



## Demographic and Socioeconomic Profile 2010

TRACT: 85.07

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>7,627</b>	<b>100%</b>
White	3,817	50%
Hispanic	2,048	27%
Asian	1,094	14%
Black	294	4%
Two or More	291	4%
Pacific Islander	52	1%
American Indian	18	<1%
Other	13	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>7,627</b>	<b>3,827</b>	<b>3,800</b>	<b>50%</b>
Under 5	413	219	194	47%
5 to 9	412	214	198	48%
10 to 14	395	214	181	46%
15 to 17	232	118	114	49%
18 and 19	197	99	98	50%
20 to 24	665	341	324	49%
25 to 29	874	469	405	46%
30 to 34	617	332	285	46%
35 to 39	494	243	251	51%
40 to 44	515	271	244	47%
45 to 49	571	302	269	47%
50 to 54	493	244	249	51%
55 to 59	416	196	220	53%
60 and 61	129	68	61	47%
62 to 64	198	83	115	58%
65 to 69	208	87	121	58%
70 to 74	260	111	149	57%
75 to 79	215	88	127	59%
80 to 84	177	76	101	57%
85 and Older	146	52	94	64%
Under 18	1,452	765	687	47%
65 and older	1,006	414	592	59%
<b>Median</b>	<b>35.1</b>	<b>33.6</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>6,407</b>	<b>100%</b>
Never Married	2,266	35%
Married, excluding separated	2,762	43%
Separated	81	1%
Widowed	547	9%
Divorced	751	12%

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>7,627</b>	<b>100%</b>
Household	7,519	99%
Group Quarters - Other	108	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>7,627</b>	<b>2,048</b>	<b>3,817</b>	<b>294</b>	<b>18</b>	<b>1,094</b>	<b>52</b>	<b>13</b>	<b>291</b>
Under 5	413	191	136	12	0	39	2	0	33
5 to 9	412	178	140	14	0	44	1	1	34
10 to 14	395	137	150	16	0	54	3	1	34
15 to 17	232	91	78	11	0	26	0	0	26
18 and 19	197	70	84	9	1	22	0	1	10
20 to 24	665	200	292	27	0	105	7	2	32
25 to 29	874	228	415	39	2	149	5	0	36
30 to 34	617	200	262	27	2	97	5	4	20
35 to 39	494	162	194	29	0	96	0	2	11
40 to 44	515	151	245	16	3	84	4	0	12
45 to 49	571	112	318	26	2	91	6	0	16
50 to 54	493	87	289	30	1	71	6	2	7
55 to 59	416	70	268	13	1	51	5	0	8
60 and 61	129	14	88	6	1	16	1	0	3
62 to 64	198	32	126	4	3	26	3	0	4
65 to 69	208	28	138	3	1	37	1	0	0
70 to 74	260	33	182	5	1	36	1	0	2
75 to 79	215	29	149	3	0	31	1	0	2
80 to 84	177	17	142	2	0	14	1	0	1
85 and Older	146	18	121	2	0	5	0	0	0
Under 18	1,452	597	504	53	0	163	6	2	127
65 and older	1,006	125	732	15	2	123	4	0	5
<b>Median</b>		<b>28.4</b>	<b>43.2</b>	<b>33.5</b>	<b>47.5</b>	<b>35.6</b>	<b>43.8</b>	<b>31.9</b>	<b>21.3</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>7,214</b>	<b>100%</b>
Speak Only English	4,654	65%
Speak Spanish:	1,033	14%
Speak English "well" or "very well"	789	11%
Speak English "not well" or "not at all"	244	3%
Speak Asian/Pacific Island language:	1,084	15%
Speak English "well" or "very well"	888	12%
Speak English "not well" or "not at all"	196	3%
Speak other language:	443	4%
Speak English "well" or "very well"	285	4%
Speak English "not well" or "not at all"	158	2%

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>5,313</b>	<b>100%</b>
Less than 9th grade	221	4%
9th through 12th grade, no diploma	368	7%
High school grad (incl. equivalency)	949	18%
Some college, no degree	1,406	26%
Associate degree	422	8%
Bachelor's degree	1,081	20%
Master's degree	672	13%
Professional school degree	89	2%
Doctorate degree	105	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
<b>Total population age 3 and older</b>	<b>7,375</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,953	26%	1,763	24%	190	3%
Nursery / Preschool	92	5%	0	0%	92	48%
Kindergarten to grade 4	535	27%	501	28%	34	18%
Grade 5 to grade 8	185	9%	170	10%	15	8%
Grade 9 to grade 12	356	18%	337	19%	19	10%
College, undergraduate	663	34%	633	36%	30	16%
Graduate or Professional school	122	6%	122	7%	0	0%
Not enrolled in school	5,422	74%	---	---	---	---

