



Demographic and Socioeconomic Profile 2010

TRACT: 85.12

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 4,193 | 100% |
| White | 3,129 | 75% |
| Hispanic | 538 | 13% |
| Asian | 285 | 7% |
| Two or More | 129 | 3% |
| Black | 67 | 2% |
| American Indian | 23 | 1% |
| Other | 11 | <1% |
| Pacific Islander | 11 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 4,193 | 2,070 | 2,123 | 51% |
| Under 5 | 208 | 105 | 103 | 50% |
| 5 to 9 | 216 | 123 | 93 | 43% |
| 10 to 14 | 230 | 119 | 111 | 48% |
| 15 to 17 | 140 | 69 | 71 | 51% |
| 18 and 19 | 56 | 30 | 26 | 46% |
| 20 to 24 | 204 | 101 | 103 | 50% |
| 25 to 29 | 249 | 143 | 106 | 43% |
| 30 to 34 | 242 | 114 | 128 | 53% |
| 35 to 39 | 266 | 140 | 126 | 47% |
| 40 to 44 | 255 | 128 | 127 | 50% |
| 45 to 49 | 357 | 181 | 176 | 49% |
| 50 to 54 | 362 | 168 | 194 | 54% |
| 55 to 59 | 297 | 154 | 143 | 48% |
| 60 and 61 | 105 | 51 | 54 | 51% |
| 62 to 64 | 168 | 87 | 81 | 48% |
| 65 to 69 | 207 | 96 | 111 | 54% |
| 70 to 74 | 210 | 87 | 123 | 59% |
| 75 to 79 | 183 | 75 | 108 | 59% |
| 80 to 84 | 130 | 56 | 74 | 57% |
| 85 and Older | 108 | 43 | 65 | 60% |
| Under 18 | 794 | 416 | 378 | 48% |
| 65 and older | 838 | 357 | 481 | 57% |
| Median | 45.4 | 43.6 | 46.9 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 3,539 | 100% |
| Never Married | 1,093 | 31% |
| Married, excluding separated | 1,757 | 50% |
| Separated | 15 | <1% |
| Widowed | 228 | 6% |
| Divorced | 446 | 13% |

