



Demographic and Socioeconomic Profile 2010

TRACT: 134.11

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 4,999 | 100% |
| White | 2,040 | 41% |
| Hispanic | 2,031 | 41% |
| Asian | 633 | 13% |
| Two or More | 141 | 3% |
| Black | 118 | 2% |
| Pacific Islander | 27 | 1% |
| American Indian | 8 | <1% |
| Other | 1 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 4,999 | 2,421 | 2,578 | 52% |
| Under 5 | 211 | 116 | 95 | 45% |
| 5 to 9 | 255 | 125 | 130 | 51% |
| 10 to 14 | 305 | 164 | 141 | 46% |
| 15 to 17 | 255 | 124 | 131 | 51% |
| 18 and 19 | 131 | 61 | 70 | 53% |
| 20 to 24 | 312 | 162 | 150 | 48% |
| 25 to 29 | 226 | 106 | 120 | 53% |
| 30 to 34 | 201 | 95 | 106 | 53% |
| 35 to 39 | 223 | 100 | 123 | 55% |
| 40 to 44 | 319 | 154 | 165 | 52% |
| 45 to 49 | 395 | 176 | 219 | 55% |
| 50 to 54 | 416 | 191 | 225 | 54% |
| 55 to 59 | 441 | 224 | 217 | 49% |
| 60 and 61 | 174 | 82 | 92 | 53% |
| 62 to 64 | 223 | 102 | 121 | 54% |
| 65 to 69 | 250 | 131 | 119 | 48% |
| 70 to 74 | 218 | 109 | 109 | 50% |
| 75 to 79 | 208 | 98 | 110 | 53% |
| 80 to 84 | 132 | 64 | 68 | 52% |
| 85 and Older | 104 | 37 | 67 | 64% |
| Under 18 | 1,026 | 529 | 497 | 48% |
| 65 and older | 912 | 439 | 473 | 52% |
| Median | 45.8 | 45.1 | 46.3 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 4,228 | 100% |
| Never Married | 1,016 | 24% |
| Married, excluding separated | 2,428 | 57% |
| Separated | 78 | 2% |
| Widowed | 261 | 6% |
| Divorced | 445 | 11% |

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 | 4,999 | 100% |
| Household | 4,999 | 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 |
|-------------------|--------------|--------------|--------------|-------------|-----------------|-------------|------------------|-------------|-------------|
| Total Pop. | 4,999 | 2,031 | 2,040 | 118 | 8 | 633 | 27 | 1 | 141 |
| Under 5 | 211 | 115 | 57 | 2 | 0 | 20 | 2 | 0 | 15 |
| 5 to 9 | 255 | 146 | 68 | 7 | 0 | 20 | 1 | 0 | 13 |
| 10 to 14 | 305 | 163 | 81 | 8 | 0 | 26 | 0 | 1 | 26 |
| 15 to 17 | 255 | 132 | 80 | 4 | 0 | 24 | 3 | 0 | 12 |
| 18 and 19 | 131 | 81 | 31 | 1 | 0 | 10 | 1 | 0 | 7 |
| 20 to 24 | 312 | 154 | 108 | 7 | 0 | 30 | 1 | 0 | 12 |
| 25 to 29 | 226 | 117 | 63 | 4 | 1 | 34 | 1 | 0 | 6 |
| 30 to 34 | 201 | 91 | 63 | 8 | 0 | 32 | 0 | 0 | 7 |
| 35 to 39 | 223 | 104 | 67 | 7 | 1 | 39 | 2 | 0 | 3 |
| 40 to 44 | 319 | 154 | 110 | 7 | 1 | 34 | 5 | 0 | 8 |
| 45 to 49 | 395 | 160 | 170 | 9 | 1 | 42 | 4 | 0 | 9 |
| 50 to 54 | 416 | 172 | 178 | 12 | 1 | 42 | 1 | 0 | 10 |
| 55 to 59 | 441 | 156 | 213 | 8 | 0 | 60 | 0 | 0 | 4 |
| 60 and 61 | 174 | 49 | 86 | 4 | 0 | 32 | 1 | 0 | 2 |
| 62 to 64 | 223 | 65 | 106 | 7 | 0 | 43 | 0 | 0 | 2 |
| 65 to 69 | 250 | 56 | 141 | 5 | 0 | 44 | 1 | 0 | 3 |
| 70 to 74 | 218 | 45 | 122 | 11 | 2 | 34 | 3 | 0 | 1 |
| 75 to 79 | 208 | 34 | 136 | 4 | 0 | 32 | 1 | 0 | 1 |
| 80 to 84 | 132 | 24 | 85 | 1 | 0 | 22 | 0 | 0 | 0 |
| 85 and Older | 104 | 13 | 75 | 2 | 1 | 13 | 0 | 0 | 0 |
| Under 18 | 1,026 | 556 | 286 | 21 | 0 | 90 | 6 | 1 | 66 |
| 65 and older | 912 | 172 | 559 | 23 | 3 | 145 | 5 | 0 | 5 |
| Median | | 35.8 | 53.4 | 47.2 | 50.0 | 50.7 | 42.5 | 12.5 | 19.3 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 4,788 | 100% |
| Speak Only English | 2,442 | 51% |
| Speak Spanish: | 1,548 | 32% |
| Speak English "well" or "very well" | 1,389 | 29% |
| Speak English "not well" or "not at all" | 159 | 3% |
| Speak Asian/Pacific Island language: | 434 | 9% |
| Speak English "well" or "very well" | 402 | 8% |
| Speak English "not well" or "not at all" | 32 | 1% |
| Speak other language: | 364 | 7% |
| Speak English "well" or "very well" | 357 | 7% |
| Speak English "not well" or "not at all" | 7 | <1% |

