



Demographic and Socioeconomic Profile 2010

TRACT: 83.54

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 5,972 | 100% |
| Asian | 2,791 | 47% |
| White | 2,024 | 34% |
| Hispanic | 604 | 10% |
| Two or More | 266 | 4% |
| Black | 228 | 4% |
| Other | 28 | <1% |
| Pacific Islander | 24 | <1% |
| American Indian | 7 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 5,972 | 3,040 | 2,932 | 49% |
| Under 5 | 528 | 270 | 258 | 49% |
| 5 to 9 | 411 | 217 | 194 | 47% |
| 10 to 14 | 297 | 155 | 142 | 48% |
| 15 to 17 | 187 | 95 | 92 | 49% |
| 18 and 19 | 113 | 65 | 48 | 42% |
| 20 to 24 | 424 | 225 | 199 | 47% |
| 25 to 29 | 546 | 284 | 262 | 48% |
| 30 to 34 | 576 | 283 | 293 | 51% |
| 35 to 39 | 659 | 336 | 323 | 49% |
| 40 to 44 | 464 | 254 | 210 | 45% |
| 45 to 49 | 474 | 238 | 236 | 50% |
| 50 to 54 | 378 | 186 | 192 | 51% |
| 55 to 59 | 304 | 146 | 158 | 52% |
| 60 and 61 | 101 | 54 | 47 | 47% |
| 62 to 64 | 151 | 64 | 87 | 58% |
| 65 to 69 | 130 | 69 | 61 | 47% |
| 70 to 74 | 106 | 49 | 57 | 54% |
| 75 to 79 | 58 | 24 | 34 | 59% |
| 80 to 84 | 38 | 15 | 23 | 61% |
| 85 and Older | 27 | 11 | 16 | 59% |
| Under 18 | 1,423 | 737 | 686 | 48% |
| 65 and older | 359 | 168 | 191 | 53% |
| Median | 34.2 | 33.7 | 34.6 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 4,736 | 100% |
| Never Married | 1,052 | 22% |
| Married, excluding separated | 3,260 | 69% |
| Separated | 69 | 1% |
| Widowed | 24 | <1% |
| Divorced | 331 | 7% |

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 | 5,972 | 100% |
| Household | 5,962 | 100% |
| Group Quarters - Other | 10 | <1% |
| Group Quarters - College | 0 | 0% |
| Group Quarters - Military | 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. | 5,972 | 604 | 2,024 | 228 | 7 | 2,791 | 24 | 28 | 266 |
| Under 5 | 528 | 67 | 154 | 14 | 0 | 234 | 0 | 8 | 51 |
| 5 to 9 | 411 | 59 | 118 | 14 | 0 | 180 | 0 | 1 | 39 |
| 10 to 14 | 297 | 53 | 66 | 18 | 0 | 123 | 3 | 2 | 32 |
| 15 to 17 | 187 | 21 | 42 | 11 | 0 | 93 | 0 | 2 | 18 |
| 18 and 19 | 113 | 15 | 29 | 8 | 1 | 54 | 1 | 0 | 5 |
| 20 to 24 | 424 | 56 | 174 | 15 | 1 | 146 | 3 | 3 | 26 |
| 25 to 29 | 546 | 53 | 192 | 13 | 1 | 268 | 1 | 2 | 16 |
| 30 to 34 | 576 | 50 | 198 | 18 | 1 | 287 | 3 | 7 | 12 |
| 35 to 39 | 659 | 59 | 230 | 24 | 0 | 317 | 2 | 2 | 25 |
| 40 to 44 | 464 | 43 | 178 | 21 | 0 | 208 | 2 | 0 | 12 |
| 45 to 49 | 474 | 50 | 190 | 26 | 1 | 193 | 4 | 0 | 10 |
| 50 to 54 | 378 | 30 | 148 | 16 | 0 | 176 | 1 | 0 | 7 |
| 55 to 59 | 304 | 20 | 117 | 16 | 1 | 144 | 2 | 1 | 3 |
| 60 and 61 | 101 | 5 | 33 | 1 | 0 | 60 | 1 | 0 | 1 |
| 62 to 64 | 151 | 8 | 50 | 7 | 0 | 83 | 0 | 0 | 3 |
| 65 to 69 | 130 | 4 | 41 | 1 | 0 | 80 | 1 | 0 | 3 |
| 70 to 74 | 106 | 5 | 28 | 3 | 0 | 67 | 0 | 0 | 3 |
| 75 to 79 | 58 | 3 | 16 | 0 | 1 | 38 | 0 | 0 | 0 |
| 80 to 84 | 38 | 2 | 8 | 2 | 0 | 26 | 0 | 0 | 0 |
| 85 and Older | 27 | 1 | 12 | 0 | 0 | 14 | 0 | 0 | 0 |
| Under 18 | 1,423 | 200 | 380 | 57 | 0 | 630 | 3 | 13 | 140 |
| 65 and older | 359 | 15 | 105 | 6 | 1 | 225 | 1 | 0 | 6 |
| Median | | 27.9 | 35.8 | 35.6 | 32.5 | 35.2 | 37.5 | 21.7 | 16.8 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 5,444 | 100% |
| Speak Only English | 2,675 | 49% |
| Speak Spanish: | 246 | 5% |
| Speak English "well" or "very well" | 246 | 5% |
| Speak English "not well" or "not at all" | 0 | 0% |
| Speak Asian/Pacific Island language: | 1,832 | 34% |
| Speak English "well" or "very well" | 1,494 | 27% |
| Speak English "not well" or "not at all" | 338 | 6% |
| Speak other language: | 691 | 11% |
| Speak English "well" or "very well" | 589 | 11% |
| Speak English "not well" or "not at all" | 102 | 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 | 4,012 | 100% |
| Less than 9th grade | 107 | 3% |
| 9th through 12th grade, no diploma | 161 | 4% |
| High school grad (incl. equivalency) | 691 | 17% |
| Some college, no degree | 608 | 15% |
| Associate degree | 268 | 7% |
| Bachelor's degree | 1,548 | 39% |
| Master's degree | 403 | 10% |
| Professional school degree | 94 | 2% |
| Doctorate degree | 132 | 3% |