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>2,861</b>	<b>100%</b>	<b>728</b>	<b>100%</b>	<b>2,133</b>	<b>100%</b>
Family Households:	1,846	65%	728	100%	1,118	52%
Married couple family	1,251	44%	551	76%	700	33%
Other family:	595	21%	177	24%	418	20%
Male householder, no wife	94	3%	30	4%	64	3%
Female householder, no husband	501	18%	147	20%	354	17%
Nonfamily households:	1,015	35%	0	0%	1,015	48%
Householder living alone	823	29%	----	----	----	----
Other nonfamily households	192	7%	----	----	----	----

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>2,942</b>	<b>100%</b>	<b>2861</b>	<b>81</b>	<b>3%</b>	<b>2.63</b>
Single family (detached)	1,459	50%	1,444	15	1%	2.90
Single family (attached)	4	<1%	4	0	0%	2.75
2 to 4 units	63	2%	61	2	3%	1.80
5 to 9 units	114	4%	109	5	4%	2.22
10 or more units	1,302	44%	1,243	59	5%	2.39
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>1,572</b>	<b>100%</b>
Less than \$150,000	46	3%
\$150,000 to \$199,999	40	3%
\$200,000 to \$249,999	57	4%
\$250,000 to \$299,999	77	5%
\$300,000 to \$399,999	259	16%
\$400,000 to \$499,999	447	28%
\$500,000 to \$749,999	601	38%
\$750,000 to \$999,999	27	2%
\$1,000,000 or more	18	1%

**Median Value** **\$468,680**

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>2,942</b>	<b>100%</b>
2005 or Later	108	4%
2000 to 2004	61	2%
1990 to 1999	234	8%
1980 to 1989	168	6%
1970 to 1979	803	27%
1960 to 1969	1,155	39%
1950 to 1959	318	11%
1940 to 1949	52	2%
1939 or earlier	43	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>2,861</b>	<b>100%</b>	<b>1,289</b>	<b>100%</b>	<b>1,572</b>	<b>100%</b>
1.00 occupant housing per room or less	2,730	95%	1,174	91%	1,556	99%
1.01 to 1.50 occupants per room	69	2%	53	4%	16	1%
1.51 to 2.00 occupants per room	14	<1%	14	1%	0	0%
2.01 or more occupants per room	48	2%	48	4%	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>1,289</b>	<b>100%</b>
Less than \$500	42	3%
\$500 to \$599	0	0%
\$600 to \$699	42	3%
\$700 to \$799	48	4%
\$800 to \$899	83	6%
\$900 to \$999	180	14%
\$1,000 to \$1,249	541	42%
\$1,250 to \$1,499	259	20%
\$1,500 to \$1,999	0	0%
\$2,000 or more	60	5%
No cash rent	34	3%
<b>Median contract rent</b>	<b>\$1,116</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>1,289</b>	<b>100%</b>
Less than 20 percent	378	29%
20.0 to 24.9 percent	269	21%
25.0 to 29.9 percent	104	8%
30.0 to 34.9 percent	41	3%
35.0 to 39.9 percent	83	6%
40.0 to 49.9 percent	117	9%
50.0 percent or more	263	20%
Not computed	34	3%

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>2,861</b>	<b>100%</b>
No vehicle	272	10%
1 vehicle	905	32%
2 vehicles	1,090	38%
3 vehicles	409	14%
4 or more vehicles	185	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>3,775</b>	<b>100%</b>
Worked in state of residence	3,764	100%
Worked in county of residence	3,764	100%
Worked outside county of residence	0	0%
Worked outside state of residence	11	<1%

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>6,323</b>	<b>100%</b>	<b>3,136</b>	<b>50%</b>
In labor force	4,080	65%	2,210	54%
Armed forces	0	0%	0	0%
Civilian (employed)	3,740	92%	2,073	55%
Civilian (unemployed)	340	8%	137	40%
Not in labor force	2,243	35%	926	41%
Pct. of civilian labor force unemployed	8.3%		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
<b>Total Workers</b>	<b>3,775</b>	<b>100%</b>
Car, truck or van:	3,454	91%
Drove Alone	3,003	80%
Carpooled	451	12%
Public Transportation:	150	4%
Bus	93	2%
Trolley / Streetcar	57	2%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	54	1%
Other means	33	1%
Worked at home	84	2%