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 | 4,193 | 100% |
| Household | 4,192 | 100% |
| Group Quarters - Other | 1 | <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. | 4,193 | 538 | 3,129 | 67 | 23 | 285 | 11 | 11 | 129 |
| Under 5 | 208 | 49 | 130 | 2 | 2 | 9 | 0 | 0 | 16 |
| 5 to 9 | 216 | 42 | 137 | 3 | 3 | 9 | 0 | 0 | 22 |
| 10 to 14 | 230 | 52 | 142 | 4 | 2 | 10 | 0 | 2 | 18 |
| 15 to 17 | 140 | 30 | 95 | 0 | 3 | 7 | 0 | 1 | 4 |
| 18 and 19 | 56 | 9 | 42 | 1 | 1 | 0 | 0 | 1 | 2 |
| 20 to 24 | 204 | 29 | 144 | 4 | 2 | 17 | 1 | 1 | 6 |
| 25 to 29 | 249 | 37 | 167 | 11 | 1 | 17 | 1 | 2 | 13 |
| 30 to 34 | 242 | 40 | 174 | 1 | 2 | 20 | 0 | 0 | 5 |
| 35 to 39 | 266 | 51 | 173 | 6 | 2 | 24 | 0 | 1 | 9 |
| 40 to 44 | 255 | 37 | 188 | 4 | 2 | 14 | 1 | 0 | 9 |
| 45 to 49 | 357 | 44 | 269 | 6 | 0 | 27 | 2 | 1 | 8 |
| 50 to 54 | 362 | 29 | 290 | 10 | 1 | 23 | 2 | 2 | 5 |
| 55 to 59 | 297 | 24 | 244 | 8 | 1 | 17 | 1 | 0 | 2 |
| 60 and 61 | 105 | 11 | 84 | 0 | 0 | 7 | 0 | 0 | 3 |
| 62 to 64 | 168 | 7 | 143 | 2 | 0 | 13 | 1 | 0 | 2 |
| 65 to 69 | 207 | 16 | 170 | 2 | 0 | 18 | 0 | 0 | 1 |
| 70 to 74 | 210 | 19 | 169 | 1 | 1 | 19 | 0 | 0 | 1 |
| 75 to 79 | 183 | 7 | 152 | 2 | 0 | 18 | 1 | 0 | 3 |
| 80 to 84 | 130 | 4 | 118 | 0 | 0 | 8 | 0 | 0 | 0 |
| 85 and Older | 108 | 1 | 98 | 0 | 0 | 8 | 1 | 0 | 0 |
| Under 18 | 794 | 173 | 504 | 9 | 10 | 35 | 0 | 3 | 60 |
| 65 and older | 838 | 47 | 707 | 5 | 1 | 71 | 2 | 0 | 5 |
| Median | | 32.6 | 48.2 | 41.9 | 21.3 | 47.9 | 51.3 | 26.3 | 22.1 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 3,985 | 100% |
| Speak Only English | 3,372 | 85% |
| Speak Spanish: | 237 | 6% |
| Speak English "well" or "very well" | 221 | 6% |
| Speak English "not well" or "not at all" | 16 | <1% |
| Speak Asian/Pacific Island language: | 318 | 8% |
| Speak English "well" or "very well" | 240 | 6% |
| Speak English "not well" or "not at all" | 78 | 2% |
| Speak other language: | 58 | 1% |
| Speak English "well" or "very well" | 42 | 1% |
| Speak English "not well" or "not at all" | 16 | <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 | 3,139 | 100% |
| Less than 9th grade | 84 | 3% |
| 9th through 12th grade, no diploma | 126 | 4% |
| High school grad (incl. equivalency) | 673 | 21% |
| Some college, no degree | 782 | 25% |
| Associate degree | 317 | 10% |
| Bachelor's degree | 734 | 23% |
| Master's degree | 335 | 11% |
| Professional school degree | 18 | 1% |
| Doctorate degree | 70 | 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 | 4,075 | 100% | --- | --- | --- | --- |
| Enrolled in school | 974 | 24% | 851 | 21% | 123 | 3% |
| Nursery / Preschool | 84 | 9% | 19 | 2% | 65 | 53% |
| Kindergarten to grade 4 | 168 | 17% | 158 | 19% | 10 | 8% |
| Grade 5 to grade 8 | 176 | 18% | 168 | 20% | 8 | 7% |
| Grade 9 to grade 12 | 132 | 14% | 132 | 16% | 0 | 0% |
| College, undergraduate | 331 | 34% | 307 | 36% | 24 | 20% |
| Graduate or Professional school | 83 | 9% | 67 | 8% | 16 | 13% |
| Not enrolled in school | 3,101 | 76% | --- | --- | --- | --- |

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 | 1,630 | 100% | 402 | 100% | 1,228 | 100% |
| Family Households: | 1,091 | 67% | 383 | 95% | 708 | 58% |
| Married couple family | 849 | 52% | 285 | 71% | 564 | 46% |
| Other family: | 242 | 15% | 98 | 24% | 144 | 12% |
| Male householder, no wife | 30 | 2% | 11 | 3% | 19 | 2% |
| Female householder, no husband | 212 | 13% | 87 | 22% | 125 | 10% |
| Nonfamily households: | 539 | 33% | 19 | 5% | 520 | 42% |
| Householder living alone | 368 | 23% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 171 | 10% | ---- | ---- | ---- | ---- |

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 | 1,668 | 100% | 1630 | 38 | 2% | 2.57 |
| Single family (detached) | 1,382 | 83% | 1,350 | 32 | 2% | 2.60 |
| Single family (attached) | 174 | 10% | 171 | 3 | 2% | 2.31 |
| 2 to 4 units | 46 | 3% | 45 | 1 | 2% | 2.64 |
| 5 to 9 units | 66 | 4% | 64 | 2 | 3% | 2.64 |
| 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 | 1,331 | 100% |
| Less than \$150,000 | 48 | 4% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 to \$249,999 | 23 | 2% |
| \$250,000 to \$299,999 | 0 | 0% |
| \$300,000 to \$399,999 | 215 | 16% |
| \$400,000 to \$499,999 | 437 | 33% |
| \$500,000 to \$749,999 | 525 | 39% |
| \$750,000 to \$999,999 | 74 | 6% |
| \$1,000,000 or more | 9 | 1% |