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 | 5,631 | 100% | --- | --- | --- | --- |
| Enrolled in school | 1,687 | 30% | 1,444 | 26% | 243 | 4% |
| Nursery / Preschool | 88 | 5% | 37 | 3% | 51 | 21% |
| Kindergarten to grade 4 | 442 | 26% | 404 | 28% | 38 | 16% |
| Grade 5 to grade 8 | 264 | 16% | 221 | 15% | 43 | 18% |
| Grade 9 to grade 12 | 230 | 14% | 221 | 15% | 9 | 4% |
| College, undergraduate | 570 | 34% | 484 | 34% | 86 | 35% |
| Graduate or Professional school | 93 | 6% | 77 | 5% | 16 | 7% |
| Not enrolled in school | 3,944 | 70% | --- | --- | --- | --- |

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 | 2,022 | 100% | 1,043 | 100% | 979 | 100% |
| Family Households: | 1,570 | 78% | 1,043 | 100% | 527 | 54% |
| Married couple family | 1,345 | 67% | 879 | 84% | 466 | 48% |
| Other family: | 225 | 11% | 164 | 16% | 61 | 6% |
| Male householder, no wife | 33 | 2% | 27 | 3% | 6 | 1% |
| Female householder, no husband | 192 | 9% | 137 | 13% | 55 | 6% |
| Nonfamily households: | 452 | 22% | 0 | 0% | 452 | 46% |
| Householder living alone | 318 | 16% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 134 | 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 |
|----------------------------|--------------|-------------|-------------|------------|--------------|-----------------------|
| Total Housing Units | 2,095 | 100% | 2022 | 73 | 3% | 2.95 |
| Single family (detached) | 908 | 43% | 873 | 35 | 4% | 3.00 |
| Single family (attached) | 350 | 17% | 350 | 0 | 0% | 2.99 |
| 2 to 4 units | 166 | 8% | 154 | 12 | 7% | 2.84 |
| 5 to 9 units | 321 | 15% | 305 | 16 | 5% | 2.96 |
| 10 or more units | 350 | 17% | 340 | 10 | 3% | 2.83 |
| 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 | 963 | 100% |
| Less than \$150,000 | 50 | 5% |
| \$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 | 73 | 8% |
| \$400,000 to \$499,999 | 341 | 35% |
| \$500,000 to \$749,999 | 456 | 47% |
| \$750,000 to \$999,999 | 43 | 4% |
| \$1,000,000 or more | 0 | 0% |

