



## Demographic and Socioeconomic Profile 2010

TRACT: 83.28

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,162</b>	<b>100%</b>
White	3,321	64%
Asian	1,183	23%
Hispanic	398	8%
Two or More	195	4%
Black	46	1%
Other	11	<1%
American Indian	4	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,162</b>	<b>2,525</b>	<b>2,637</b>	<b>51%</b>
Under 5	394	183	211	54%
5 to 9	451	221	230	51%
10 to 14	521	279	242	46%
15 to 17	351	182	169	48%
18 and 19	124	77	47	38%
20 to 24	146	77	69	47%
25 to 29	115	62	53	46%
30 to 34	213	80	133	62%
35 to 39	371	161	210	57%
40 to 44	478	221	257	54%
45 to 49	538	248	290	54%
50 to 54	513	255	258	50%
55 to 59	341	178	163	48%
60 and 61	104	51	53	51%
62 to 64	127	62	65	51%
65 to 69	156	78	78	50%
70 to 74	96	51	45	47%
75 to 79	52	28	24	46%
80 to 84	38	12	26	68%
85 and Older	33	19	14	42%
Under 18	1,717	865	852	50%
65 and older	375	188	187	50%
<b>Median</b>	<b>38.6</b>	<b>38.2</b>	<b>38.9</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>3,796</b>	<b>100%</b>
Never Married	624	16%
Married, excluding separated	2,934	77%
Separated	92	2%
Widowed	42	1%
Divorced	104	3%

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>5,162</b>	<b>100%</b>
Household	5,162	100%
Group Quarters - Other	0	0%
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>5,162</b>	<b>398</b>	<b>3,321</b>	<b>46</b>	<b>4</b>	<b>1,183</b>	<b>4</b>	<b>11</b>	<b>195</b>
Under 5	394	54	221	4	0	75	0	1	39
5 to 9	451	37	257	5	0	118	0	0	34
10 to 14	521	35	320	11	0	126	0	2	27
15 to 17	351	31	224	1	0	74	0	1	20
18 and 19	124	9	81	0	0	29	0	0	5
20 to 24	146	13	95	1	0	29	0	1	7
25 to 29	115	17	64	5	1	26	0	0	2
30 to 34	213	40	120	3	0	43	1	1	5
35 to 39	371	43	185	4	0	132	0	1	6
40 to 44	478	30	289	5	0	138	1	1	14
45 to 49	538	28	337	3	0	155	1	1	13
50 to 54	513	28	398	1	1	80	0	0	5
55 to 59	341	10	270	1	1	52	1	0	6
60 and 61	104	6	68	1	0	27	0	0	2
62 to 64	127	4	100	0	0	21	0	0	2
65 to 69	156	6	122	1	1	22	0	2	2
70 to 74	96	4	73	0	0	17	0	0	2
75 to 79	52	0	41	0	0	10	0	0	1
80 to 84	38	0	30	0	0	6	0	0	2
85 and Older	33	3	26	0	0	3	0	0	1
Under 18	1,717	157	1,022	21	0	393	0	4	120
65 and older	375	13	292	1	1	58	0	2	8
<b>Median</b>		<b>30.4</b>	<b>41.6</b>	<b>26.0</b>	<b>55.0</b>	<b>37.7</b>	<b>45.0</b>	<b>32.5</b>	<b>14.5</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>4,768</b>	<b>100%</b>
Speak Only English	3,569	75%
Speak Spanish:	241	5%
Speak English "well" or "very well"	113	2%
Speak English "not well" or "not at all"	128	3%
Speak Asian/Pacific Island language:	593	12%
Speak English "well" or "very well"	507	11%
Speak English "not well" or "not at all"	86	2%
Speak other language:	365	6%
Speak English "well" or "very well"	297	6%
Speak English "not well" or "not at all"	68	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>3,175</b>	<b>100%</b>
Less than 9th grade	38	1%
9th through 12th grade, no diploma	13	<1%
High school grad (incl. equivalency)	107	3%
Some college, no degree	454	14%
Associate degree	149	5%
Bachelor's degree	1,088	34%
Master's degree	476	15%
Professional school degree	501	16%
Doctorate degree	349	11%

