



## Demographic and Socioeconomic Profile 2010

TRACT: 166.16

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,067</b>	<b>100%</b>
White	2,870	71%
Hispanic	719	18%
Asian	195	5%
Two or More	142	3%
Black	98	2%
American Indian	22	1%
Pacific Islander	16	<1%
Other	5	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,067</b>	<b>1,989</b>	<b>2,078</b>	<b>51%</b>
Under 5	328	162	166	51%
5 to 9	252	127	125	50%
10 to 14	309	147	162	52%
15 to 17	169	93	76	45%
18 and 19	100	47	53	53%
20 to 24	272	142	130	48%
25 to 29	302	144	158	52%
30 to 34	255	137	118	46%
35 to 39	258	132	126	49%
40 to 44	215	108	107	50%
45 to 49	303	135	168	55%
50 to 54	324	171	153	47%
55 to 59	254	128	126	50%
60 and 61	105	55	50	48%
62 to 64	132	57	75	57%
65 to 69	134	67	67	50%
70 to 74	91	38	53	58%
75 to 79	81	30	51	63%
80 to 84	77	33	44	57%
85 and Older	106	36	70	66%
Under 18	1,058	529	529	50%
65 and older	489	204	285	58%
<b>Median</b>	<b>35.9</b>	<b>34.8</b>	<b>37.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,178</b>	<b>100%</b>
Never Married	988	31%
Married, excluding separated	1,648	52%
Separated	18	<1%
Widowed	235	7%
Divorced	289	9%

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>4,067</b>	<b>100%</b>
Household	3,959	97%
Group Quarters - Other	108	3%
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>4,067</b>	<b>719</b>	<b>2,870</b>	<b>98</b>	<b>22</b>	<b>195</b>	<b>16</b>	<b>5</b>	<b>142</b>
Under 5	328	81	201	16	0	8	1	2	19
5 to 9	252	68	150	5	0	10	3	0	16
10 to 14	309	93	175	10	1	14	1	0	15
15 to 17	169	49	95	2	1	10	1	1	10
18 and 19	100	24	67	0	1	2	1	0	5
20 to 24	272	61	181	7	0	11	1	0	11
25 to 29	302	54	203	14	2	11	1	0	17
30 to 34	255	37	178	9	2	16	1	0	12
35 to 39	258	49	172	5	2	23	1	0	6
40 to 44	215	36	156	2	2	13	3	1	2
45 to 49	303	38	236	8	2	13	0	0	6
50 to 54	324	29	256	8	3	18	1	0	9
55 to 59	254	32	195	2	1	15	0	1	8
60 and 61	105	13	88	0	0	3	0	0	1
62 to 64	132	14	104	1	3	7	1	0	2
65 to 69	134	10	111	7	0	6	0	0	0
70 to 74	91	6	79	1	0	5	0	0	0
75 to 79	81	9	67	1	0	2	0	0	2
80 to 84	77	6	63	0	2	6	0	0	0
85 and Older	106	10	93	0	0	2	0	0	1
Under 18	1,058	291	621	33	2	42	6	3	60
65 and older	489	41	413	9	2	21	0	0	3
<b>Median</b>		<b>23.6</b>	<b>40.4</b>	<b>28.2</b>	<b>45.0</b>	<b>38.4</b>	<b>25.0</b>	<b>16.5</b>	<b>22.7</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>3,739</b>	<b>100%</b>
Speak Only English	2,891	77%
Speak Spanish:	199	5%
Speak English "well" or "very well"	155	4%
Speak English "not well" or "not at all"	44	1%
Speak Asian/Pacific Island language:	186	5%
Speak English "well" or "very well"	186	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	463	9%
Speak English "well" or "very well"	350	9%
Speak English "not well" or "not at all"	113	3%

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>2,637</b>	<b>100%</b>
Less than 9th grade	213	8%
9th through 12th grade, no diploma	271	10%
High school grad (incl. equivalency)	685	26%
Some college, no degree	811	31%
Associate degree	300	11%
Bachelor's degree	226	9%
Master's degree	109	4%
Professional school degree	13	0%
Doctorate degree	9	<1%