Median Value **\$509,594**

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 | 2,095 | 100% |
| 2005 or Later | 0 | 0% |
| 2000 to 2004 | 424 | 20% |
| 1990 to 1999 | 1,377 | 66% |
| 1980 to 1989 | 272 | 13% |
| 1970 to 1979 | 22 | 1% |
| 1960 to 1969 | 0 | 0% |
| 1950 to 1959 | 0 | 0% |
| 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 |
| Total occupied housing units | 2,022 | 100% | 1,059 | 100% | 963 | 100% |
| 1.00 occupant housing per room or less | 1,937 | 96% | 988 | 93% | 949 | 99% |
| 1.01 to 1.50 occupants per room | 63 | 3% | 58 | 5% | 5 | 1% |
| 1.51 to 2.00 occupants per room | 22 | 1% | 13 | 1% | 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 |
|-------------------------------|----------------|-------------|
| Total Units | 1,059 | 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 | 0 | 0% |
| \$1,000 to \$1,249 | 0 | 0% |
| \$1,250 to \$1,499 | 85 | 8% |
| \$1,500 to \$1,999 | 756 | 71% |
| \$2,000 or more | 218 | 21% |
| No cash rent | 0 | 0% |
| Median contract rent | \$1,794 | |

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 | 1,059 | 100% |
| Less than 20 percent | 155 | 15% |
| 20.0 to 24.9 percent | 173 | 16% |
| 25.0 to 29.9 percent | 216 | 20% |
| 30.0 to 34.9 percent | 159 | 15% |
| 35.0 to 39.9 percent | 14 | 1% |
| 40.0 to 49.9 percent | 134 | 13% |
| 50.0 percent or more | 172 | 16% |
| Not computed | 36 | 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 |
|---------------------------|--------------|-------------|
| Total Availability | 2,022 | 100% |
| No vehicle | 0 | 0% |
| 1 vehicle | 647 | 32% |
| 2 vehicles | 897 | 44% |
| 3 vehicles | 356 | 18% |
| 4 or more vehicles | 122 | 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 |
|------------------------------------|--------------|-------------|
| Total Workers | 3,291 | 100% |
| Worked in state of residence | 3,291 | 100% |
| Worked in county of residence | 3,256 | 99% |
| Worked outside county of residence | 35 | 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 | 4,667 | 100% | 2,364 | 51% |
| In labor force | 3,462 | 74% | 1,943 | 56% |
| Armed forces | 55 | 2% | 35 | 64% |
| Civilian (employed) | 3,221 | 93% | 1,830 | 57% |
| Civilian (unemployed) | 186 | 5% | 78 | 42% |
| Not in labor force | 1,205 | 26% | 421 | 35% |
| Pct. of civilian labor force unemployed | 5.5% | | 4.1% | |

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 | 3,291 | 100% |
| Car, truck or van: | 3,033 | 92% |
| Drove Alone | 2,690 | 82% |
| Carpooled | 343 | 10% |
| Public Transportation: | 0 | 0% |
| Bus | 0 | 0% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 31 | 1% |
| Bicycle | 0 | 0% |
| Walked | 81 | 2% |
| Other means | 38 | 1% |
| Worked at home | 108 | 3% |

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 | 3,291 | 100% |
| Did not work at home | 3,183 | 97% |
| Less than 10 minutes | 207 | 6% |
| 10 to 19 minutes | 1,179 | 36% |
| 20 to 29 minutes | 1,210 | 37% |
| 30 to 44 minutes | 475 | 14% |
| 45 to 59 minutes | 77 | 2% |
| 60 to 89 minutes | 35 | 1% |
| 90 minutes or more | 0 | 0% |
| Worked at home | 108 | 3% |
| Average time to work (minutes) | 23 | -- |