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>4,927</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,537	31%	1,248	25%	289	6%
Nursery / Preschool	66	4%	0	0%	66	23%
Kindergarten to grade 4	393	26%	356	29%	37	13%
Grade 5 to grade 8	437	28%	390	31%	47	16%
Grade 9 to grade 12	511	33%	428	34%	83	29%
College, undergraduate	115	7%	68	5%	47	16%
Graduate or Professional school	15	1%	6	<1%	9	3%
Not enrolled in school	3,390	69%	---	---	---	---

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>1,628</b>	<b>100%</b>	<b>1,003</b>	<b>100%</b>	<b>625</b>	<b>100%</b>
Family Households:	1,530	94%	1,003	100%	527	84%
Married couple family	1,448	89%	933	93%	515	82%
Other family:	82	5%	70	7%	12	2%
Male householder, no wife	24	1%	24	2%	0	0%
Female householder, no husband	58	4%	46	5%	12	2%
Nonfamily households:	98	6%	0	0%	98	16%
Householder living alone	86	5%	----	----	----	----
Other nonfamily households	12	1%	----	----	----	----

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>1,664</b>	<b>100%</b>	<b>1628</b>	<b>36</b>	<b>2%</b>	<b>3.17</b>
Single family (detached)	1,556	94%	1,520	36	2%	3.19
Single family (attached)	0	0%	0	0	0%	0.00
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	108	6%	108	0	0%	2.96
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>1,438</b>	<b>100%</b>
Less than \$150,000	10	1%
\$150,000 to \$199,999	7	<1%
\$200,000 to \$249,999	7	<1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	0	0%
\$400,000 to \$499,999	22	2%
\$500,000 to \$749,999	217	15%
\$750,000 to \$999,999	236	16%
\$1,000,000 or more	939	65%

**Median Value** **\$1,232,979**

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>1,664</b>	<b>100%</b>
2005 or Later	462	28%
2000 to 2004	376	23%
1990 to 1999	406	24%
1980 to 1989	331	20%
1970 to 1979	40	2%
1960 to 1969	40	2%
1950 to 1959	9	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>1,628</b>	<b>100%</b>	<b>190</b>	<b>100%</b>	<b>1,438</b>	<b>100%</b>
1.00 occupant housing per room or less	1,628	100%	190	100%	1,438	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
<b>Total Units</b>	<b>190</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	43	23%
\$600 to \$699	12	6%
\$700 to \$799	0	0%
\$800 to \$899	12	6%
\$900 to \$999	38	20%
\$1,000 to \$1,249	22	12%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	0	0%
\$2,000 or more	57	30%
No cash rent	6	3%
<b>Median contract rent</b>	<b>\$974</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>190</b>	<b>100%</b>
Less than 20 percent	58	31%
20.0 to 24.9 percent	0	0%
25.0 to 29.9 percent	0	0%
30.0 to 34.9 percent	0	0%
35.0 to 39.9 percent	24	13%
40.0 to 49.9 percent	48	25%
50.0 percent or more	54	28%
Not computed	6	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>1,628</b>	<b>100%</b>
No vehicle	27	2%
1 vehicle	169	10%
2 vehicles	956	59%
3 vehicles	379	23%
4 or more vehicles	97	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>2,182</b>	<b>100%</b>
Worked in state of residence	2,156	99%
Worked in county of residence	2,029	93%
Worked outside county of residence	127	6%
Worked outside state of residence	26	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>3,685</b>	<b>100%</b>	<b>1,785</b>	<b>48%</b>
In labor force	2,330	63%	1,414	61%
Armed forces	0	0%	0	0%
Civilian (employed)	2,268	97%	1,365	60%
Civilian (unemployed)	62	3%	49	79%
Not in labor force	1,355	37%	371	27%
Pct. of civilian labor force unemployed	2.7%		3.5%	

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
<b>Total Workers</b>	<b>2,182</b>	<b>100%</b>
Car, truck or van:	1,863	85%
Drove Alone	1,767	81%
Carpooled	96	4%
Public Transportation:	14	1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	14	1%
Other public transportation	0	0%
Motorcycle	6	<1%
Bicycle	0	0%
Walked	11	1%
Other means	0	0%
Worked at home	288	13%

