



Demographic and Socioeconomic Profile 2010

TRACT: 83.27

Population by Race

	Population	Percent
Total Population	5,775	100%
White	4,012	69%
Asian	1,137	20%
Hispanic	392	7%
Two or More	185	3%
Black	30	1%
Other	9	<1%
American Indian	6	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,775	2,754	3,021	52%
Under 5	339	157	182	54%
5 to 9	388	197	191	49%
10 to 14	426	214	212	50%
15 to 17	285	152	133	47%
18 and 19	94	51	43	46%
20 to 24	178	97	81	46%
25 to 29	252	132	120	48%
30 to 34	356	175	181	51%
35 to 39	446	203	243	54%
40 to 44	525	238	287	55%
45 to 49	535	233	302	56%
50 to 54	549	256	293	53%
55 to 59	462	228	234	51%
60 and 61	130	64	66	51%
62 to 64	192	78	114	59%
65 to 69	241	115	126	52%
70 to 74	128	55	73	57%
75 to 79	105	49	56	53%
80 to 84	74	29	45	61%
85 and Older	70	31	39	56%
Under 18	1,438	720	718	50%
65 and older	618	279	339	55%
Median	41.2	40.0	42.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,622	100%
Never Married	1,270	27%
Married, excluding separated	2,376	51%
Separated	33	<1%
Widowed	181	4%
Divorced	762	16%

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	5,775	100%
Household	5,775	100%
Group Quarters - Military	0	0%
Group Quarters - College	0	0%
Group Quarters - Other	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.	5,775	392	4,012	30	6	1,137	4	9	185
Under 5	339	34	196	2	0	78	0	0	29
5 to 9	388	38	233	0	1	94	0	0	22
10 to 14	426	36	273	0	0	87	0	2	28
15 to 17	285	20	188	2	0	62	0	1	12
18 and 19	94	10	56	0	0	23	0	0	5
20 to 24	178	21	112	1	0	31	0	0	13
25 to 29	252	24	181	0	0	38	0	0	9
30 to 34	356	24	224	6	1	91	1	1	8
35 to 39	446	37	267	2	2	120	0	4	14
40 to 44	525	30	343	2	0	131	1	1	17
45 to 49	535	35	359	3	1	129	0	0	8
50 to 54	549	33	424	7	1	74	1	0	9
55 to 59	462	20	385	1	0	53	0	0	3
60 and 61	130	3	104	1	0	21	0	0	1
62 to 64	192	4	159	0	0	28	0	0	1
65 to 69	241	10	196	3	0	29	0	0	3
70 to 74	128	5	104	0	0	19	0	0	0
75 to 79	105	1	83	0	0	19	1	0	1
80 to 84	74	3	63	0	0	8	0	0	0
85 and Older	70	4	62	0	0	2	0	0	2
Under 18	1,438	128	890	4	1	321	0	3	91
65 and older	618	23	508	3	0	77	1	0	6
Median		32.7	44.0	45.0	37.5	37.7	50.0	35.6	18.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	5,436	100%
Speak Only English	3,894	72%
Speak Spanish:	338	6%
Speak English "well" or "very well"	297	5%
Speak English "not well" or "not at all"	41	1%
Speak Asian/Pacific Island language:	510	9%
Speak English "well" or "very well"	457	8%
Speak English "not well" or "not at all"	53	1%
Speak other language:	694	10%
Speak English "well" or "very well"	562	10%
Speak English "not well" or "not at all"	132	2%

