



## Demographic and Socioeconomic Profile 2010

TRACT: 83.07

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,794</b>	<b>100%</b>
White	2,888	76%
Asian	445	12%
Hispanic	286	8%
Two or More	113	3%
Black	31	1%
Pacific Islander	16	<1%
Other	8	<1%
American Indian	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,794</b>	<b>1,807</b>	<b>1,987</b>	<b>52%</b>
Under 5	149	69	80	54%
5 to 9	180	93	87	48%
10 to 14	191	95	96	50%
15 to 17	143	66	77	54%
18 and 19	60	35	25	42%
20 to 24	309	179	130	42%
25 to 29	162	82	80	49%
30 to 34	149	66	83	56%
35 to 39	188	86	102	54%
40 to 44	209	101	108	52%
45 to 49	267	129	138	52%
50 to 54	301	150	151	50%
55 to 59	252	117	135	54%
60 and 61	109	55	54	50%
62 to 64	157	69	88	56%
65 to 69	230	95	135	59%
70 to 74	221	95	126	57%
75 to 79	220	96	124	56%
80 to 84	150	69	81	54%
85 and Older	147	60	87	59%
Under 18	663	323	340	51%
65 and older	968	415	553	57%
<b>Median</b>	<b>47.9</b>	<b>46.2</b>	<b>49.5</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,274</b>	<b>100%</b>
Never Married	893	27%
Married, excluding separated	1,709	52%
Separated	45	1%
Widowed	286	9%
Divorced	341	10%

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>3,794</b>	<b>100%</b>
Household	3,764	99%
Group Quarters - Other	30	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
<b>Total Pop.</b>	<b>3,794</b>	<b>286</b>	<b>2,888</b>	<b>31</b>	<b>7</b>	<b>445</b>	<b>16</b>	<b>8</b>	<b>113</b>
Under 5	149	22	100	0	1	9	0	3	14
5 to 9	180	20	124	0	0	14	1	2	19
10 to 14	191	23	138	1	1	13	4	0	11
15 to 17	143	14	109	1	0	12	2	0	5
18 and 19	60	10	36	1	0	9	0	0	4
20 to 24	309	27	178	1	0	80	3	0	20
25 to 29	162	7	111	1	0	35	1	0	7
30 to 34	149	17	96	1	0	29	0	1	5
35 to 39	188	7	144	2	1	29	1	1	3
40 to 44	209	30	146	3	0	23	1	0	6
45 to 49	267	23	204	3	0	28	3	1	5
50 to 54	301	20	233	4	2	37	0	0	5
55 to 59	252	18	196	4	1	32	0	0	1
60 and 61	109	5	94	2	0	7	0	0	1
62 to 64	157	6	141	1	0	9	0	0	0
65 to 69	230	9	196	4	1	19	0	0	1
70 to 74	221	6	190	1	0	23	0	0	1
75 to 79	220	13	190	1	0	14	0	0	2
80 to 84	150	7	127	0	0	14	0	0	2
85 and Older	147	2	135	0	0	9	0	0	1
Under 18	663	79	471	2	2	48	7	5	49
65 and older	968	37	838	6	1	79	0	0	7
<b>Median</b>		<b>37.1</b>	<b>51.2</b>	<b>51.9</b>	<b>51.3</b>	<b>38.7</b>	<b>21.7</b>	<b>7.5</b>	<b>20.9</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>3,645</b>	<b>100%</b>
Speak Only English	2,818	77%
Speak Spanish:	294	8%
Speak English "well" or "very well"	252	7%
Speak English "not well" or "not at all"	42	1%
Speak Asian/Pacific Island language:	201	6%
Speak English "well" or "very well"	153	4%
Speak English "not well" or "not at all"	48	1%
Speak other language:	332	8%
Speak English "well" or "very well"	304	8%
Speak English "not well" or "not at all"	28	1%

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>2,762</b>	<b>100%</b>
Less than 9th grade	26	1%
9th through 12th grade, no diploma	11	<1%
High school grad (incl. equivalency)	261	9%
Some college, no degree	619	22%
Associate degree	122	4%
Bachelor's degree	802	29%
Master's degree	552	20%
Professional school degree	135	5%
Doctorate degree	234	8%