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 | 3,530 | 100% |
| Less than 9th grade | 52 | 1% |
| 9th through 12th grade, no diploma | 158 | 4% |
| High school grad (incl. equivalency) | 658 | 19% |
| Some college, no degree | 785 | 22% |
| Associate degree | 217 | 6% |
| Bachelor's degree | 1,003 | 28% |
| Master's degree | 370 | 10% |
| Professional school degree | 171 | 5% |
| Doctorate degree | 116 | 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 | 4,880 | 100% | --- | --- | --- | --- |
| Enrolled in school | 1,530 | 31% | 1,197 | 25% | 333 | 7% |
| Nursery / Preschool | 38 | 2% | 0 | 0% | 38 | 11% |
| Kindergarten to grade 4 | 203 | 13% | 160 | 13% | 43 | 13% |
| Grade 5 to grade 8 | 292 | 19% | 231 | 19% | 61 | 18% |
| Grade 9 to grade 12 | 389 | 25% | 281 | 23% | 108 | 32% |
| College, undergraduate | 517 | 34% | 449 | 38% | 68 | 20% |
| Graduate or Professional school | 91 | 6% | 76 | 6% | 15 | 5% |
| Not enrolled in school | 3,350 | 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 |
| Total households | 1,649 | 100% | 500 | 100% | 1,149 | 100% |
| Family Households: | 1,327 | 80% | 500 | 100% | 827 | 72% |
| Married couple family | 1,067 | 65% | 399 | 80% | 668 | 58% |
| Other family: | 260 | 16% | 101 | 20% | 159 | 14% |
| Male householder, no wife | 17 | 1% | 17 | 3% | 0 | 0% |
| Female householder, no husband | 243 | 15% | 84 | 17% | 159 | 14% |
| Nonfamily households: | 322 | 20% | 0 | 0% | 322 | 28% |
| Householder living alone | 268 | 16% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 54 | 3% | ---- | ---- | ---- | ---- |

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 | 1,738 | 100% | 1649 | 89 | 5% | 3.03 |
| Single family (detached) | 1,584 | 91% | 1,495 | 89 | 6% | 3.05 |
| Single family (attached) | 154 | 9% | 154 | 0 | 0% | 2.86 |
| 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 | 0 | 0% | 0 | 0 | 0% | 0.00 |
| 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 | 1,490 | 100% |
| Less than \$150,000 | 13 | 1% |
| \$150,000 to \$199,999 | 25 | 2% |
| \$200,000 to \$249,999 | 30 | 2% |
| \$250,000 to \$299,999 | 21 | 1% |
| \$300,000 to \$399,999 | 65 | 4% |
| \$400,000 to \$499,999 | 263 | 18% |
| \$500,000 to \$749,999 | 581 | 39% |
| \$750,000 to \$999,999 | 319 | 21% |
| \$1,000,000 or more | 173 | 12% |

