



Demographic and Socioeconomic Profile 2010

TRACT: 198.04

Population by Race

	Population	Percent
Total Population	4,447	100%
White	3,493	79%
Hispanic	574	13%
Asian	190	4%
Two or More	127	3%
Black	38	1%
Pacific Islander	14	<1%
American Indian	6	<1%
Other	5	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	4,447	2,188	2,259	51%
Under 5	244	125	119	49%
5 to 9	252	122	130	52%
10 to 14	291	159	132	45%
15 to 17	205	106	99	48%
18 and 19	93	49	44	47%
20 to 24	199	106	93	47%
25 to 29	193	99	94	49%
30 to 34	241	116	125	52%
35 to 39	276	143	133	48%
40 to 44	271	125	146	54%
45 to 49	398	190	208	52%
50 to 54	405	195	210	52%
55 to 59	422	202	220	52%
60 and 61	161	80	81	50%
62 to 64	177	84	93	53%
65 to 69	194	99	95	49%
70 to 74	115	49	66	57%
75 to 79	116	57	59	51%
80 to 84	99	41	58	59%
85 and Older	95	41	54	57%
Under 18	992	512	480	48%
65 and older	619	287	332	54%
Median	44.2	42.8	45.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,660	100%
Never Married	971	27%
Married, excluding separated	2,251	62%
Separated	35	<1%
Widowed	164	4%
Divorced	239	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
Total population	4,447	100%
Household	4,440	100%
Group Quarters - Other	7	<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.	4,447	574	3,493	38	6	190	14	5	127
Under 5	244	46	169	1	0	10	1	1	16
5 to 9	252	43	183	0	0	9	0	0	17
10 to 14	291	57	197	4	0	12	0	2	19
15 to 17	205	32	148	4	0	8	0	0	13
18 and 19	93	19	64	1	0	4	0	0	5
20 to 24	199	36	151	2	0	2	1	0	7
25 to 29	193	41	128	4	1	11	3	0	5
30 to 34	241	39	185	1	0	10	0	0	6
35 to 39	276	42	207	4	0	10	1	1	11
40 to 44	271	32	209	4	1	19	0	1	5
45 to 49	398	48	315	3	0	23	3	0	6
50 to 54	405	51	330	1	1	16	3	0	3
55 to 59	422	39	360	3	0	16	1	0	3
60 and 61	161	7	149	1	0	4	0	0	0
62 to 64	177	9	154	2	1	9	0	0	2
65 to 69	194	9	179	0	0	4	0	0	2
70 to 74	115	7	97	0	1	8	0	0	2
75 to 79	116	9	92	2	0	10	0	0	3
80 to 84	99	4	88	0	1	4	1	0	1
85 and Older	95	4	88	1	0	1	0	0	1
Under 18	992	178	697	9	0	39	1	3	65
65 and older	619	33	544	3	2	27	1	0	9
Median		31.7	46.7	37.5	62.0	45.0	46.7	13.8	17.7

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,203	100%
Speak Only English	3,706	88%
Speak Spanish:	202	5%
Speak English "well" or "very well"	202	5%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	100	2%
Speak English "well" or "very well"	78	2%
Speak English "not well" or "not at all"	22	1%
Speak other language:	195	5%
Speak English "well" or "very well"	195	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
Total population age 25 and older	3,163	100%
Less than 9th grade	21	1%
9th through 12th grade, no diploma	37	1%
High school grad (incl. equivalency)	434	14%
Some college, no degree	802	25%
Associate degree	332	10%
Bachelor's degree	965	31%
Master's degree	409	13%
Professional school degree	72	2%
Doctorate degree	91	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
Total population age 3 and older	4,316	100%	---	---	---	---
Enrolled in school	1,294	30%	1,065	25%	229	5%
Nursery / Preschool	116	9%	27	3%	89	39%
Kindergarten to grade 4	180	14%	161	15%	19	8%
Grade 5 to grade 8	154	12%	154	14%	0	0%
Grade 9 to grade 12	313	24%	313	29%	0	0%
College, undergraduate	433	33%	338	32%	95	41%
Graduate or Professional school	98	8%	72	7%	26	11%
Not enrolled in school	3,022	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	1,664	100%	470	100%	1,194	100%
Family Households:	1,242	75%	470	100%	772	65%
Married couple family	1,110	67%	394	84%	716	60%
Other family:	132	8%	76	16%	56	5%
Male householder, no wife	40	2%	10	2%	30	3%
Female householder, no husband	92	6%	66	14%	26	2%
Nonfamily households:	422	25%	0	0%	422	35%
Householder living alone	330	20%	----	----	----	----
Other nonfamily households	92	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
Total Housing Units	1,718	100%	1664	54	3%	2.67
Single family (detached)	1,449	84%	1,409	40	3%	2.68
Single family (attached)	269	16%	255	14	5%	2.59
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
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	1,486	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	9	1%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	179	12%
\$400,000 to \$499,999	213	14%
\$500,000 to \$749,999	839	56%
\$750,000 to \$999,999	197	13%
\$1,000,000 or more	35	2%

