14%
With Supplemental Security income	24	1%
With public assistance income	15	1%
With retirement income	365	14%
With other types of income	286	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	6,906	100%
Under .50	56	1%
.50 to .99	67	1%
1.00 to 1.24	65	1%
1.25 to 1.49	115	2%
1.50 to 1.84	106	2%
1.85 to 1.99	109	2%
2.00 and over	6,388	92%

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	6,906	100%
Above Poverty	6,783	98%
Below Poverty	123	2%

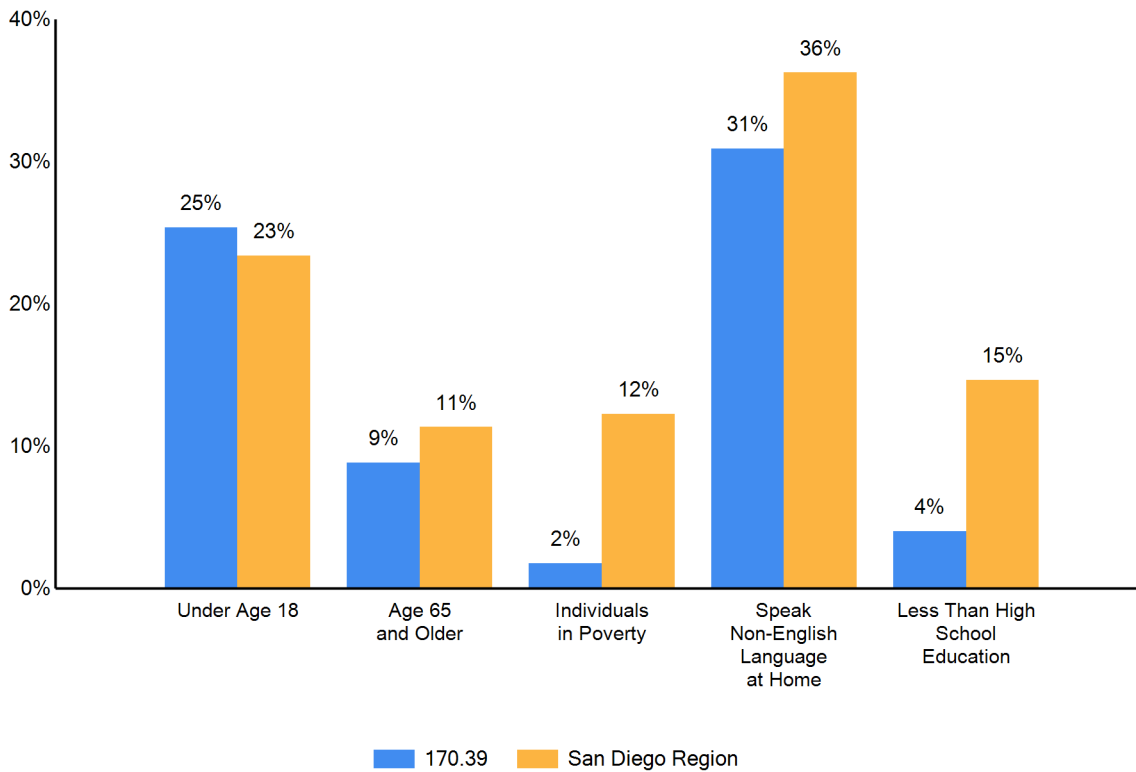
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	2,095	1,305	790	2,083	1,293	790	12	12	0
Married couple family	1,702	1,025	677	1,690	1,013	677	12	12	0
Male householder, no wife present	83	56	27	83	56	27	0	0	0
Female householder, no husband present	310	224	86	310	224	86	0	0	0

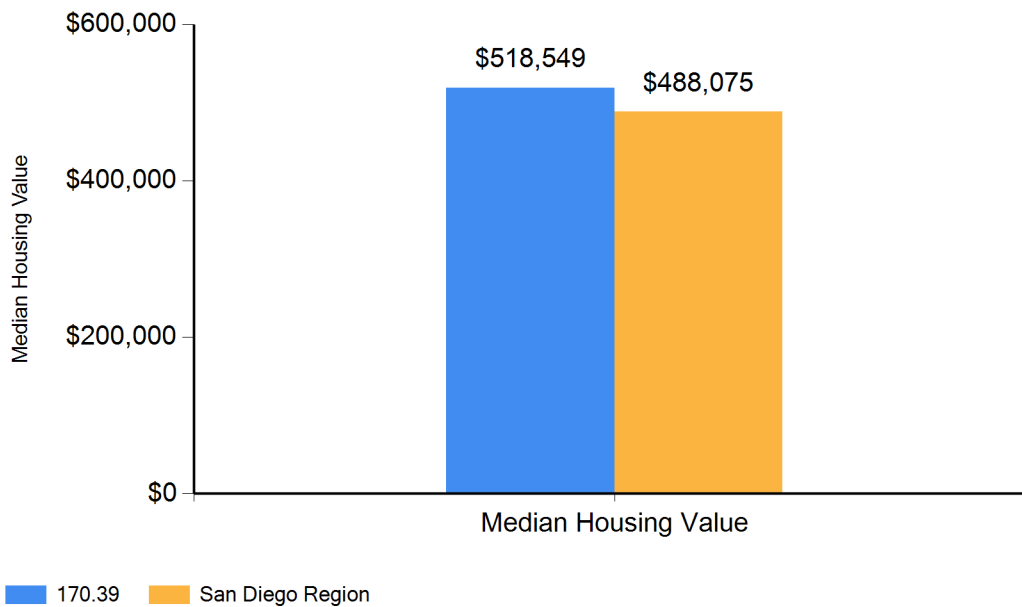
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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