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>2,182</b>	<b>100%</b>
Did not work at home	1,894	87%
Less than 10 minutes	92	4%
10 to 19 minutes	683	31%
20 to 29 minutes	623	29%
30 to 44 minutes	341	16%
45 to 59 minutes	0	0%
60 to 89 minutes	59	3%
90 minutes or more	96	4%
Worked at home	288	13%
<b>Average time to work (minutes)</b>	<b>30</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>2,182</b>	<b>100%</b>
Agriculture, forestry, mining	9	<1%
Utilities	19	1%
Construction	77	4%
Manufacturing	218	10%
Wholesale trade	9	<1%
Retail trade	77	4%
Transportation & warehousing	69	3%
Information & communications	108	5%
Finance, insurance, & real estate	307	14%
Professional, scientific, management, administration	38	2%
Educational, social, & health services	305	14%
Art, entertainment, recreation, accommodations, food	133	6%
Other services	56	3%
Public administration	757	35%

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>2,182</b>	<b>100%</b>
Management, professional & related:	1,624	74%
Management (incl. farm managers)	508	23%
Business & financial	275	13%
Computer & mathematical	82	4%
Architecture & engineering	53	2%
Life, physical & social science	126	6%
Community & social service	0	0%
Legal	262	12%
Education, training, & library	131	6%
Art, entertainment, sports & media	19	1%
Healthcare practitioners	168	8%
Service:	115	5%
Healthcare support	0	0%
Protective service	0	0%
Food preparation & serving	58	3%
Building & grounds cleaning / maintenance	43	2%
Personal care & service	14	1%
Sales & office	341	16%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	13	1%
Production, transport & material moving	89	4%

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>1,628</b>	<b>100%</b>
Less than \$15,000	90	6%
\$15,000 to \$29,999	107	7%
\$30,000 to \$44,999	62	4%
\$45,000 to \$59,999	56	3%
\$60,000 to \$74,999	44	3%
\$75,000 to \$99,999	54	3%
\$100,000 to \$124,999	63	4%
\$125,000 to \$149,999	107	7%
\$150,000 to \$199,999	356	22%
\$200,000 or more	689	42%
<b>Median Income</b>	<b>\$182,444</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,628</b>	<b>100%</b>
With earnings	1,508	93%
With wage and salary income	1,411	87%
With self-employment income	521	32%
With interest, dividend, or net rental income	917	56%
With Social Security income	216	13%
With Supplemental Security income	38	2%
With public assistance income	33	2%
With retirement income	34	2%
With other types of income	145	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
<b>Total</b>	<b>5,149</b>	<b>100%</b>
Under .50	127	2%
.50 to .99	177	3%
1.00 to 1.24	26	1%
1.25 to 1.49	78	2%
1.50 to 1.84	160	3%
1.85 to 1.99	0	0%
2.00 and over	4,581	89%

*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>5,149</b>	<b>100%</b>
Above Poverty	4,845	94%
Below Poverty	304	6%