Median Value **\$640,411**

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 | 1,738 | 100% |
| 2005 or Later | 9 | 1% |
| 2000 to 2004 | 27 | 2% |
| 1990 to 1999 | 163 | 9% |
| 1980 to 1989 | 602 | 35% |
| 1970 to 1979 | 606 | 35% |
| 1960 to 1969 | 205 | 12% |
| 1950 to 1959 | 118 | 7% |
| 1940 to 1949 | 8 | <1% |
| 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 | 1,649 | 100% | 159 | 100% | 1,490 | 100% |
| 1.00 occupant housing per room or less | 1,635 | 99% | 159 | 100% | 1,476 | 99% |
| 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 | 14 | 1% | 0 | 0% | 14 | 1% |

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 | 159 | 100% |
| Less than \$500 | 0 | 0% |
| \$500 to \$599 | 9 | 6% |
| \$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 | 11 | 7% |
| \$1,250 to \$1,499 | 6 | 4% |
| \$1,500 to \$1,999 | 47 | 30% |
| \$2,000 or more | 76 | 48% |
| No cash rent | 10 | 6% |
| Median contract rent | \$2,130 | |

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 | 159 | 100% |
| Less than 20 percent | 35 | 22% |
| 20.0 to 24.9 percent | 37 | 23% |
| 25.0 to 29.9 percent | 44 | 28% |
| 30.0 to 34.9 percent | 0 | 0% |
| 35.0 to 39.9 percent | 0 | 0% |
| 40.0 to 49.9 percent | 27 | 17% |
| 50.0 percent or more | 6 | 4% |
| Not computed | 10 | 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 | 1,649 | 100% |
| No vehicle | 0 | 0% |
| 1 vehicle | 236 | 14% |
| 2 vehicles | 672 | 41% |
| 3 vehicles | 481 | 29% |
| 4 or more vehicles | 260 | 16% |

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 | 2,560 | 100% |
| Worked in state of residence | 2,443 | 95% |
| Worked in county of residence | 2,326 | 91% |
| Worked outside county of residence | 117 | 5% |
| Worked outside state of residence | 117 | 5% |

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 | 4,145 | 100% | 1,978 | 48% |
| In labor force | 2,757 | 67% | 1,437 | 52% |
| Armed forces | 53 | 2% | 53 | 100% |
| Civilian (employed) | 2,537 | 92% | 1,331 | 52% |
| Civilian (unemployed) | 167 | 6% | 53 | 32% |
| Not in labor force | 1,388 | 33% | 541 | 39% |
| Pct. of civilian labor force unemployed | 6.2% | | 3.8% | |

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 | 2,560 | 100% |
| Car, truck or van: | 2,337 | 91% |
| Drove Alone | 2,117 | 83% |
| Carpooled | 220 | 9% |
| Public Transportation: | 32 | 1% |
| Bus | 32 | 1% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 9 | <1% |
| Bicycle | 0 | 0% |
| Walked | 0 | 0% |
| Other means | 39 | 2% |
| Worked at home | 143 | 6% |

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 | 2,560 | 100% |
| Did not work at home | 2,417 | 94% |
| Less than 10 minutes | 84 | 3% |
| 10 to 19 minutes | 879 | 34% |
| 20 to 29 minutes | 661 | 26% |
| 30 to 44 minutes | 632 | 25% |
| 45 to 59 minutes | 90 | 4% |
| 60 to 89 minutes | 26 | 1% |
| 90 minutes or more | 45 | 2% |
| Worked at home | 143 | 6% |
| Average time to work (minutes) | 28 | -- |

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+ | 2,511 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 27 | 1% |
| Construction | 74 | 3% |
| Manufacturing | 198 | 8% |
| Wholesale trade | 114 | 5% |
| Retail trade | 441 | 18% |
| Transportation & warehousing | 60 | 2% |
| Information & communications | 57 | 2% |
| Finance, insurance, & real estate | 204 | 8% |
| Professional, scientific, management, administration | 143 | 6% |
| Educational, social, & health services | 697 | 28% |
| Art, entertainment, recreation, accommodations, food | 67 | 3% |
| Other services | 197 | 8% |
| Public administration | 232 | 9% |