Median Value **\$597,852**

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	1,718	100%
2005 or Later	0	0%
2000 to 2004	13	1%
1990 to 1999	75	4%
1980 to 1989	854	50%
1970 to 1979	514	30%
1960 to 1969	244	14%
1950 to 1959	9	1%
1940 to 1949	9	1%
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	1,664	100%	178	100%	1,486	100%
1.00 occupant housing per room or less	1,664	100%	178	100%	1,486	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
Total Units	178	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	9	5%
\$1,500 to \$1,999	90	51%
\$2,000 or more	53	30%
No cash rent	26	15%
Median contract rent	\$1,944	

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	178	100%
Less than 20 percent	21	12%
20.0 to 24.9 percent	0	0%
25.0 to 29.9 percent	9	5%
30.0 to 34.9 percent	8	4%
35.0 to 39.9 percent	26	15%
40.0 to 49.9 percent	59	33%
50.0 percent or more	28	16%
Not computed	27	15%

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	1,664	100%
No vehicle	20	1%
1 vehicle	254	15%
2 vehicles	832	50%
3 vehicles	365	22%
4 or more vehicles	193	12%

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	2,343	100%
Worked in state of residence	2,343	100%
Worked in county of residence	2,029	87%
Worked outside county of residence	314	13%
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	3,601	100%	1,745	48%
In labor force	2,345	65%	1,186	51%
Armed forces	0	0%	0	0%
Civilian (employed)	2,205	94%	1,112	50%
Civilian (unemployed)	140	6%	74	53%
Not in labor force	1,256	35%	559	45%
Pct. of civilian labor force unemployed	6.0%		6.2%	

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	2,343	100%
Car, truck or van:	2,082	89%
Drove Alone	1,897	81%
Carpooled	185	8%
Public Transportation:	63	3%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	63	3%
Other public transportation	0	0%
Motorcycle	14	1%
Bicycle	15	1%
Walked	14	1%
Other means	14	1%
Worked at home	141	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
Total Workers	2,343	100%
Did not work at home	2,202	94%
Less than 10 minutes	230	10%
10 to 19 minutes	721	31%
20 to 29 minutes	391	17%
30 to 44 minutes	480	20%
45 to 59 minutes	139	6%
60 to 89 minutes	160	7%
90 minutes or more	81	3%
Worked at home	141	6%
Average time to work (minutes)	32	--

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+	2,330	100%
Agriculture, forestry, mining	25	1%
Utilities	111	5%
Construction	129	6%
Manufacturing	206	9%
Wholesale trade	73	3%
Retail trade	172	7%
Transportation & warehousing	57	2%
Information & communications	53	2%
Finance, insurance, & real estate	170	7%
Professional, scientific, management, administration	213	9%
Educational, social, & health services	466	20%
Art, entertainment, recreation, accommodations, food	227	10%
Other services	22	1%
Public administration	406	17%

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+	2,330	100%
Management, professional & related:	1,220	52%
Management (incl. farm managers)	337	14%
Business & financial	153	7%
Computer & mathematical	106	5%
Architecture & engineering	123	5%
Life, physical & social science	67	3%
Community & social service	14	1%
Legal	38	2%
Education, training, & library	206	9%
Art, entertainment, sports & media	87	4%
Healthcare practitioners	89	4%
Service:	284	12%
Healthcare support	23	1%
Protective service	73	3%
Food preparation & serving	59	3%
Building & grounds cleaning / maintenance	20	1%
Personal care & service	109	5%
Sales & office	626	27%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	113	5%
Production, transport & material moving	87	4%

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

Household Income

Number Percent

Total Households	1,664	100%
Less than \$15,000	97	6%
\$15,000 to \$29,999	86	5%
\$30,000 to \$44,999	97	6%
\$45,000 to \$59,999	179	11%
\$60,000 to \$74,999	186	11%
\$75,000 to \$99,999	220	13%
\$100,000 to \$124,999	162	10%
\$125,000 to \$149,999	174	10%
\$150,000 to \$199,999	241	14%
\$200,000 or more	222	13%
Median Income	\$96,250	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,664	100%
With earnings	1,334	80%
With wage and salary income	1,308	79%
With self-employment income	277	17%
With interest, dividend, or net rental income	808	49%
With Social Security income	422	25%
With Supplemental Security income	32	2%
With public assistance income	27	2%
With retirement income	409	25%
With other types of income	150	9%

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	4,438	100%
Under .50	220	5%
.50 to .99	53	1%
1.00 to 1.24	22	0%
1.25 to 1.49	15	<1%
1.50 to 1.84	58	1%
1.85 to 1.99	0	0%
2.00 and over	4,070	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	4,438	100%
Above Poverty	4,165	94%
Below Poverty	273	6%