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	4,065	100%
Less than 9th grade	6	<1%
9th through 12th grade, no diploma	41	1%
High school grad (incl. equivalency)	304	7%
Some college, no degree	415	10%
Associate degree	173	4%
Bachelor's degree	1,368	34%
Master's degree	959	24%
Professional school degree	366	9%
Doctorate degree	433	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
Total population age 3 and older	5,595	100%	---	---	---	---
Enrolled in school	1,419	25%	1,087	19%	332	6%
Nursery / Preschool	72	5%	38	3%	34	10%
Kindergarten to grade 4	301	21%	292	27%	9	3%
Grade 5 to grade 8	255	18%	215	20%	40	12%
Grade 9 to grade 12	449	32%	337	31%	112	34%
College, undergraduate	230	16%	125	11%	105	32%
Graduate or Professional school	112	8%	80	7%	32	10%
Not enrolled in school	4,176	75%	---	---	---	---

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	2,385	100%	814	100%	1,571	100%
Family Households:	1,464	61%	814	100%	650	41%
Married couple family	1,180	49%	686	84%	494	31%
Other family:	284	12%	128	16%	156	10%
Male householder, no wife	73	3%	33	4%	40	3%
Female householder, no husband	211	9%	95	12%	116	7%
Nonfamily households:	921	39%	0	0%	921	59%
Householder living alone	737	31%	----	----	----	----
Other nonfamily households	184	8%	----	----	----	----

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	2,499	100%	2385	114	5%	2.42
Single family (detached)	1,046	42%	999	47	4%	2.57
Single family (attached)	396	16%	386	10	3%	2.44
2 to 4 units	158	6%	147	11	7%	2.76
5 to 9 units	470	19%	452	18	4%	2.15
10 or more units	429	17%	401	28	7%	2.22
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	1,743	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	56	3%
\$400,000 to \$499,999	154	9%
\$500,000 to \$749,999	631	36%
\$750,000 to \$999,999	590	34%
\$1,000,000 or more	312	18%

Median Value **\$762,521**

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	2,499	100%
2005 or Later	0	0%
2000 to 2004	300	12%
1990 to 1999	658	26%
1980 to 1989	1,368	55%
1970 to 1979	115	5%
1960 to 1969	49	2%
1950 to 1959	0	0%
1940 to 1949	0	0%
1939 or earlier	9	<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
Total occupied housing units	2,385	100%	642	100%	1,743	100%
1.00 occupant housing per room or less	2,385	100%	642	100%	1,743	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	642	100%
Less than \$500	0	0%
\$500 to \$599	27	4%
\$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	13	2%
\$1,500 to \$1,999	196	31%
\$2,000 or more	372	58%
No cash rent	34	5%
Median contract rent	\$2,343	

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	642	100%
Less than 20 percent	170	26%
20.0 to 24.9 percent	111	17%
25.0 to 29.9 percent	116	18%
30.0 to 34.9 percent	37	6%
35.0 to 39.9 percent	33	5%
40.0 to 49.9 percent	0	0%
50.0 percent or more	141	22%
Not computed	34	5%

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	2,385	100%
No vehicle	48	2%
1 vehicle	802	34%
2 vehicles	1,111	47%
3 vehicles	328	14%
4 or more vehicles	96	4%

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	2,988	100%
Worked in state of residence	2,957	99%
Worked in county of residence	2,870	96%
Worked outside county of residence	87	3%
Worked outside state of residence	31	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
Population age 16 and older	4,525	100%	2,134	47%
In labor force	3,105	69%	1,603	52%
Armed forces	9	<1%	9	100%
Civilian (employed)	2,987	96%	1,562	52%
Civilian (unemployed)	109	4%	32	29%
Not in labor force	1,420	31%	531	37%
Pct. of civilian labor force unemployed	3.5%		2.0%	

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	2,988	100%
Car, truck or van:	2,553	85%
Drove Alone	2,411	81%
Carpooled	142	5%
Public Transportation:	51	2%
Bus	0	0%
Trolley / Streetcar	22	1%
Railroad	29	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	17	1%
Walked	45	2%
Other means	0	0%
Worked at home	322	11%

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	2,988	100%
Did not work at home	2,666	89%
Less than 10 minutes	320	11%
10 to 19 minutes	977	33%
20 to 29 minutes	676	23%
30 to 44 minutes	478	16%
45 to 59 minutes	112	4%
60 to 89 minutes	55	2%
90 minutes or more	48	2%
Worked at home	322	11%
Average time to work (minutes)	25	--

