



Demographic and Socioeconomic Profile 2010

TRACT: 75.02

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 3,227 | 100% |
| White | 2,621 | 81% |
| Hispanic | 347 | 11% |
| Two or More | 81 | 3% |
| Asian | 74 | 2% |
| Black | 53 | 2% |
| Other | 25 | 1% |
| American Indian | 17 | 1% |
| Pacific Islander | 9 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 3,227 | 1,799 | 1,428 | 44% |
| Under 5 | 94 | 54 | 40 | 43% |
| 5 to 9 | 64 | 33 | 31 | 48% |
| 10 to 14 | 51 | 25 | 26 | 51% |
| 15 to 17 | 38 | 16 | 22 | 58% |
| 18 and 19 | 30 | 19 | 11 | 37% |
| 20 to 24 | 329 | 153 | 176 | 53% |
| 25 to 29 | 719 | 372 | 347 | 48% |
| 30 to 34 | 568 | 326 | 242 | 43% |
| 35 to 39 | 305 | 199 | 106 | 35% |
| 40 to 44 | 207 | 131 | 76 | 37% |
| 45 to 49 | 187 | 129 | 58 | 31% |
| 50 to 54 | 167 | 97 | 70 | 42% |
| 55 to 59 | 181 | 98 | 83 | 46% |
| 60 and 61 | 63 | 37 | 26 | 41% |
| 62 to 64 | 63 | 35 | 28 | 44% |
| 65 to 69 | 61 | 26 | 35 | 57% |
| 70 to 74 | 27 | 15 | 12 | 44% |
| 75 to 79 | 25 | 12 | 13 | 52% |
| 80 to 84 | 22 | 11 | 11 | 50% |
| 85 and Older | 26 | 11 | 15 | 58% |
| Under 18 | 247 | 128 | 119 | 48% |
| 65 and older | 161 | 75 | 86 | 53% |
| Median | 32.5 | 33.5 | 31.3 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 3,018 | 100% |
| Never Married | 1,880 | 62% |
| Married, excluding separated | 397 | 13% |
| Separated | 54 | 2% |
| Widowed | 121 | 4% |
| Divorced | 566 | 19% |

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 | 3,227 | 100% |
| Household | 3,107 | 96% |
| Group Quarters - Other | 120 | 4% |
| 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 |
|-------------------|--------------|-------------|--------------|-------------|-----------------|-------------|------------------|-------------|-------------|
| Total Pop. | 3,227 | 347 | 2,621 | 53 | 17 | 74 | 9 | 25 | 81 |
| Under 5 | 94 | 21 | 62 | 0 | 1 | 3 | 0 | 0 | 7 |
| 5 to 9 | 64 | 9 | 48 | 0 | 0 | 1 | 0 | 1 | 5 |
| 10 to 14 | 51 | 13 | 37 | 0 | 0 | 0 | 0 | 0 | 1 |
| 15 to 17 | 38 | 13 | 23 | 2 | 0 | 0 | 0 | 0 | 0 |
| 18 and 19 | 30 | 6 | 19 | 3 | 0 | 1 | 0 | 1 | 0 |
| 20 to 24 | 329 | 33 | 263 | 1 | 2 | 13 | 2 | 3 | 12 |
| 25 to 29 | 719 | 71 | 581 | 16 | 2 | 13 | 2 | 10 | 24 |
| 30 to 34 | 568 | 68 | 463 | 6 | 3 | 17 | 0 | 3 | 8 |
| 35 to 39 | 305 | 25 | 248 | 6 | 2 | 6 | 4 | 3 | 11 |
| 40 to 44 | 207 | 26 | 164 | 5 | 0 | 8 | 0 | 1 | 3 |
| 45 to 49 | 187 | 17 | 160 | 2 | 1 | 3 | 0 | 0 | 4 |
| 50 to 54 | 167 | 15 | 139 | 6 | 5 | 1 | 0 | 0 | 1 |
| 55 to 59 | 181 | 11 | 159 | 4 | 0 | 3 | 0 | 1 | 3 |
| 60 and 61 | 63 | 4 | 55 | 1 | 0 | 2 | 0 | 1 | 0 |
| 62 to 64 | 63 | 6 | 55 | 0 | 0 | 1 | 0 | 0 | 1 |
| 65 to 69 | 61 | 4 | 53 | 1 | 1 | 0 | 0 | 1 | 1 |
| 70 to 74 | 27 | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 |
| 75 to 79 | 25 | 1 | 23 | 0 | 0 | 0 | 1 | 0 | 0 |
| 80 to 84 | 22 | 2 | 18 | 0 | 0 | 2 | 0 | 0 | 0 |
| 85 and Older | 26 | 2 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| Under 18 | 247 | 56 | 170 | 2 | 1 | 4 | 0 | 1 | 13 |
| 65 and older | 161 | 9 | 145 | 1 | 1 | 2 | 1 | 1 | 1 |
| Median | | 30.6 | 33.0 | 33.8 | 36.3 | 31.8 | 35.6 | 28.8 | 28.2 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 3,133 | 100% |
| Speak Only English | 2,848 | 91% |
| Speak Spanish: | 172 | 5% |
| Speak English "well" or "very well" | 161 | 5% |
| Speak English "not well" or "not at all" | 11 | <1% |
| Speak Asian/Pacific Island language: | 0 | 0% |
| Speak English "well" or "very well" | 0 | 0% |
| Speak English "not well" or "not at all" | 0 | 0% |
| Speak other language: | 113 | 4% |
| Speak English "well" or "very well" | 113 | 4% |
| Speak English "not well" or "not at all" | 0 | 0% |