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>3,775</b>	<b>100%</b>
Did not work at home	3,691	98%
Less than 10 minutes	345	9%
10 to 19 minutes	1,508	40%
20 to 29 minutes	939	25%
30 to 44 minutes	605	16%
45 to 59 minutes	168	4%
60 to 89 minutes	82	2%
90 minutes or more	44	1%
Worked at home	84	2%
<b>Average time to work (minutes)</b>	<b>25</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>3,748</b>	<b>100%</b>
Agriculture, forestry, mining	25	1%
Utilities	36	1%
Construction	134	4%
Manufacturing	555	15%
Wholesale trade	165	4%
Retail trade	402	11%
Transportation & warehousing	121	3%
Information & communications	103	3%
Finance, insurance, & real estate	88	2%
Professional, scientific, management, administration	180	5%
Educational, social, & health services	623	17%
Art, entertainment, recreation, accommodations, food	511	14%
Other services	180	5%
Public administration	625	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

<b>Total employed civilian age 16+</b>	<b>3,748</b>	<b>100%</b>
Management, professional & related:	1,637	44%
Management (incl. farm managers)	369	10%
Business & financial	315	8%
Computer & mathematical	207	6%
Architecture & engineering	205	5%
Life, physical & social science	123	3%
Community & social service	0	0%
Legal	21	1%
Education, training, & library	153	4%
Art, entertainment, sports & media	106	3%
Healthcare practitioners	138	4%
Service:	543	14%
Healthcare support	61	2%
Protective service	34	1%
Food preparation & serving	145	4%
Building & grounds cleaning / maintenance	143	4%
Personal care & service	160	4%
Sales & office	767	20%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	219	6%
Production, transport & material moving	582	16%

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>2,861</b>	<b>100%</b>
Less than \$15,000	183	6%
\$15,000 to \$29,999	451	16%
\$30,000 to \$44,999	526	18%
\$45,000 to \$59,999	271	9%
\$60,000 to \$74,999	335	12%
\$75,000 to \$99,999	623	22%
\$100,000 to \$124,999	127	4%
\$125,000 to \$149,999	198	7%
\$150,000 to \$199,999	112	4%
\$200,000 or more	35	1%
<b>Median Income</b>	<b>\$59,972</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,861</b>	<b>100%</b>
With earnings	2,322	81%
With wage and salary income	2,247	79%
With self-employment income	324	11%
With interest, dividend, or net rental income	741	26%
With Social Security income	701	25%
With Supplemental Security income	105	4%
With public assistance income	14	<1%
With retirement income	632	22%
With other types of income	365	13%

*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>7,613</b>	<b>100%</b>
Under .50	156	2%
.50 to .99	534	7%
1.00 to 1.24	298	4%
1.25 to 1.49	237	3%
1.50 to 1.84	423	6%
1.85 to 1.99	174	2%
2.00 and over	5,791	76%

*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>7,613</b>	<b>100%</b>
Above Poverty	6,923	91%
Below Poverty	690	9%