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>3,704</b>	<b>100%</b>	---	---	---	---
Enrolled in school	984	27%	731	20%	253	7%
Nursery / Preschool	82	8%	0	0%	82	32%
Kindergarten to grade 4	109	11%	84	11%	25	10%
Grade 5 to grade 8	140	14%	118	16%	22	9%
Grade 9 to grade 12	303	31%	268	37%	35	14%
College, undergraduate	290	29%	234	32%	56	22%
Graduate or Professional school	60	6%	27	4%	33	13%
Not enrolled in school	2,720	73%	---	---	---	---

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>1,569</b>	<b>100%</b>	<b>366</b>	<b>100%</b>	<b>1,203</b>	<b>100%</b>
Family Households:	895	57%	365	100%	530	44%
Married couple family	820	52%	326	89%	494	41%
Other family:	75	5%	39	11%	36	3%
Male householder, no wife	37	2%	30	8%	7	1%
Female householder, no husband	38	2%	9	2%	29	2%
Nonfamily households:	674	43%	1	<1%	673	56%
Householder living alone	472	30%	----	----	----	----
Other nonfamily households	202	13%	----	----	----	----

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>1,604</b>	<b>100%</b>	<b>1569</b>	<b>35</b>	<b>2%</b>	<b>2.40</b>
Single family (detached)	1,259	78%	1,237	22	2%	2.44
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	52	3%	49	3	6%	2.10
5 to 9 units	25	2%	24	1	4%	2.46
10 or more units	268	17%	259	9	3%	2.26
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
<b>Total Owner-Occupied Units</b>	<b>1,276</b>	<b>100%</b>
Less than \$150,000	28	2%
\$150,000 to \$199,999	8	1%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	20	2%
\$300,000 to \$399,999	82	6%
\$400,000 to \$499,999	171	13%
\$500,000 to \$749,999	643	50%
\$750,000 to \$999,999	248	19%
\$1,000,000 or more	76	6%

**Median Value** **\$628,115**

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>1,604</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	18	1%
1990 to 1999	9	1%
1980 to 1989	200	12%
1970 to 1979	292	18%
1960 to 1969	1,062	66%
1950 to 1959	23	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
<b>Total occupied housing units</b>	<b>1,569</b>	<b>100%</b>	<b>293</b>	<b>100%</b>	<b>1,276</b>	<b>100%</b>
1.00 occupant housing per room or less	1,540	98%	293	100%	1,247	98%
1.01 to 1.50 occupants per room	20	1%	0	0%	20	2%
1.51 to 2.00 occupants per room	9	1%	0	0%	9	1%
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>293</b>	<b>100%</b>
Less than \$500	25	9%
\$500 to \$599	0	0%
\$600 to \$699	21	7%
\$700 to \$799	17	6%
\$800 to \$899	8	3%
\$900 to \$999	10	3%
\$1,000 to \$1,249	20	7%
\$1,250 to \$1,499	36	12%
\$1,500 to \$1,999	31	11%
\$2,000 or more	89	30%
No cash rent	36	12%
<b>Median contract rent</b>	<b>\$1,653</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>293</b>	<b>100%</b>
Less than 20 percent	69	24%
20.0 to 24.9 percent	22	8%
25.0 to 29.9 percent	8	3%
30.0 to 34.9 percent	37	13%
35.0 to 39.9 percent	10	3%
40.0 to 49.9 percent	0	0%
50.0 percent or more	111	38%
Not computed	36	12%

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>1,569</b>	<b>100%</b>
No vehicle	71	5%
1 vehicle	523	33%
2 vehicles	545	35%
3 vehicles	321	20%
4 or more vehicles	109	7%

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>1,865</b>	<b>100%</b>
Worked in state of residence	1,865	100%
Worked in county of residence	1,835	98%
Worked outside county of residence	30	2%
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
<b>Population age 16 and older</b>	<b>3,242</b>	<b>100%</b>	<b>1,533</b>	<b>47%</b>
In labor force	1,949	60%	1,020	52%
Armed forces	9	<1%	0	0%
Civilian (employed)	1,861	95%	980	53%
Civilian (unemployed)	79	4%	40	51%
Not in labor force	1,293	40%	513	40%
Pct. of civilian labor force unemployed	4.1%		3.9%	