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+ | 3,165 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 19 | 1% |
| Construction | 40 | 1% |
| Manufacturing | 488 | 15% |
| Wholesale trade | 84 | 3% |
| Retail trade | 177 | 6% |
| Transportation & warehousing | 108 | 3% |
| Information & communications | 195 | 6% |
| Finance, insurance, & real estate | 226 | 7% |
| Professional, scientific, management, administration | 119 | 4% |
| Educational, social, & health services | 541 | 17% |
| Art, entertainment, recreation, accommodations, food | 382 | 12% |
| Other services | 70 | 2% |
| Public administration | 716 | 23% |

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+ | 3,165 | 100% |
| Management, professional & related: | 1,808 | 57% |
| Management (incl. farm managers) | 458 | 14% |
| Business & financial | 342 | 11% |
| Computer & mathematical | 316 | 10% |
| Architecture & engineering | 174 | 5% |
| Life, physical & social science | 139 | 4% |
| Community & social service | 15 | <1% |
| Legal | 26 | 1% |
| Education, training, & library | 97 | 3% |
| Art, entertainment, sports & media | 61 | 2% |
| Healthcare practitioners | 180 | 6% |
| Service: | 492 | 16% |
| Healthcare support | 31 | 1% |
| Protective service | 62 | 2% |
| Food preparation & serving | 204 | 6% |
| Building & grounds cleaning / maintenance | 98 | 3% |
| Personal care & service | 97 | 3% |
| Sales & office | 621 | 20% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 106 | 3% |
| Production, transport & material moving | 138 | 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 | 2,022 | 100% |
| Less than \$15,000 | 44 | 2% |
| \$15,000 to \$29,999 | 89 | 4% |
| \$30,000 to \$44,999 | 169 | 8% |
| \$45,000 to \$59,999 | 136 | 7% |
| \$60,000 to \$74,999 | 231 | 11% |
| \$75,000 to \$99,999 | 509 | 25% |
| \$100,000 to \$124,999 | 240 | 12% |
| \$125,000 to \$149,999 | 327 | 16% |
| \$150,000 to \$199,999 | 194 | 10% |
| \$200,000 or more | 83 | 4% |
| Median Income | \$91,798 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 2,022 | 100% |
| With earnings | 1,937 | 96% |
| With wage and salary income | 1,881 | 93% |
| With self-employment income | 134 | 7% |
| With interest, dividend, or net rental income | 534 | 26% |
| With Social Security income | 136 | 7% |
| With Supplemental Security income | 38 | 2% |
| With public assistance income | 0 | 0% |
| With retirement income | 208 | 10% |
| With other types of income | 183 | 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 | 5,972 | 100% |
| Under .50 | 147 | 2% |
| .50 to .99 | 52 | 1% |
| 1.00 to 1.24 | 0 | 0% |
| 1.25 to 1.49 | 347 | 6% |
| 1.50 to 1.84 | 80 | 1% |
| 1.85 to 1.99 | 52 | 1% |
| 2.00 and over | 5,294 | 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 | 5,972 | 100% |
| Above Poverty | 5,773 | 97% |
| Below Poverty | 199 | 3% |