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

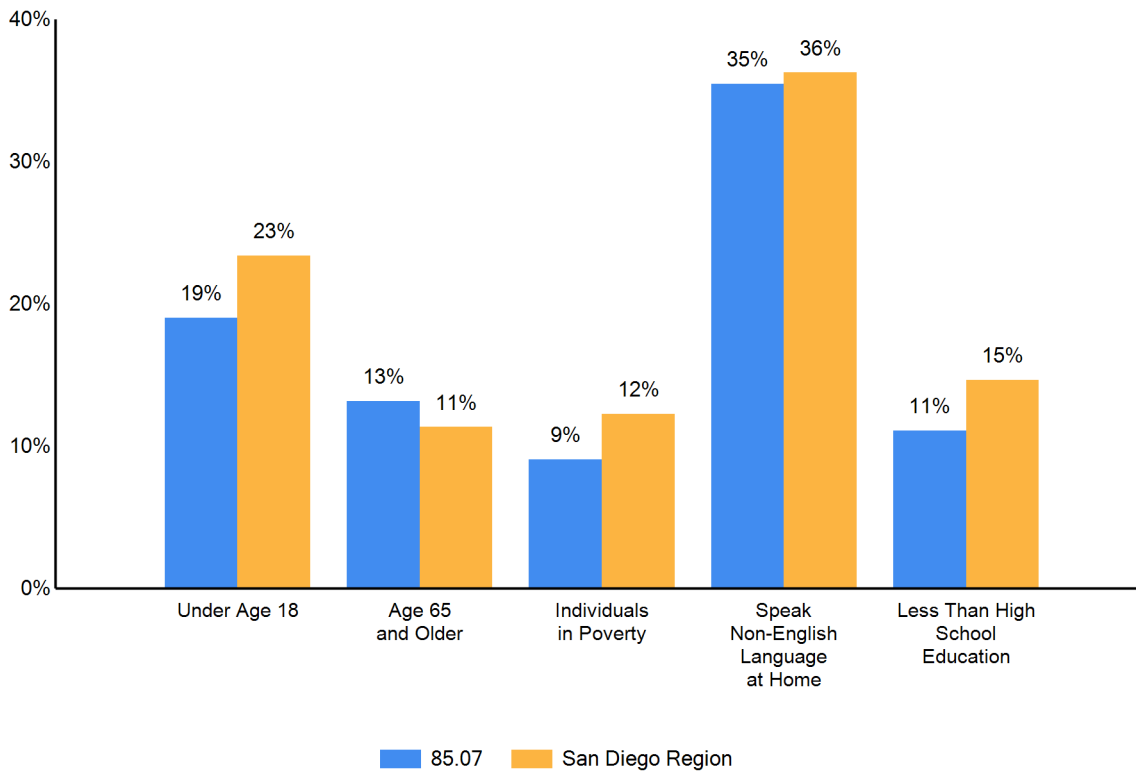
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,846</b>	<b>728</b>	<b>1,118</b>	<b>1,754</b>	<b>673</b>	<b>1,081</b>	<b>92</b>	<b>55</b>	<b>37</b>
Married couple family	1,251	551	700	1,173	510	663	78	41	37
Male householder, no wife present	94	30	64	94	30	64	0	0	0
Female householder, no husband present	501	147	354	487	133	354	14	14	0

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

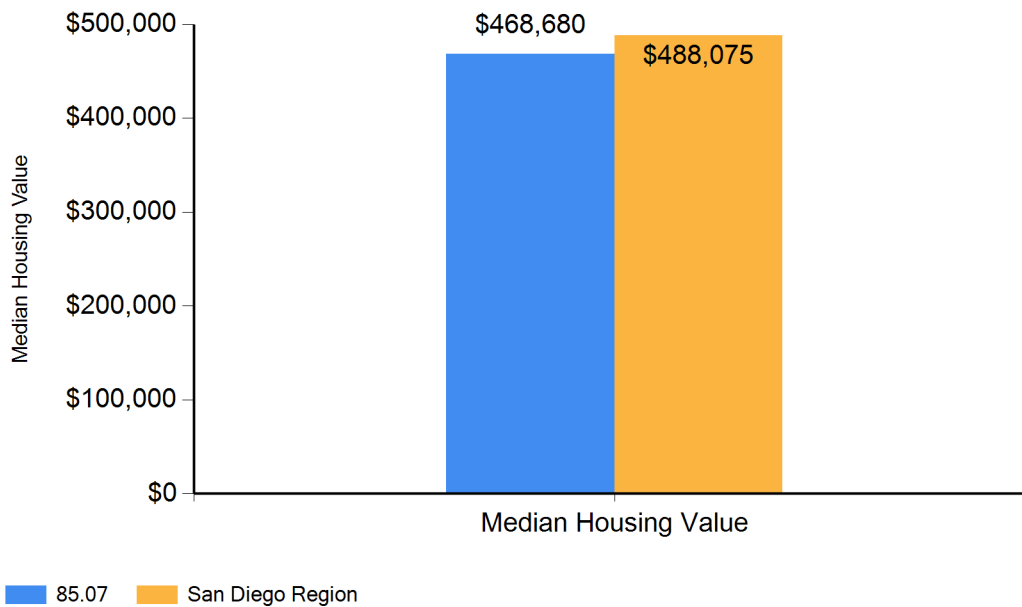


## Demographic and Socioeconomic Characteristics



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