



Demographic and Socioeconomic Profile 2010

TRACT: 164.02

Population by Race

	Population	Percent
Total Population	7,452	100%
White	4,526	61%
Hispanic	1,924	26%
Black	378	5%
Two or More	299	4%
Asian	243	3%
American Indian	55	1%
Pacific Islander	24	<1%
Other	3	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,452	3,677	3,775	51%
Under 5	491	238	253	52%
5 to 9	414	204	210	51%
10 to 14	500	252	248	50%
15 to 17	343	174	169	49%
18 and 19	248	121	127	51%
20 to 24	548	254	294	54%
25 to 29	530	276	254	48%
30 to 34	464	218	246	53%
35 to 39	424	231	193	46%
40 to 44	481	240	241	50%
45 to 49	607	313	294	48%
50 to 54	659	344	315	48%
55 to 59	492	257	235	48%
60 and 61	149	66	83	56%
62 to 64	217	127	90	41%
65 to 69	285	134	151	53%
70 to 74	176	64	112	64%
75 to 79	155	67	88	57%
80 to 84	139	57	82	59%
85 and Older	130	40	90	69%
Under 18	1,748	868	880	50%
65 and older	885	362	523	59%
Median	37.2	37.2	37.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	6,047	100%
Never Married	2,221	37%
Married, excluding separated	2,721	45%
Separated	189	3%
Widowed	232	4%
Divorced	684	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	7,452	100%
Household	7,157	96%
Group Quarters - Other	295	4%
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.	7,452	1,924	4,526	378	55	243	24	3	299
Under 5	491	188	202	34	7	13	2	0	45
5 to 9	414	163	181	23	0	12	2	0	33
10 to 14	500	190	237	29	0	10	3	0	31
15 to 17	343	123	162	27	0	4	1	0	26
18 and 19	248	80	140	15	1	3	0	0	9
20 to 24	548	154	330	20	8	19	0	0	17
25 to 29	530	145	288	29	3	33	1	0	31
30 to 34	464	125	263	35	0	25	0	1	15
35 to 39	424	125	237	29	2	10	1	0	20
40 to 44	481	131	279	34	5	15	3	0	14
45 to 49	607	131	416	25	10	12	1	1	11
50 to 54	659	117	452	35	6	27	4	0	18
55 to 59	492	64	377	16	3	19	1	1	11
60 and 61	149	21	102	5	3	11	1	0	6
62 to 64	217	19	179	5	0	10	1	0	3
65 to 69	285	42	229	5	2	5	0	0	2
70 to 74	176	32	133	3	3	4	0	0	1
75 to 79	155	27	114	6	0	3	2	0	3
80 to 84	139	24	106	1	1	4	1	0	2
85 and Older	130	23	99	2	1	4	0	0	1
Under 18	1,748	664	782	113	7	39	8	0	135
65 and older	885	148	681	17	7	20	3	0	9
Median		27.2	44.0	31.7	45.8	36.3	43.3	47.5	21.6

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,961	100%
Speak Only English	4,404	63%
Speak Spanish:	1,459	21%
Speak English "well" or "very well"	1,333	19%
Speak English "not well" or "not at all"	126	2%
Speak Asian/Pacific Island language:	134	2%
Speak English "well" or "very well"	111	2%
Speak English "not well" or "not at all"	23	<1%
Speak other language:	964	11%
Speak English "well" or "very well"	737	11%
Speak English "not well" or "not at all"	227	3%

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	4,908	100%
Less than 9th grade	362	7%
9th through 12th grade, no diploma	452	9%
High school grad (incl. equivalency)	1,093	22%
Some college, no degree	1,527	31%
Associate degree	512	10%
Bachelor's degree	544	11%
Master's degree	267	5%
Professional school degree	100	2%
Doctorate degree	51	1%

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	7,137	100%	---	---	---	---
Enrolled in school	2,607	37%	2,167	30%	440	6%
Nursery / Preschool	42	2%	21	1%	21	5%
Kindergarten to grade 4	558	21%	423	20%	135	31%
Grade 5 to grade 8	344	13%	344	16%	0	0%
Grade 9 to grade 12	731	28%	633	29%	98	22%
College, undergraduate	855	33%	731	34%	124	28%
Graduate or Professional school	77	3%	15	1%	62	14%
Not enrolled in school	4,530	63%	---	---	---	---

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	2,586	100%	1,128	100%	1,458	100%
Family Households:	1,902	74%	1,128	100%	774	53%
Married couple family	1,273	49%	652	58%	621	43%
Other family:	629	24%	476	42%	153	10%
Male householder, no wife	98	4%	45	4%	53	4%
Female householder, no husband	531	21%	431	38%	100	7%
Nonfamily households:	684	26%	0	0%	684	47%
Householder living alone	557	22%	----	----	----	----
Other nonfamily households	127	5%	----	----	----	----