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+ | 2,511 | 100% |
| Management, professional & related: | 1,094 | 44% |
| Management (incl. farm managers) | 337 | 13% |
| Business & financial | 90 | 4% |
| Computer & mathematical | 0 | 0% |
| Architecture & engineering | 89 | 4% |
| Life, physical & social science | 29 | 1% |
| Community & social service | 23 | 1% |
| Legal | 52 | 2% |
| Education, training, & library | 298 | 12% |
| Art, entertainment, sports & media | 15 | 1% |
| Healthcare practitioners | 161 | 6% |
| Service: | 347 | 14% |
| Healthcare support | 11 | <1% |
| Protective service | 33 | 1% |
| Food preparation & serving | 67 | 3% |
| Building & grounds cleaning / maintenance | 22 | 1% |
| Personal care & service | 214 | 9% |
| Sales & office | 773 | 31% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 138 | 5% |
| Production, transport & material moving | 159 | 6% |

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

Household Income

Number Percent

| | | |
|-------------------------|-----------------|-------------|
| Total Households | 1,649 | 100% |
| Less than \$15,000 | 45 | 3% |
| \$15,000 to \$29,999 | 87 | 5% |
| \$30,000 to \$44,999 | 105 | 6% |
| \$45,000 to \$59,999 | 184 | 11% |
| \$60,000 to \$74,999 | 163 | 10% |
| \$75,000 to \$99,999 | 316 | 19% |
| \$100,000 to \$124,999 | 219 | 13% |
| \$125,000 to \$149,999 | 163 | 10% |
| \$150,000 to \$199,999 | 194 | 12% |
| \$200,000 or more | 173 | 10% |
| Median Income | \$94,027 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,649 | 100% |
| With earnings | 1,339 | 81% |
| With wage and salary income | 1,275 | 77% |
| With self-employment income | 291 | 18% |
| With interest, dividend, or net rental income | 638 | 39% |
| With Social Security income | 488 | 30% |
| With Supplemental Security income | 31 | 2% |
| With public assistance income | 8 | <1% |
| With retirement income | 448 | 27% |
| With other types of income | 315 | 19% |

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 | 4,999 | 100% |
| Under .50 | 15 | <1% |
| .50 to .99 | 26 | 1% |
| 1.00 to 1.24 | 107 | 2% |
| 1.25 to 1.49 | 82 | 2% |
| 1.50 to 1.84 | 142 | 3% |
| 1.85 to 1.99 | 66 | 1% |
| 2.00 and over | 4,561 | 91% |

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 | 4,999 | 100% |
| Above Poverty | 4,958 | 99% |
| Below Poverty | 41 | 1% |