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>1,865</b>	<b>100%</b>
Car, truck or van:	1,669	89%
Drove Alone	1,517	81%
Carpooled	152	8%
Public Transportation:	10	1%
Bus	10	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	12	1%
Bicycle	12	1%
Walked	10	1%
Other means	36	2%
Worked at home	116	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>1,865</b>	<b>100%</b>
Did not work at home	1,749	94%
Less than 10 minutes	143	8%
10 to 19 minutes	890	48%
20 to 29 minutes	529	28%
30 to 44 minutes	112	6%
45 to 59 minutes	25	1%
60 to 89 minutes	30	2%
90 minutes or more	20	1%
Worked at home	116	6%
<b>Average time to work (minutes)</b>	<b>22</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>1,858</b>	<b>100%</b>
Agriculture, forestry, mining	1	<1%
Utilities	12	1%
Construction	58	3%
Manufacturing	146	8%
Wholesale trade	76	4%
Retail trade	120	6%
Transportation & warehousing	36	2%
Information & communications	72	4%
Finance, insurance, & real estate	148	8%
Professional, scientific, management, administration	144	8%
Educational, social, & health services	428	23%
Art, entertainment, recreation, accommodations, food	106	6%
Other services	64	3%
Public administration	447	24%

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>1,858</b>	<b>100%</b>
Management, professional & related:	1,099	59%
Management (incl. farm managers)	294	16%
Business & financial	109	6%
Computer & mathematical	155	8%
Architecture & engineering	88	5%
Life, physical & social science	70	4%
Community & social service	31	2%
Legal	96	5%
Education, training, & library	194	10%
Art, entertainment, sports & media	26	1%
Healthcare practitioners	36	2%
Service:	172	9%
Healthcare support	39	2%
Protective service	21	1%
Food preparation & serving	29	2%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	83	4%
Sales & office	429	23%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	47	3%
Production, transport & material moving	111	6%

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>1,569</b>	<b>100%</b>
Less than \$15,000	90	6%
\$15,000 to \$29,999	170	11%
\$30,000 to \$44,999	189	12%
\$45,000 to \$59,999	146	9%
\$60,000 to \$74,999	65	4%
\$75,000 to \$99,999	169	11%
\$100,000 to \$124,999	162	10%
\$125,000 to \$149,999	132	8%
\$150,000 to \$199,999	225	14%
\$200,000 or more	221	14%
<b>Median Income</b>	<b>\$93,417</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,569</b>	<b>100%</b>
With earnings	1,059	67%
With wage and salary income	986	63%
With self-employment income	197	13%
With interest, dividend, or net rental income	899	57%
With Social Security income	595	38%
With Supplemental Security income	34	2%
With public assistance income	20	1%
With retirement income	538	34%
With other types of income	121	8%

*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>3,794</b>	<b>100%</b>
Under .50	139	4%
.50 to .99	143	4%
1.00 to 1.24	86	2%
1.25 to 1.49	85	2%
1.50 to 1.84	94	2%
1.85 to 1.99	19	1%
2.00 and over	3,228	85%

*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>3,794</b>	<b>100%</b>
Above Poverty	3,512	93%
Below Poverty	282	7%