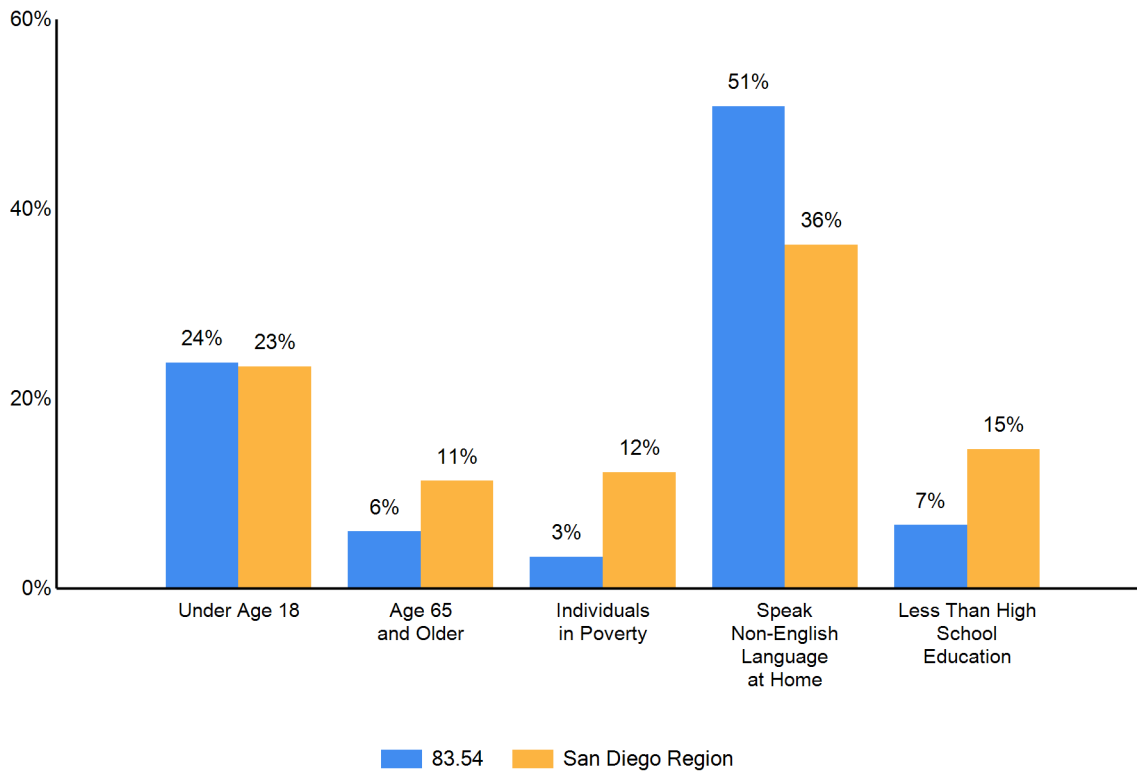
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 1,570 | 1,043 | 527 | 1,521 | 994 | 527 | 49 | 49 | 0 |
| Married couple family | 1,345 | 879 | 466 | 1,332 | 866 | 466 | 13 | 13 | 0 |
| Male householder, no wife present | 33 | 27 | 6 | 33 | 27 | 6 | 0 | 0 | 0 |
| Female householder, no husband present | 192 | 137 | 55 | 156 | 101 | 55 | 36 | 36 | 0 |

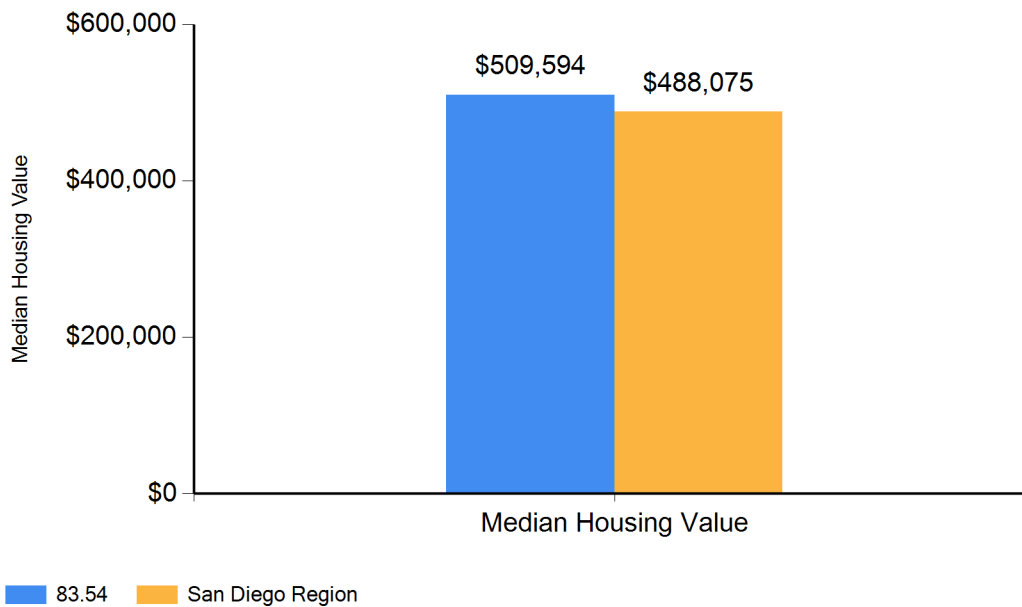
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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