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 | 2,621 | 100% |
| Less than 9th grade | 0 | 0% |
| 9th through 12th grade, no diploma | 44 | 2% |
| High school grad (incl. equivalency) | 331 | 13% |
| Some college, no degree | 680 | 26% |
| Associate degree | 245 | 9% |
| Bachelor's degree | 972 | 37% |
| Master's degree | 251 | 10% |
| Professional school degree | 98 | 4% |
| Doctorate degree | 0 | 0% |

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 | 3,165 | 100% | --- | --- | --- | --- |
| Enrolled in school | 715 | 23% | 583 | 18% | 132 | 4% |
| Nursery / Preschool | 34 | 5% | 0 | 0% | 34 | 26% |
| Kindergarten to grade 4 | 15 | 2% | 15 | 3% | 0 | 0% |
| Grade 5 to grade 8 | 30 | 4% | 30 | 5% | 0 | 0% |
| Grade 9 to grade 12 | 188 | 26% | 188 | 32% | 0 | 0% |
| College, undergraduate | 293 | 41% | 278 | 48% | 15 | 11% |
| Graduate or Professional school | 155 | 22% | 72 | 12% | 83 | 63% |
| Not enrolled in school | 2,450 | 77% | --- | --- | --- | --- |

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 | 1,732 | 100% | 150 | 100% | 1,582 | 100% |
| Family Households: | 319 | 18% | 150 | 100% | 169 | 11% |
| Married couple family | 169 | 10% | 46 | 31% | 123 | 8% |
| Other family: | 150 | 9% | 104 | 69% | 46 | 3% |
| Male householder, no wife | 78 | 5% | 54 | 36% | 24 | 2% |
| Female householder, no husband | 72 | 4% | 50 | 33% | 22 | 1% |
| Nonfamily households: | 1,413 | 82% | 0 | 0% | 1,413 | 89% |
| Householder living alone | 841 | 49% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 572 | 33% | ---- | ---- | ---- | ---- |

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 | 1,827 | 100% | 1732 | 95 | 5% | 1.79 |
| Single family (detached) | 210 | 11% | 203 | 7 | 3% | 1.97 |
| Single family (attached) | 625 | 34% | 598 | 27 | 4% | 1.94 |
| 2 to 4 units | 460 | 25% | 429 | 31 | 7% | 1.66 |
| 5 to 9 units | 127 | 7% | 119 | 8 | 6% | 1.66 |
| 10 or more units | 405 | 22% | 383 | 22 | 5% | 1.67 |
| 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 | 221 | 100% |
| Less than \$150,000 | 15 | 7% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 to \$249,999 | 0 | 0% |
| \$250,000 to \$299,999 | 25 | 11% |
| \$300,000 to \$399,999 | 40 | 18% |
| \$400,000 to \$499,999 | 23 | 10% |
| \$500,000 to \$749,999 | 71 | 32% |
| \$750,000 to \$999,999 | 47 | 21% |
| \$1,000,000 or more | 0 | 0% |