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

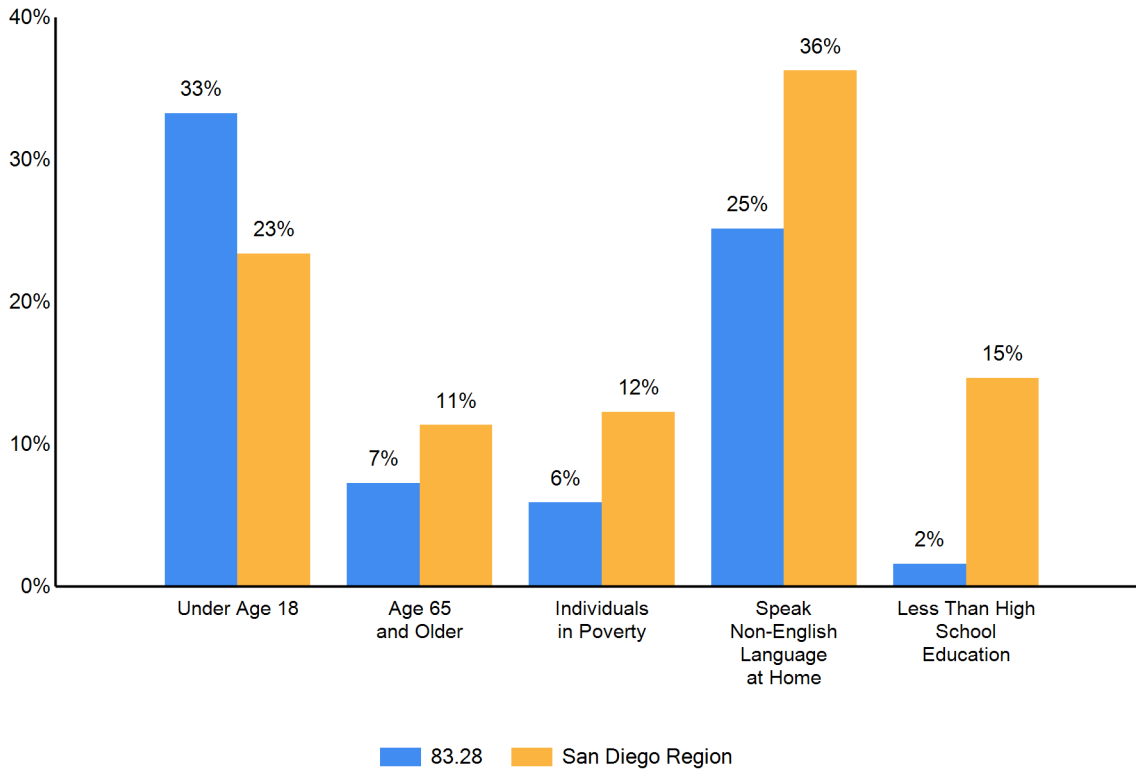
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>1,530</b>	<b>1,003</b>	<b>527</b>	<b>1,433</b>	<b>956</b>	<b>477</b>	<b>97</b>	<b>47</b>	<b>50</b>
Married couple family	1,448	933	515	1,366	901	465	82	32	50
Male householder, no wife present	24	24	0	24	24	0	0	0	0
Female householder, no husband present	58	46	12	43	31	12	15	15	0

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

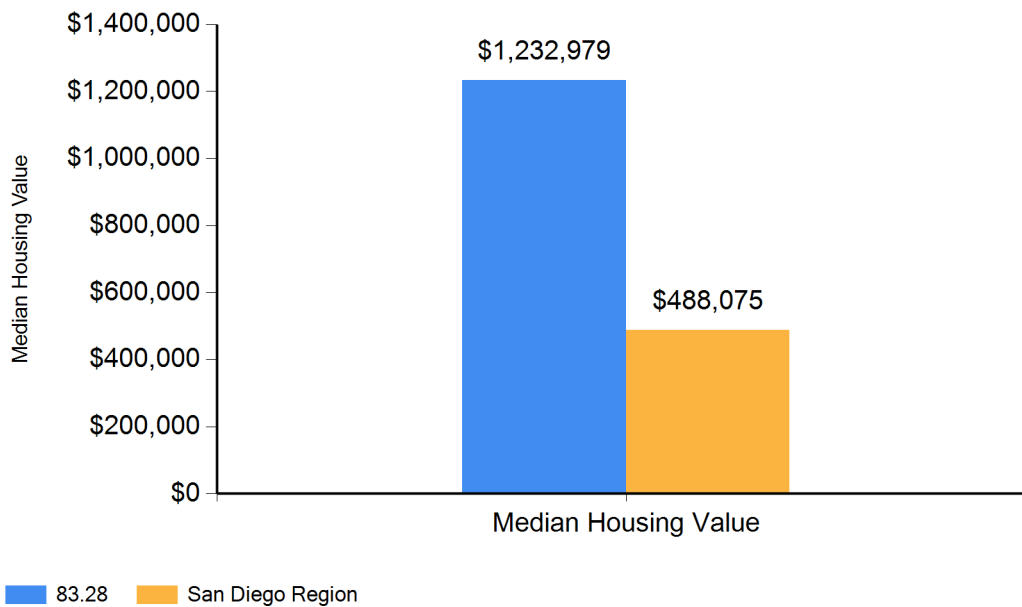


## Demographic and Socioeconomic Characteristics



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