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

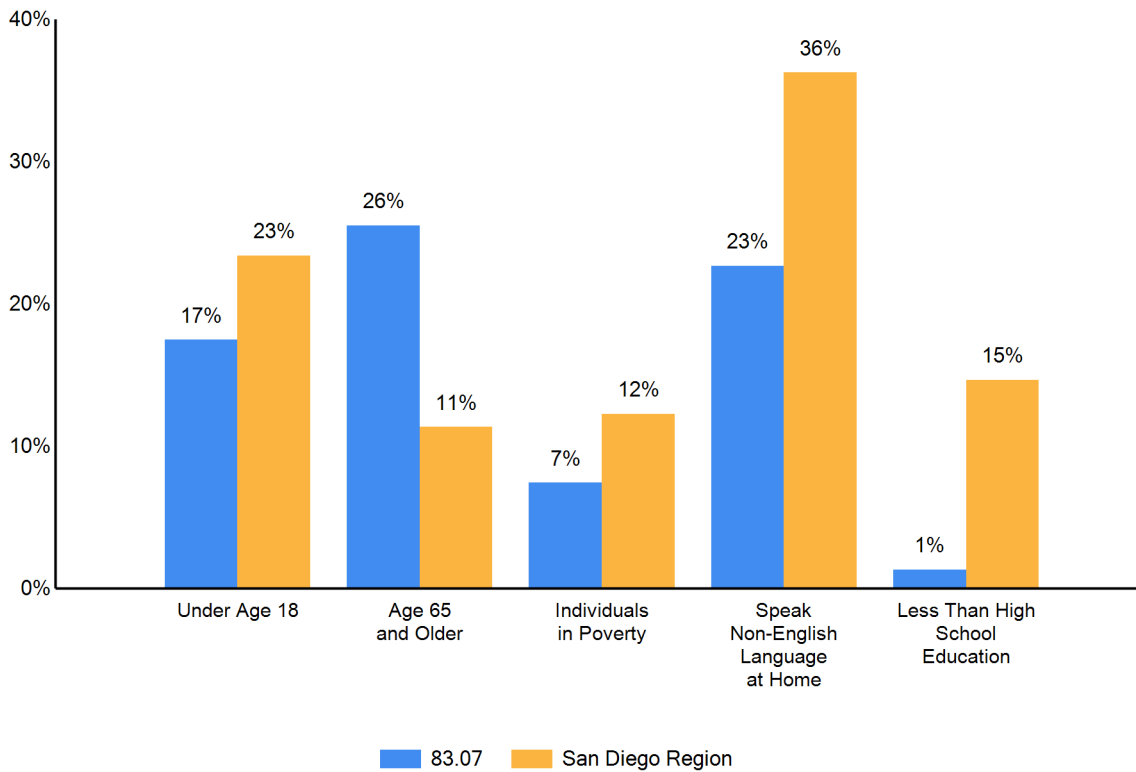
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>895</b>	<b>365</b>	<b>530</b>	<b>885</b>	<b>365</b>	<b>520</b>	<b>10</b>	<b>0</b>	<b>10</b>
Married couple family	820	326	494	810	326	484	10	0	10
Male householder, no wife present	37	30	7	37	30	7	0	0	0
Female householder, no husband present	38	9	29	38	9	29	0	0	0

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

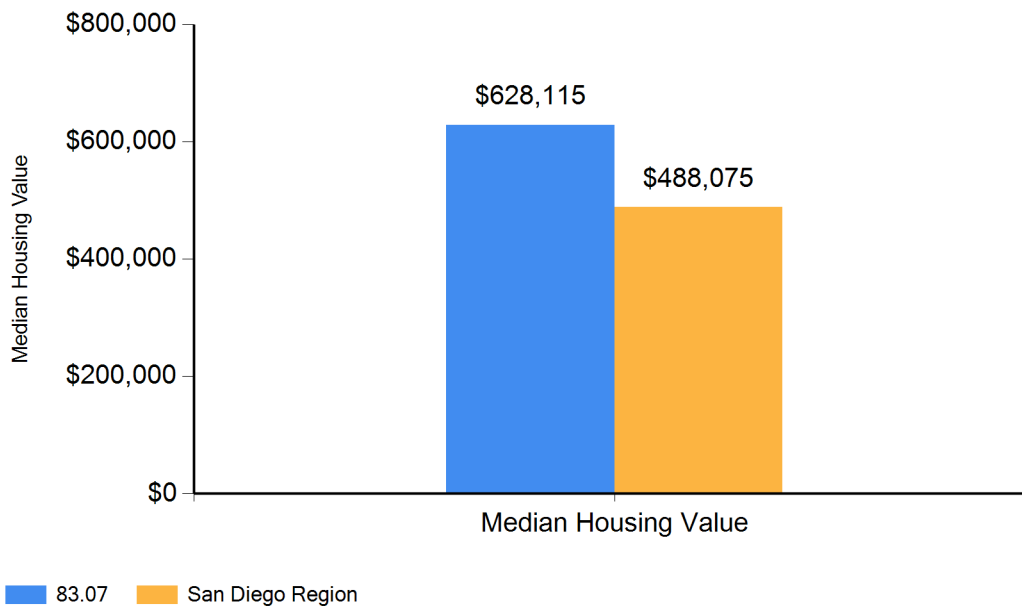


## Demographic and Socioeconomic Characteristics



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