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+	2,974	100%
Agriculture, forestry, mining	43	1%
Utilities	0	0%
Construction	43	1%
Manufacturing	306	10%
Wholesale trade	99	3%
Retail trade	169	6%
Transportation & warehousing	70	2%
Information & communications	148	5%
Finance, insurance, & real estate	370	12%
Professional, scientific, management, administration	89	3%
Educational, social, & health services	591	20%
Art, entertainment, recreation, accommodations, food	73	2%
Other services	136	5%
Public administration	837	28%

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+	2,974	100%
Management, professional & related:	2,007	67%
Management (incl. farm managers)	543	18%
Business & financial	260	9%
Computer & mathematical	144	5%
Architecture & engineering	131	4%
Life, physical & social science	169	6%
Community & social service	35	1%
Legal	160	5%
Education, training, & library	266	9%
Art, entertainment, sports & media	80	3%
Healthcare practitioners	219	7%
Service:	156	5%
Healthcare support	0	0%
Protective service	19	1%
Food preparation & serving	40	1%
Building & grounds cleaning / maintenance	18	1%
Personal care & service	79	3%
Sales & office	565	19%
Farming, fishing & forestry	43	1%
Construction, extraction & maintenance	91	3%
Production, transport & material moving	112	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	2,385	100%
Less than \$15,000	208	9%
\$15,000 to \$29,999	114	5%
\$30,000 to \$44,999	119	5%
\$45,000 to \$59,999	164	7%
\$60,000 to \$74,999	154	6%
\$75,000 to \$99,999	274	11%
\$100,000 to \$124,999	252	11%
\$125,000 to \$149,999	239	10%
\$150,000 to \$199,999	317	13%
\$200,000 or more	544	23%
Median Income	\$115,823	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,385	100%
With earnings	2,002	84%
With wage and salary income	1,877	79%
With self-employment income	546	23%
With interest, dividend, or net rental income	1,078	45%
With Social Security income	423	18%
With Supplemental Security income	14	1%
With public assistance income	16	1%
With retirement income	202	8%
With other types of income	212	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	5,654	100%
Under .50	318	6%
.50 to .99	120	2%
1.00 to 1.24	56	1%
1.25 to 1.49	39	1%
1.50 to 1.84	87	2%
1.85 to 1.99	0	0%
2.00 and over	5,034	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
Total	5,654	100%
Above Poverty	5,216	92%
Below Poverty	438	8%