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>3,855</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,110	29%	974	25%	136	4%
Nursery / Preschool	47	4%	0	0%	47	35%
Kindergarten to grade 4	307	28%	298	31%	9	7%
Grade 5 to grade 8	278	25%	271	28%	7	5%
Grade 9 to grade 12	177	16%	160	16%	17	13%
College, undergraduate	260	23%	204	21%	56	41%
Graduate or Professional school	41	4%	41	4%	0	0%
Not enrolled in school	2,745	71%	---	---	---	---

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>1,370</b>	<b>100%</b>	<b>576</b>	<b>100%</b>	<b>794</b>	<b>100%</b>
Family Households:	1,045	76%	576	100%	469	59%
Married couple family	798	58%	434	75%	364	46%
Other family:	247	18%	142	25%	105	13%
Male householder, no wife	108	8%	48	8%	60	8%
Female householder, no husband	139	10%	94	16%	45	6%
Nonfamily households:	325	24%	0	0%	325	41%
Householder living alone	245	18%	----	----	----	----
Other nonfamily households	80	6%	----	----	----	----

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>1,428</b>	<b>100%</b>	<b>1370</b>	<b>58</b>	<b>4%</b>	<b>2.89</b>
Single family (detached)	949	66%	903	46	5%	3.03
Single family (attached)	126	9%	115	11	9%	2.57
2 to 4 units	13	1%	13	0	0%	2.08
5 to 9 units	72	5%	72	0	0%	2.61
10 or more units	135	9%	134	1	1%	2.64
Mobile home and Other	133	9%	133	0	0%	2.69

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>783</b>	<b>100%</b>
Less than \$150,000	145	19%
\$150,000 to \$199,999	2	<1%
\$200,000 to \$249,999	20	3%
\$250,000 to \$299,999	5	1%
\$300,000 to \$399,999	196	25%
\$400,000 to \$499,999	197	25%
\$500,000 to \$749,999	172	22%
\$750,000 to \$999,999	19	2%
\$1,000,000 or more	27	3%

**Median Value** **\$415,128**

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>1,428</b>	<b>100%</b>
2005 or Later	21	1%
2000 to 2004	2	<1%
1990 to 1999	216	15%
1980 to 1989	286	20%
1970 to 1979	384	27%
1960 to 1969	260	18%
1950 to 1959	166	12%
1940 to 1949	83	6%
1939 or earlier	10	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
<b>Total occupied housing units</b>	<b>1,370</b>	<b>100%</b>	<b>587</b>	<b>100%</b>	<b>783</b>	<b>100%</b>
1.00 occupant housing per room or less	1,352	99%	570	97%	782	100%
1.01 to 1.50 occupants per room	18	1%	17	3%	1	<1%
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>587</b>	<b>100%</b>
Less than \$500	80	14%
\$500 to \$599	0	0%
\$600 to \$699	27	5%
\$700 to \$799	0	0%
\$800 to \$899	7	1%
\$900 to \$999	87	15%
\$1,000 to \$1,249	193	33%
\$1,250 to \$1,499	35	6%
\$1,500 to \$1,999	74	13%
\$2,000 or more	57	10%
No cash rent	27	5%
<b>Median contract rent</b>	<b>\$1,119</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>587</b>	<b>100%</b>
Less than 20 percent	121	21%
20.0 to 24.9 percent	57	10%
25.0 to 29.9 percent	42	7%
30.0 to 34.9 percent	51	9%
35.0 to 39.9 percent	27	5%
40.0 to 49.9 percent	47	8%
50.0 percent or more	215	37%
Not computed	27	5%

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>1,370</b>	<b>100%</b>
No vehicle	84	6%
1 vehicle	402	29%
2 vehicles	615	45%
3 vehicles	187	14%
4 or more vehicles	82	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>1,519</b>	<b>100%</b>
Worked in state of residence	1,496	98%
Worked in county of residence	1,484	98%
Worked outside county of residence	12	1%
Worked outside state of residence	23	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
<b>Population age 16 and older</b>	<b>3,110</b>	<b>100%</b>	<b>1,514</b>	<b>49%</b>
In labor force	1,719	55%	936	54%
Armed forces	77	4%	60	78%
Civilian (employed)	1,411	82%	756	54%
Civilian (unemployed)	231	13%	120	52%
Not in labor force	1,391	45%	578	42%
Pct. of civilian labor force unemployed	14.1%		13.7%	