Median Value **\$526,408**

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 | 1,827 | 100% |
| 2005 or Later | 0 | 0% |
| 2000 to 2004 | 0 | 0% |
| 1990 to 1999 | 9 | 0% |
| 1980 to 1989 | 136 | 7% |
| 1970 to 1979 | 329 | 18% |
| 1960 to 1969 | 268 | 15% |
| 1950 to 1959 | 570 | 31% |
| 1940 to 1949 | 184 | 10% |
| 1939 or earlier | 331 | 18% |

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 | 1,732 | 100% | 1,511 | 100% | 221 | 100% |
| 1.00 occupant housing per room or less | 1,732 | 100% | 1,511 | 100% | 221 | 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 | 1,511 | 100% |
| Less than \$500 | 11 | 1% |
| \$500 to \$599 | 0 | 0% |
| \$600 to \$699 | 64 | 4% |
| \$700 to \$799 | 67 | 4% |
| \$800 to \$899 | 200 | 13% |
| \$900 to \$999 | 274 | 18% |
| \$1,000 to \$1,249 | 307 | 20% |
| \$1,250 to \$1,499 | 218 | 14% |
| \$1,500 to \$1,999 | 229 | 15% |
| \$2,000 or more | 61 | 4% |
| No cash rent | 80 | 5% |
| Median contract rent | \$1,112 | |

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 | 1,511 | 100% |
| Less than 20 percent | 375 | 25% |
| 20.0 to 24.9 percent | 175 | 12% |
| 25.0 to 29.9 percent | 302 | 20% |
| 30.0 to 34.9 percent | 88 | 6% |
| 35.0 to 39.9 percent | 37 | 2% |
| 40.0 to 49.9 percent | 101 | 7% |
| 50.0 percent or more | 345 | 23% |
| Not computed | 88 | 6% |

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 | 1,732 | 100% |
| No vehicle | 55 | 3% |
| 1 vehicle | 900 | 52% |
| 2 vehicles | 690 | 40% |
| 3 vehicles | 73 | 4% |
| 4 or more vehicles | 14 | 1% |

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 | 2,508 | 100% |
| Worked in state of residence | 2,508 | 100% |
| Worked in county of residence | 2,499 | 100% |
| Worked outside county of residence | 9 | <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 | 3,008 | 100% | 1,682 | 56% |
| In labor force | 2,624 | 87% | 1,529 | 58% |
| Armed forces | 21 | 1% | 12 | 57% |
| Civilian (employed) | 2,343 | 89% | 1,362 | 58% |
| Civilian (unemployed) | 260 | 10% | 155 | 60% |
| Not in labor force | 384 | 13% | 153 | 40% |
| Pct. of civilian labor force unemployed | 10.0% | | 10.2% | |

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 |
|-----------------------------|--------------|-------------|
| Total Workers | 2,508 | 100% |
| Car, truck or van: | 2,145 | 86% |
| Drove Alone | 2,084 | 83% |
| Carpooled | 61 | 2% |
| Public Transportation: | 29 | 1% |
| Bus | 29 | 1% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 0 | 0% |
| Bicycle | 56 | 2% |
| Walked | 187 | 7% |
| Other means | 0 | 0% |
| Worked at home | 91 | 4% |

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 | 2,508 | 100% |
| Did not work at home | 2,417 | 96% |
| Less than 10 minutes | 115 | 5% |
| 10 to 19 minutes | 1,093 | 44% |
| 20 to 29 minutes | 683 | 27% |
| 30 to 44 minutes | 441 | 18% |
| 45 to 59 minutes | 47 | 2% |
| 60 to 89 minutes | 7 | <1% |
| 90 minutes or more | 31 | 1% |
| Worked at home | 91 | 4% |
| Average time to work (minutes) | 24 | -- |