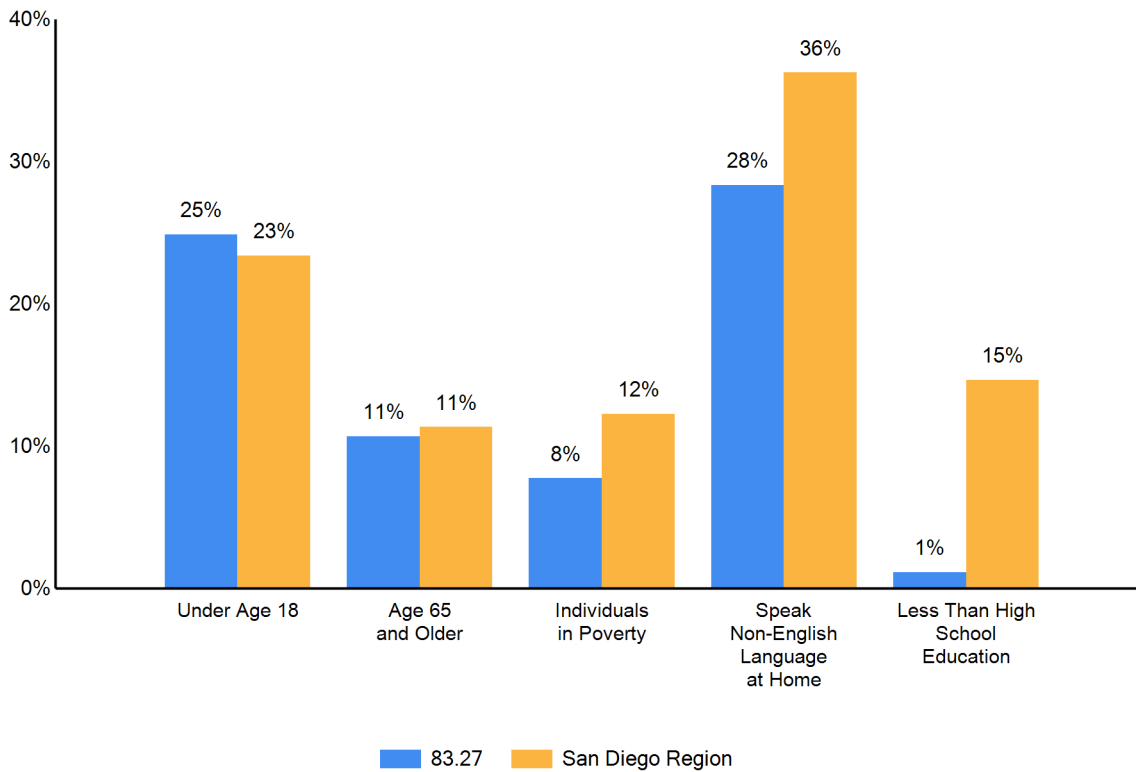
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,464	814	650	1,337	748	589	127	66	61
Married couple family	1,180	686	494	1,100	667	433	80	19	61
Male householder, no wife present	73	33	40	64	24	40	9	9	0
Female householder, no husband present	211	95	116	173	57	116	38	38	0

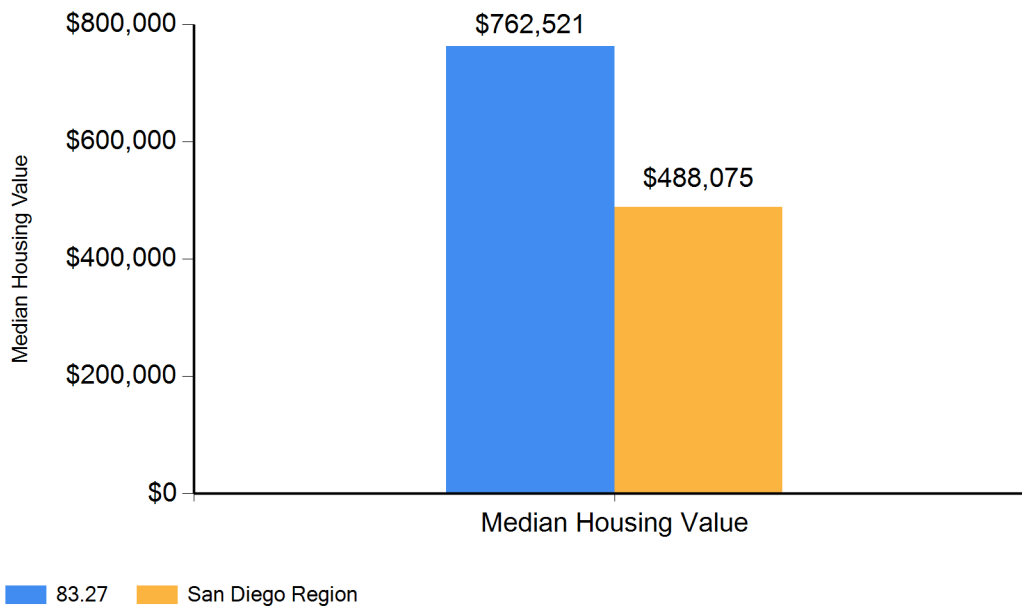
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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