Median Value **\$486,644**

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 | 1,668 | 100% |
| 2005 or Later | 0 | 0% |
| 2000 to 2004 | 0 | 0% |
| 1990 to 1999 | 8 | <1% |
| 1980 to 1989 | 76 | 5% |
| 1970 to 1979 | 312 | 19% |
| 1960 to 1969 | 635 | 38% |
| 1950 to 1959 | 587 | 35% |
| 1940 to 1949 | 50 | 3% |
| 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 | 1,630 | 100% | 299 | 100% | 1,331 | 100% |
| 1.00 occupant housing per room or less | 1,610 | 99% | 299 | 100% | 1,311 | 98% |
| 1.01 to 1.50 occupants per room | 20 | 1% | 0 | 0% | 20 | 2% |
| 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 | 299 | 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 | 9 | 3% |
| \$1,000 to \$1,249 | 0 | 0% |
| \$1,250 to \$1,499 | 15 | 5% |
| \$1,500 to \$1,999 | 212 | 71% |
| \$2,000 or more | 63 | 21% |
| No cash rent | 0 | 0% |
| Median contract rent | \$1,796 | |

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 | 299 | 100% |
| Less than 20 percent | 44 | 15% |
| 20.0 to 24.9 percent | 57 | 19% |
| 25.0 to 29.9 percent | 48 | 16% |
| 30.0 to 34.9 percent | 36 | 12% |
| 35.0 to 39.9 percent | 49 | 16% |
| 40.0 to 49.9 percent | 9 | 3% |
| 50.0 percent or more | 56 | 19% |
| 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 |
|---------------------------|--------------|-------------|
| Total Availability | 1,630 | 100% |
| No vehicle | 36 | 2% |
| 1 vehicle | 524 | 32% |
| 2 vehicles | 567 | 35% |
| 3 vehicles | 369 | 23% |
| 4 or more vehicles | 134 | 8% |

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 | 1,999 | 100% |
| Worked in state of residence | 1,999 | 100% |
| Worked in county of residence | 1,970 | 99% |
| Worked outside county of residence | 29 | 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 | 3,492 | 100% | 1,699 | 49% |
| In labor force | 2,338 | 67% | 1,271 | 54% |
| Armed forces | 2 | <1% | 2 | 100% |
| Civilian (employed) | 2,073 | 89% | 1,085 | 52% |
| Civilian (unemployed) | 263 | 11% | 184 | 70% |
| Not in labor force | 1,154 | 33% | 428 | 37% |
| Pct. of civilian labor force unemployed | 11.3% | | 14.5% | |

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 | 1,999 | 100% |
| Car, truck or van: | 1,777 | 89% |
| Drove Alone | 1,595 | 80% |
| Carpooled | 182 | 9% |
| Public Transportation: | 17 | 1% |
| Bus | 17 | 1% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 0 | 0% |
| Bicycle | 66 | 3% |
| Walked | 40 | 2% |
| Other means | 16 | 1% |
| Worked at home | 83 | 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 | 1,999 | 100% |
| Did not work at home | 1,916 | 96% |
| Less than 10 minutes | 158 | 8% |
| 10 to 19 minutes | 806 | 40% |
| 20 to 29 minutes | 724 | 36% |
| 30 to 44 minutes | 169 | 8% |
| 45 to 59 minutes | 6 | <1% |
| 60 to 89 minutes | 33 | 2% |
| 90 minutes or more | 20 | 1% |
| Worked at home | 83 | 4% |
| Average time to work (minutes) | 22 | -- |