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	2,718	100%	2586	132	5%	2.77
Single family (detached)	1,293	48%	1,253	40	3%	2.96
Single family (attached)	115	4%	113	2	2%	3.43
2 to 4 units	271	10%	253	18	7%	2.36
5 to 9 units	157	6%	144	13	8%	2.37
10 or more units	724	27%	675	49	7%	2.67
Mobile home and Other	158	6%	148	10	6%	2.14

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	1,025	100%
Less than \$150,000	30	3%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	25	2%
\$250,000 to \$299,999	47	5%
\$300,000 to \$399,999	214	21%
\$400,000 to \$499,999	249	24%
\$500,000 to \$749,999	375	37%
\$750,000 to \$999,999	78	8%
\$1,000,000 or more	7	1%

Median Value **\$477,976**

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	2,718	100%
2005 or Later	137	5%
2000 to 2004	156	6%
1990 to 1999	100	4%
1980 to 1989	508	19%
1970 to 1979	653	24%
1960 to 1969	547	20%
1950 to 1959	423	16%
1940 to 1949	76	3%
1939 or earlier	118	4%

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	2,586	100%	1,561	100%	1,025	100%
1.00 occupant housing per room or less	2,333	90%	1,388	89%	945	92%
1.01 to 1.50 occupants per room	154	6%	95	6%	59	6%
1.51 to 2.00 occupants per room	78	3%	78	5%	0	0%
2.01 or more occupants per room	21	1%	0	0%	21	2%

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	1,561	100%
Less than \$500	289	19%
\$500 to \$599	13	1%
\$600 to \$699	63	4%
\$700 to \$799	254	16%
\$800 to \$899	256	16%
\$900 to \$999	111	7%
\$1,000 to \$1,249	190	12%
\$1,250 to \$1,499	110	7%
\$1,500 to \$1,999	215	14%
\$2,000 or more	10	1%
No cash rent	50	3%
Median contract rent	\$863	

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	1,561	100%
Less than 20 percent	399	26%
20.0 to 24.9 percent	173	11%
25.0 to 29.9 percent	47	3%
30.0 to 34.9 percent	199	13%
35.0 to 39.9 percent	57	4%
40.0 to 49.9 percent	97	6%
50.0 percent or more	539	35%
Not computed	50	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	2,586	100%
No vehicle	274	11%
1 vehicle	744	29%
2 vehicles	930	36%
3 vehicles	333	13%
4 or more vehicles	305	12%

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	2,926	100%
Worked in state of residence	2,926	100%
Worked in county of residence	2,872	98%
Worked outside county of residence	54	2%
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	5,938	100%	2,929	49%
In labor force	3,325	56%	1,745	52%
Armed forces	0	0%	0	0%
Civilian (employed)	2,810	85%	1,467	52%
Civilian (unemployed)	515	15%	278	54%
Not in labor force	2,613	44%	1,184	45%
Pct. of civilian labor force unemployed	15.5%		15.9%	

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	2,926	100%
Car, truck or van:	2,637	90%
Drove Alone	2,544	87%
Carpooled	93	3%
Public Transportation:	12	<1%
Bus	12	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	0	0%
Walked	97	3%
Other means	18	1%
Worked at home	162	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	2,926	100%
Did not work at home	2,764	94%
Less than 10 minutes	323	11%
10 to 19 minutes	871	30%
20 to 29 minutes	560	19%
30 to 44 minutes	736	25%
45 to 59 minutes	125	4%
60 to 89 minutes	108	4%
90 minutes or more	41	1%
Worked at home	162	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+	2,892	100%
Agriculture, forestry, mining	1	<1%
Utilities	26	1%
Construction	492	17%
Manufacturing	164	6%
Wholesale trade	93	3%
Retail trade	316	11%
Transportation & warehousing	40	1%
Information & communications	94	3%
Finance, insurance, & real estate	276	10%
Professional, scientific, management, administration	133	5%
Educational, social, & health services	516	18%
Art, entertainment, recreation, accommodations, food	302	10%
Other services	250	9%
Public administration	189	7%

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+	2,892	100%
Management, professional & related:	847	29%
Management (incl. farm managers)	342	12%
Business & financial	85	3%
Computer & mathematical	43	1%
Architecture & engineering	0	0%
Life, physical & social science	15	1%
Community & social service	11	<1%
Legal	1	<1%
Education, training, & library	243	8%
Art, entertainment, sports & media	30	1%
Healthcare practitioners	77	3%
Service:	524	18%
Healthcare support	47	2%
Protective service	18	1%
Food preparation & serving	111	4%
Building & grounds cleaning / maintenance	123	4%
Personal care & service	225	8%
Sales & office	897	31%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	365	13%
Production, transport & material moving	259	9%