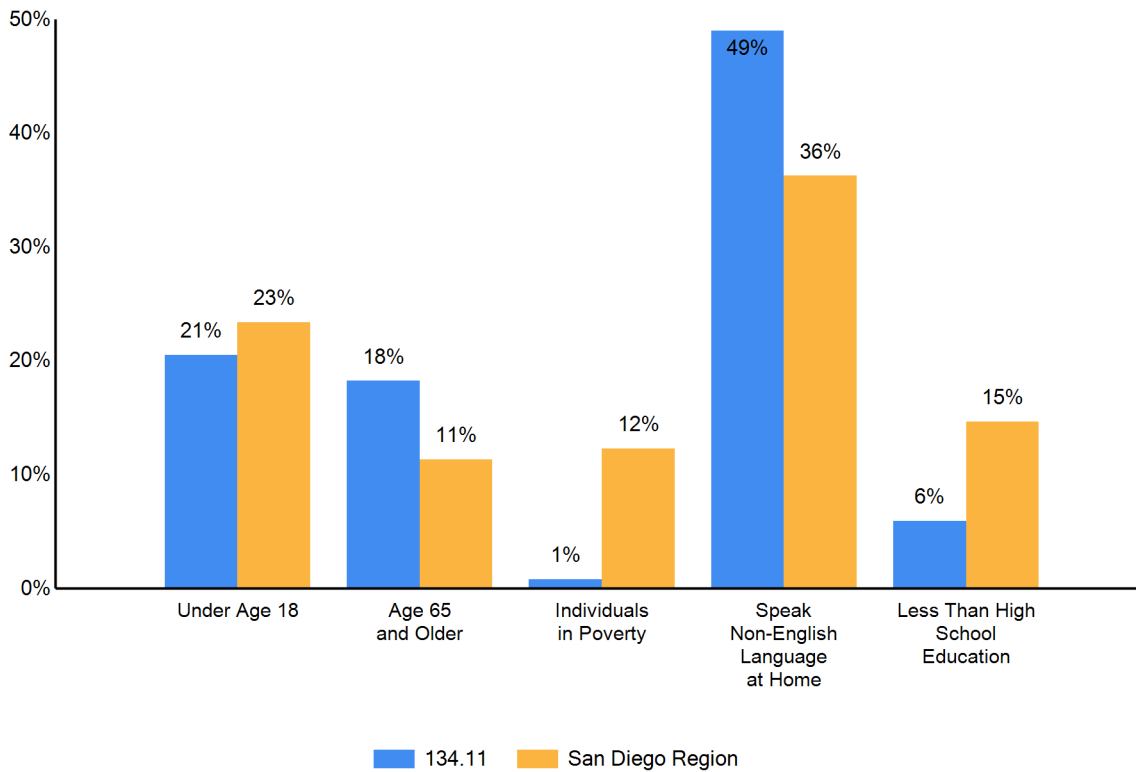
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 1,327 | 500 | 827 | 1,309 | 500 | 809 | 18 | 0 | 18 |
| Married couple family | 1,067 | 399 | 668 | 1,049 | 399 | 650 | 18 | 0 | 18 |
| Male householder, no wife present | 17 | 17 | 0 | 17 | 17 | 0 | 0 | 0 | 0 |
| Female householder, no husband present | 243 | 84 | 159 | 243 | 84 | 159 | 0 | 0 | 0 |

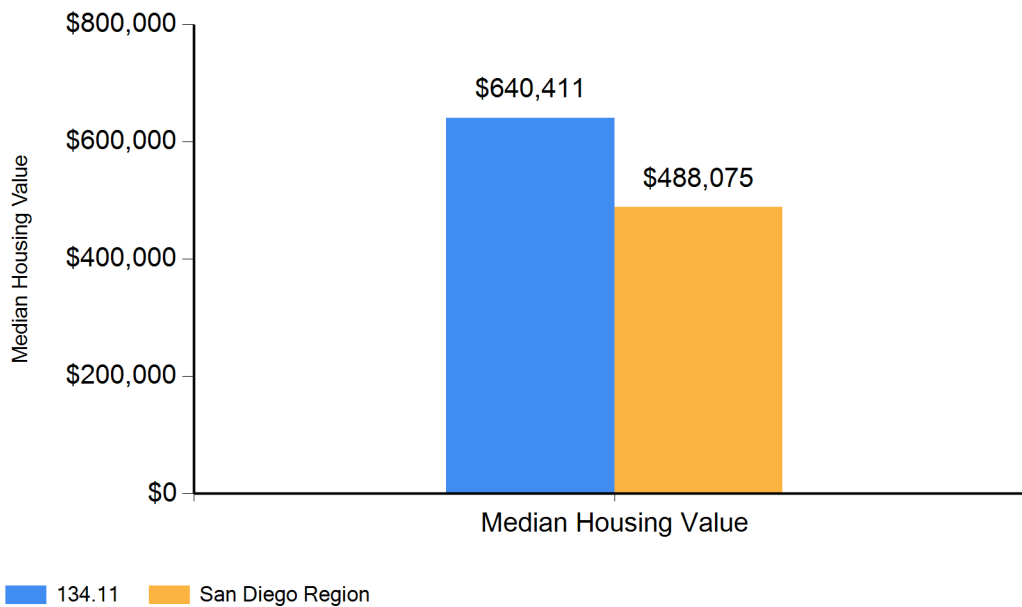
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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