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+ | 2,498 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 0 | 0% |
| Construction | 183 | 7% |
| Manufacturing | 186 | 7% |
| Wholesale trade | 70 | 3% |
| Retail trade | 173 | 7% |
| Transportation & warehousing | 28 | 1% |
| Information & communications | 64 | 3% |
| Finance, insurance, & real estate | 341 | 14% |
| Professional, scientific, management, administration | 26 | 1% |
| Educational, social, & health services | 505 | 20% |
| Art, entertainment, recreation, accommodations, food | 551 | 22% |
| Other services | 161 | 6% |
| Public administration | 210 | 8% |

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+ | 2,498 | 100% |
| Management, professional & related: | 1,039 | 42% |
| Management (incl. farm managers) | 241 | 10% |
| Business & financial | 102 | 4% |
| Computer & mathematical | 90 | 4% |
| Architecture & engineering | 84 | 3% |
| Life, physical & social science | 36 | 1% |
| Community & social service | 65 | 3% |
| Legal | 31 | 1% |
| Education, training, & library | 125 | 5% |
| Art, entertainment, sports & media | 115 | 5% |
| Healthcare practitioners | 150 | 6% |
| Service: | 575 | 23% |
| Healthcare support | 64 | 3% |
| Protective service | 8 | <1% |
| Food preparation & serving | 383 | 15% |
| Building & grounds cleaning / maintenance | 6 | <1% |
| Personal care & service | 114 | 5% |
| Sales & office | 591 | 24% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 202 | 8% |
| Production, transport & material moving | 91 | 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 | 1,732 | 100% |
| Less than \$15,000 | 183 | 11% |
| \$15,000 to \$29,999 | 191 | 11% |
| \$30,000 to \$44,999 | 247 | 14% |
| \$45,000 to \$59,999 | 379 | 22% |
| \$60,000 to \$74,999 | 275 | 16% |
| \$75,000 to \$99,999 | 241 | 14% |
| \$100,000 to \$124,999 | 117 | 7% |
| \$125,000 to \$149,999 | 64 | 4% |
| \$150,000 to \$199,999 | 4 | <1% |
| \$200,000 or more | 31 | 2% |
| Median Income | \$54,697 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,732 | 100% |
| With earnings | 1,626 | 94% |
| With wage and salary income | 1,589 | 92% |
| With self-employment income | 122 | 7% |
| With interest, dividend, or net rental income | 241 | 14% |
| With Social Security income | 171 | 10% |
| With Supplemental Security income | 30 | 2% |
| With public assistance income | 0 | 0% |
| With retirement income | 73 | 4% |
| With other types of income | 167 | 10% |

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 | 3,227 | 100% |
| Under .50 | 184 | 6% |
| .50 to .99 | 318 | 10% |
| 1.00 to 1.24 | 137 | 4% |
| 1.25 to 1.49 | 119 | 4% |
| 1.50 to 1.84 | 53 | 2% |
| 1.85 to 1.99 | 205 | 6% |
| 2.00 and over | 2,211 | 69% |

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 | 3,227 | 100% |
| Above Poverty | 2,725 | 84% |
| Below Poverty | 502 | 16% |