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+ | 1,999 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 0 | 0% |
| Construction | 124 | 6% |
| Manufacturing | 275 | 14% |
| Wholesale trade | 27 | 1% |
| Retail trade | 122 | 6% |
| Transportation & warehousing | 35 | 2% |
| Information & communications | 61 | 3% |
| Finance, insurance, & real estate | 163 | 8% |
| Professional, scientific, management, administration | 123 | 6% |
| Educational, social, & health services | 471 | 24% |
| Art, entertainment, recreation, accommodations, food | 182 | 9% |
| Other services | 110 | 6% |
| Public administration | 306 | 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+ | 1,999 | 100% |
| Management, professional & related: | 907 | 45% |
| Management (incl. farm managers) | 299 | 15% |
| Business & financial | 146 | 7% |
| Computer & mathematical | 53 | 3% |
| Architecture & engineering | 102 | 5% |
| Life, physical & social science | 45 | 2% |
| Community & social service | 8 | <1% |
| Legal | 21 | 1% |
| Education, training, & library | 126 | 6% |
| Art, entertainment, sports & media | 58 | 3% |
| Healthcare practitioners | 49 | 2% |
| Service: | 265 | 13% |
| Healthcare support | 0 | 0% |
| Protective service | 46 | 2% |
| Food preparation & serving | 97 | 5% |
| Building & grounds cleaning / maintenance | 77 | 4% |
| Personal care & service | 45 | 2% |
| Sales & office | 588 | 29% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 156 | 8% |
| Production, transport & material moving | 83 | 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 | 1,630 | 100% |
| Less than \$15,000 | 100 | 6% |
| \$15,000 to \$29,999 | 145 | 9% |
| \$30,000 to \$44,999 | 221 | 14% |
| \$45,000 to \$59,999 | 208 | 13% |
| \$60,000 to \$74,999 | 200 | 12% |
| \$75,000 to \$99,999 | 322 | 20% |
| \$100,000 to \$124,999 | 151 | 9% |
| \$125,000 to \$149,999 | 138 | 8% |
| \$150,000 to \$199,999 | 114 | 7% |
| \$200,000 or more | 31 | 2% |
| Median Income | \$70,575 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,630 | 100% |
| With earnings | 1,305 | 80% |
| With wage and salary income | 1,253 | 77% |
| With self-employment income | 211 | 13% |
| With interest, dividend, or net rental income | 711 | 44% |
| With Social Security income | 644 | 40% |
| With Supplemental Security income | 75 | 5% |
| With public assistance income | 9 | 1% |
| With retirement income | 435 | 27% |
| With other types of income | 286 | 18% |

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 | 4,175 | 100% |
| Under .50 | 230 | 6% |
| .50 to .99 | 218 | 5% |
| 1.00 to 1.24 | 27 | 1% |
| 1.25 to 1.49 | 74 | 2% |
| 1.50 to 1.84 | 152 | 4% |
| 1.85 to 1.99 | 112 | 3% |
| 2.00 and over | 3,362 | 81% |

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 | 4,175 | 100% |
| Above Poverty | 3,727 | 89% |
| Below Poverty | 448 | 11% |