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>1,519</b>	<b>100%</b>
Car, truck or van:	1,219	80%
Drove Alone	1,107	73%
Carpooled	112	7%
Public Transportation:	13	1%
Bus	13	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	59	4%
Bicycle	0	0%
Walked	120	8%
Other means	23	2%
Worked at home	85	6%

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>1,519</b>	<b>100%</b>
Did not work at home	1,434	94%
Less than 10 minutes	355	23%
10 to 19 minutes	300	20%
20 to 29 minutes	354	23%
30 to 44 minutes	293	19%
45 to 59 minutes	95	6%
60 to 89 minutes	25	2%
90 minutes or more	12	1%
Worked at home	85	6%
<b>Average time to work (minutes)</b>	<b>24</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>1,398</b>	<b>100%</b>
Agriculture, forestry, mining	8	1%
Utilities	13	1%
Construction	66	5%
Manufacturing	134	10%
Wholesale trade	16	1%
Retail trade	255	18%
Transportation & warehousing	105	8%
Information & communications	12	1%
Finance, insurance, & real estate	59	4%
Professional, scientific, management, administration	48	3%
Educational, social, & health services	324	23%
Art, entertainment, recreation, accommodations, food	115	8%
Other services	60	4%
Public administration	183	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>1,398</b>	<b>100%</b>
Management, professional & related:	426	30%
Management (incl. farm managers)	118	8%
Business & financial	42	3%
Computer & mathematical	61	4%
Architecture & engineering	9	1%
Life, physical & social science	51	4%
Community & social service	44	3%
Legal	0	0%
Education, training, & library	16	1%
Art, entertainment, sports & media	16	1%
Healthcare practitioners	69	5%
Service:	278	20%
Healthcare support	47	3%
Protective service	43	3%
Food preparation & serving	74	5%
Building & grounds cleaning / maintenance	17	1%
Personal care & service	97	7%
Sales & office	442	32%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	47	3%
Production, transport & material moving	205	15%

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>1,370</b>	<b>100%</b>
Less than \$15,000	69	5%
\$15,000 to \$29,999	198	14%
\$30,000 to \$44,999	272	20%
\$45,000 to \$59,999	309	23%
\$60,000 to \$74,999	183	13%
\$75,000 to \$99,999	142	10%
\$100,000 to \$124,999	91	7%
\$125,000 to \$149,999	53	4%
\$150,000 to \$199,999	48	4%
\$200,000 or more	5	<1%
<b>Median Income</b>	<b>\$52,087</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,370</b>	<b>100%</b>
With earnings	1,008	74%
With wage and salary income	923	67%
With self-employment income	211	15%
With interest, dividend, or net rental income	379	28%
With Social Security income	398	29%
With Supplemental Security income	114	8%
With public assistance income	82	6%
With retirement income	315	23%
With other types of income	317	23%

*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>3,974</b>	<b>100%</b>
Under .50	45	1%
.50 to .99	394	10%
1.00 to 1.24	34	1%
1.25 to 1.49	375	9%
1.50 to 1.84	313	8%
1.85 to 1.99	205	5%
2.00 and over	2,608	66%

*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>3,974</b>	<b>100%</b>
Above Poverty	3,535	89%
Below Poverty	439	11%