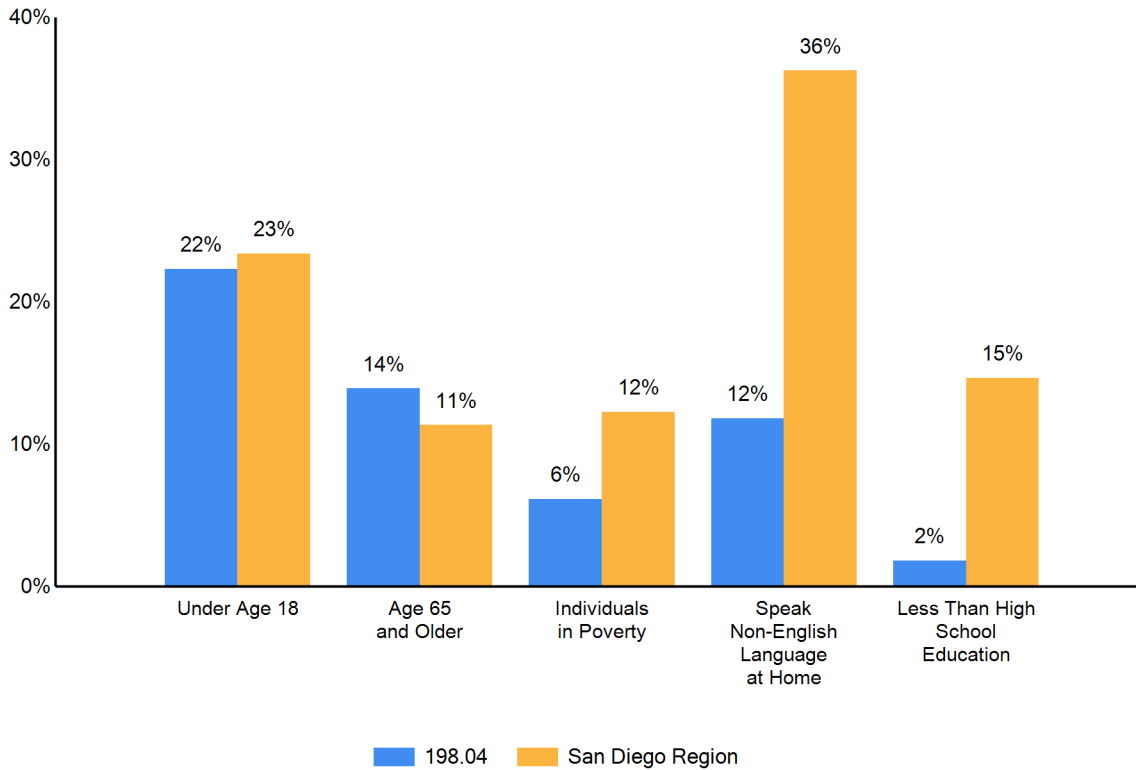
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,242	470	772	1,175	403	772	67	67	0
Married couple family	1,110	394	716	1,057	341	716	53	53	0
Male householder, no wife present	40	10	30	40	10	30	0	0	0
Female householder, no husband present	92	66	26	78	52	26	14	14	0

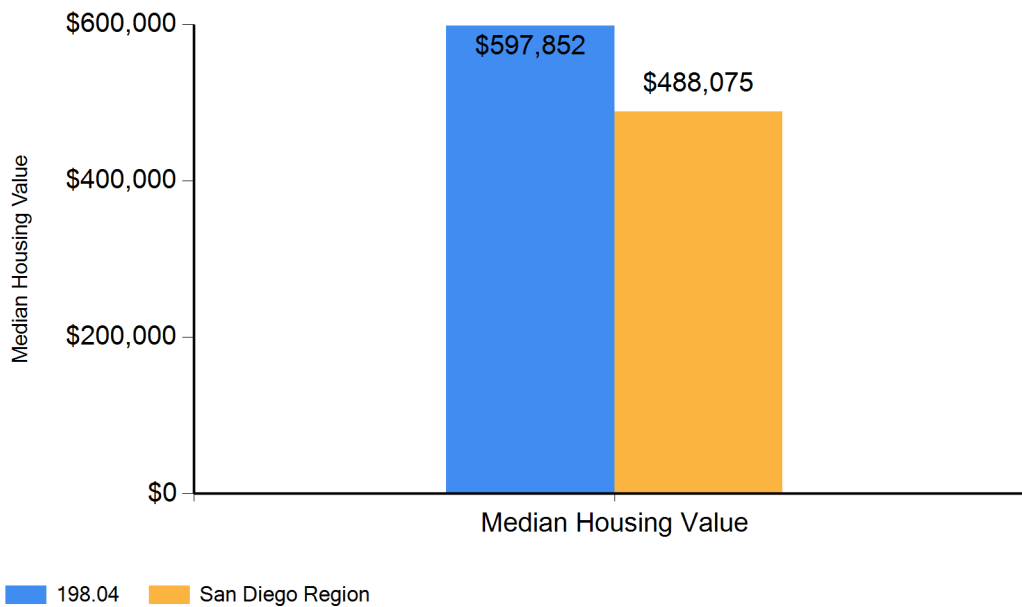
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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