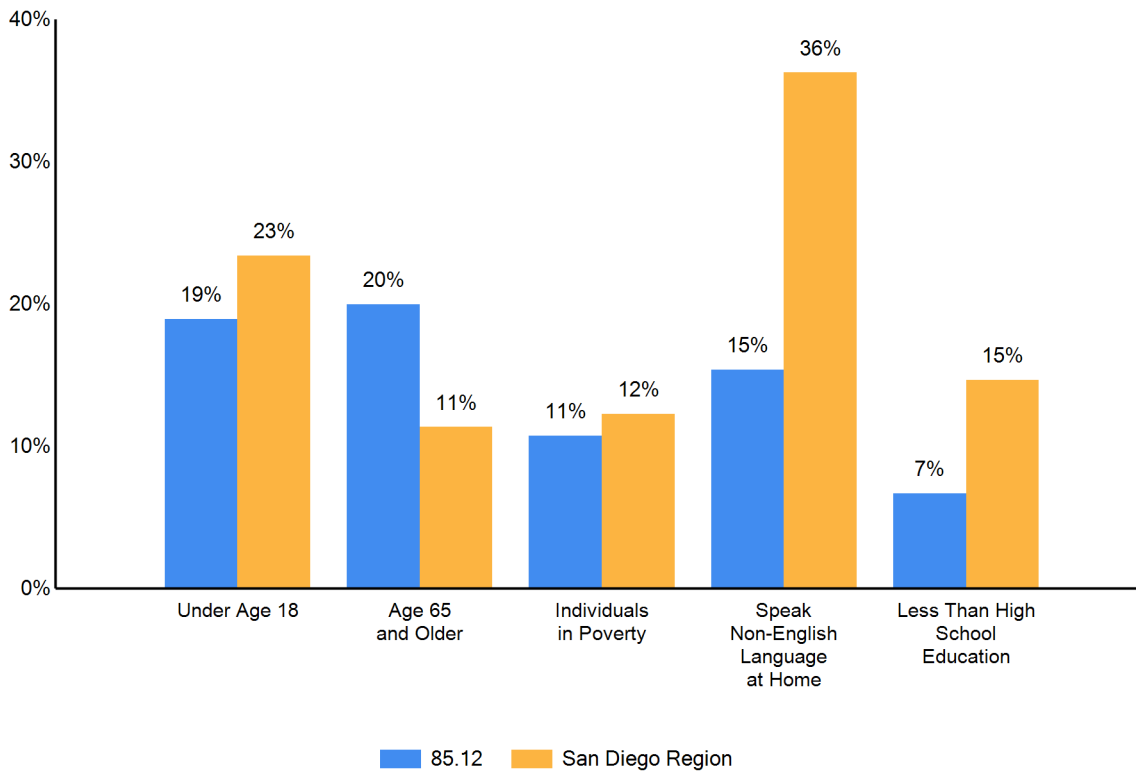
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 |
| Total Families | 1,091 | 383 | 708 | 1,024 | 363 | 661 | 67 | 20 | 47 |
| Married couple family | 849 | 285 | 564 | 836 | 285 | 551 | 13 | 0 | 13 |
| Male householder, no wife present | 30 | 11 | 19 | 30 | 11 | 19 | 0 | 0 | 0 |
| Female householder, no husband present | 212 | 87 | 125 | 158 | 67 | 91 | 54 | 20 | 34 |

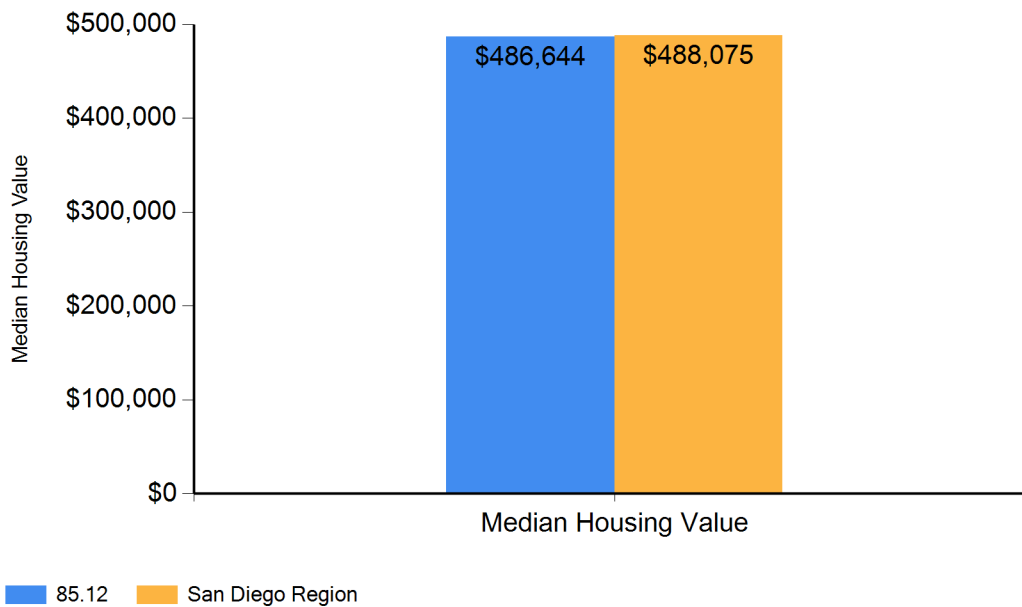
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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