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

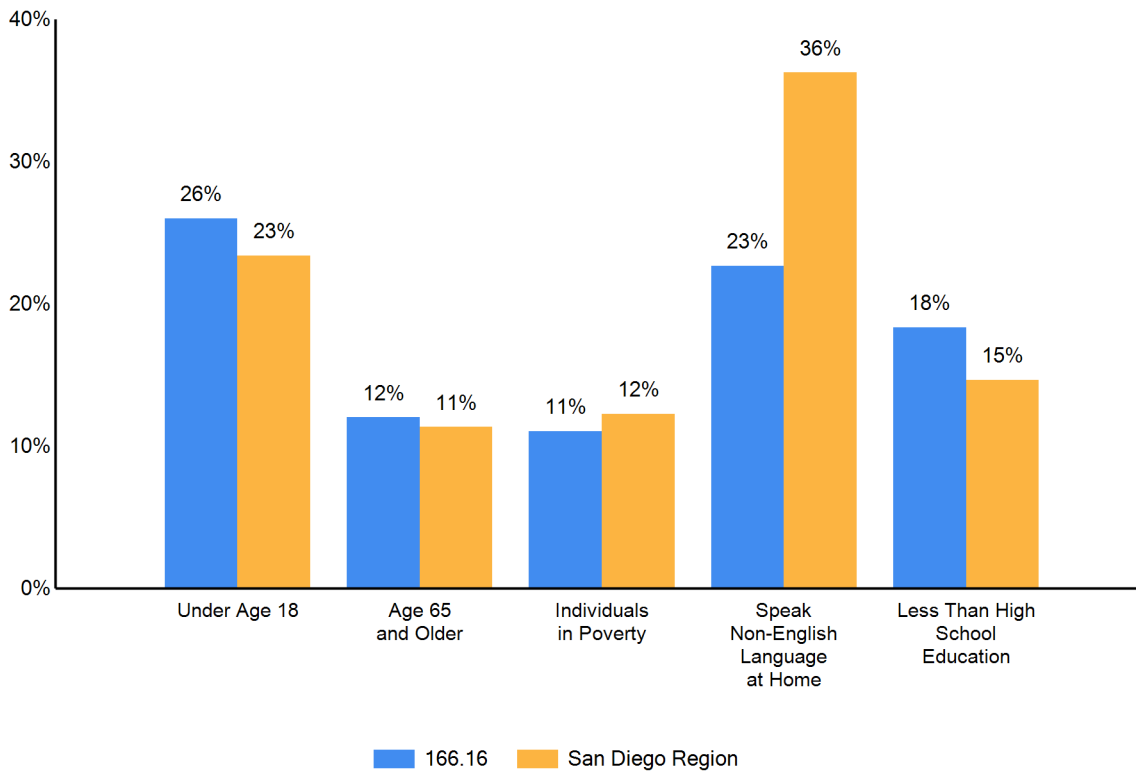
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,045</b>	<b>576</b>	<b>469</b>	<b>978</b>	<b>509</b>	<b>469</b>	<b>67</b>	<b>67</b>	<b>0</b>
Married couple family	798	434	364	737	373	364	61	61	0
Male householder, no wife present	108	48	60	108	48	60	0	0	0
Female householder, no husband present	139	94	45	133	88	45	6	6	0

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

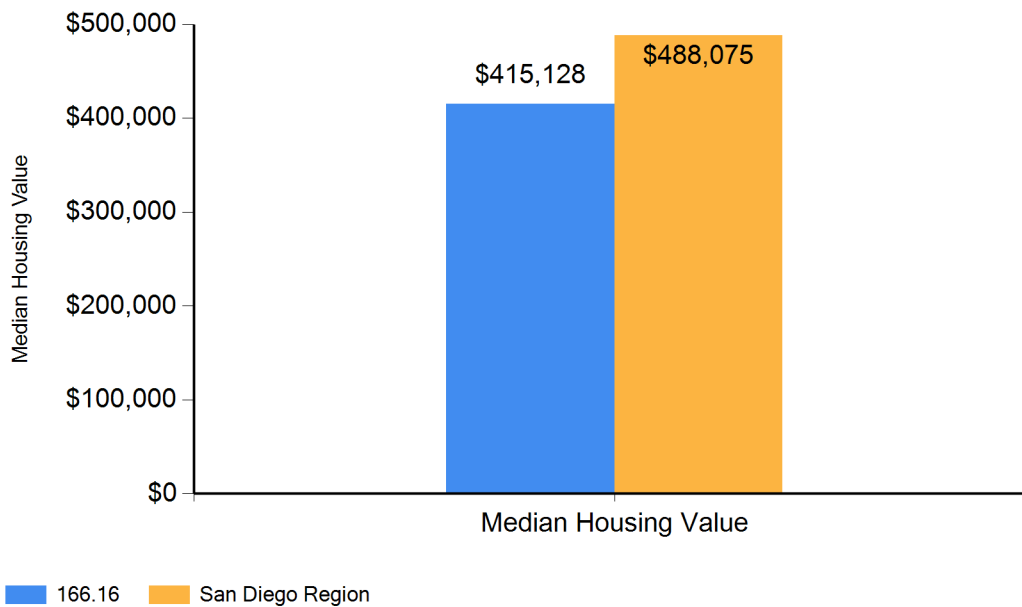


## Demographic and Socioeconomic Characteristics



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