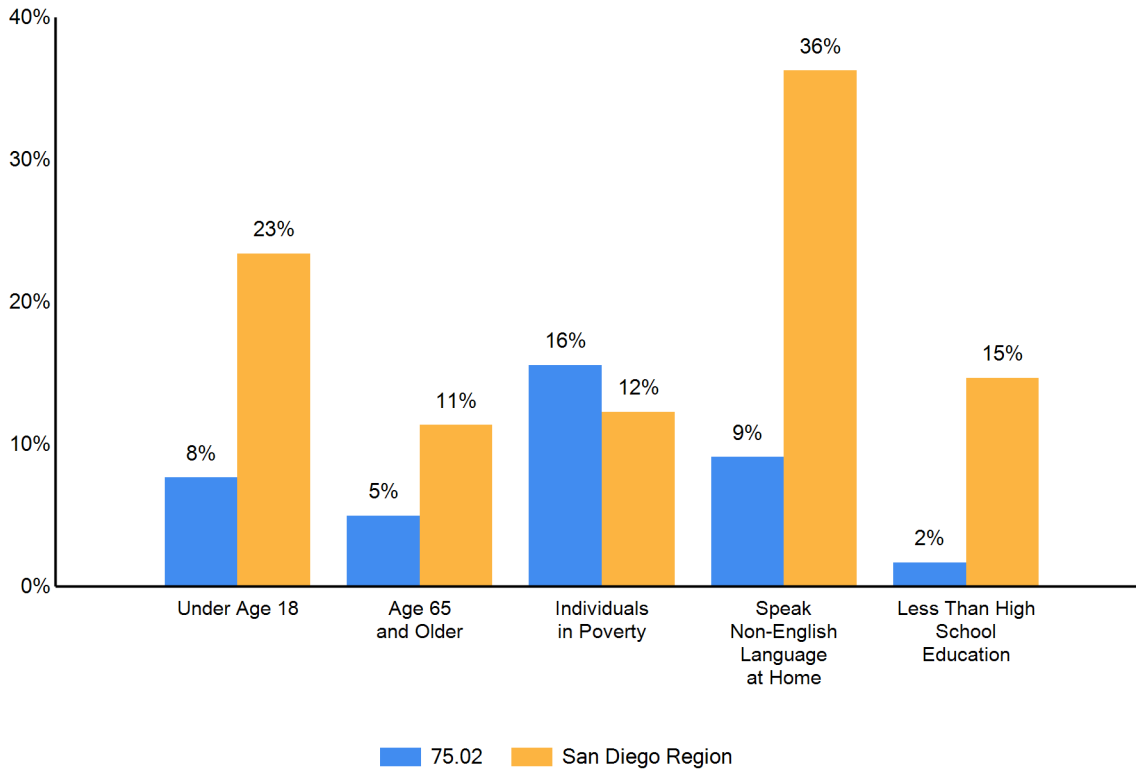
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 319 | 150 | 169 | 265 | 107 | 158 | 54 | 43 | 11 |
| Married couple family | 169 | 46 | 123 | 169 | 46 | 123 | 0 | 0 | 0 |
| Male householder, no wife present | 78 | 54 | 24 | 35 | 11 | 24 | 43 | 43 | 0 |
| Female householder, no husband present | 72 | 50 | 22 | 61 | 50 | 11 | 11 | 0 | 11 |

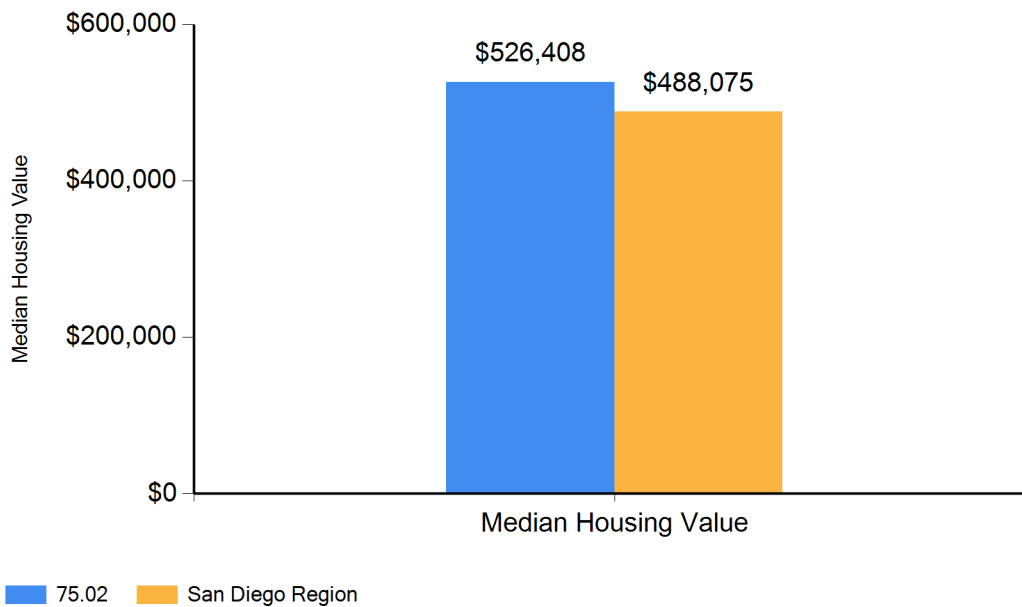
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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