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

Household Income

Number Percent

Total Households	2,586	100%
Less than \$15,000	420	16%
\$15,000 to \$29,999	528	20%
\$30,000 to \$44,999	271	10%
\$45,000 to \$59,999	333	13%
\$60,000 to \$74,999	295	11%
\$75,000 to \$99,999	311	12%
\$100,000 to \$124,999	134	5%
\$125,000 to \$149,999	160	6%
\$150,000 to \$199,999	88	3%
\$200,000 or more	46	2%
Median Income	\$48,333	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,586	100%
With earnings	1,930	75%
With wage and salary income	1,648	64%
With self-employment income	452	17%
With interest, dividend, or net rental income	458	18%
With Social Security income	668	26%
With Supplemental Security income	380	15%
With public assistance income	187	7%
With retirement income	471	18%
With other types of income	555	21%

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	7,452	100%
Under .50	807	11%
.50 to .99	999	13%
1.00 to 1.24	640	9%
1.25 to 1.49	75	1%
1.50 to 1.84	540	7%
1.85 to 1.99	44	1%
2.00 and over	4,347	58%

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	7,452	100%
Above Poverty	5,646	76%
Below Poverty	1,806	24%

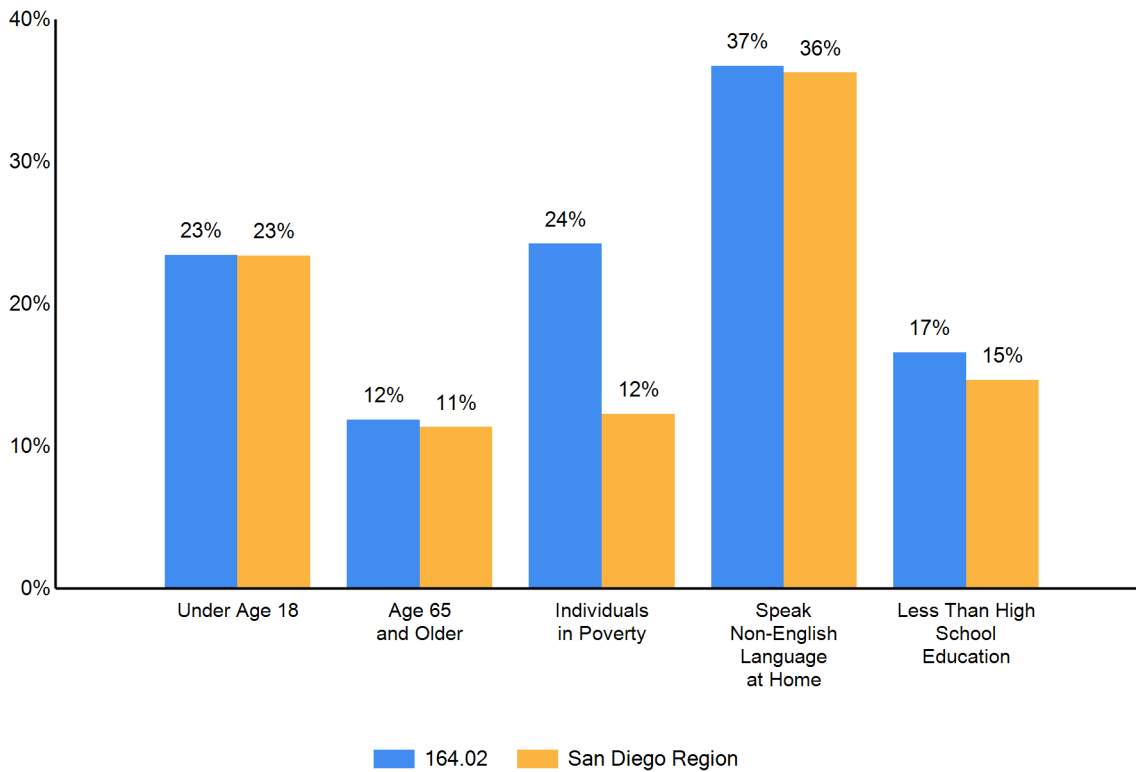
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,902	1,128	774	1,587	835	752	315	293	22
Married couple family	1,273	652	621	1,099	500	599	174	152	22
Male householder, no wife present	98	45	53	98	45	53	0	0	0
Female householder, no husband present	531	431	100	390	290	100	141	141	0

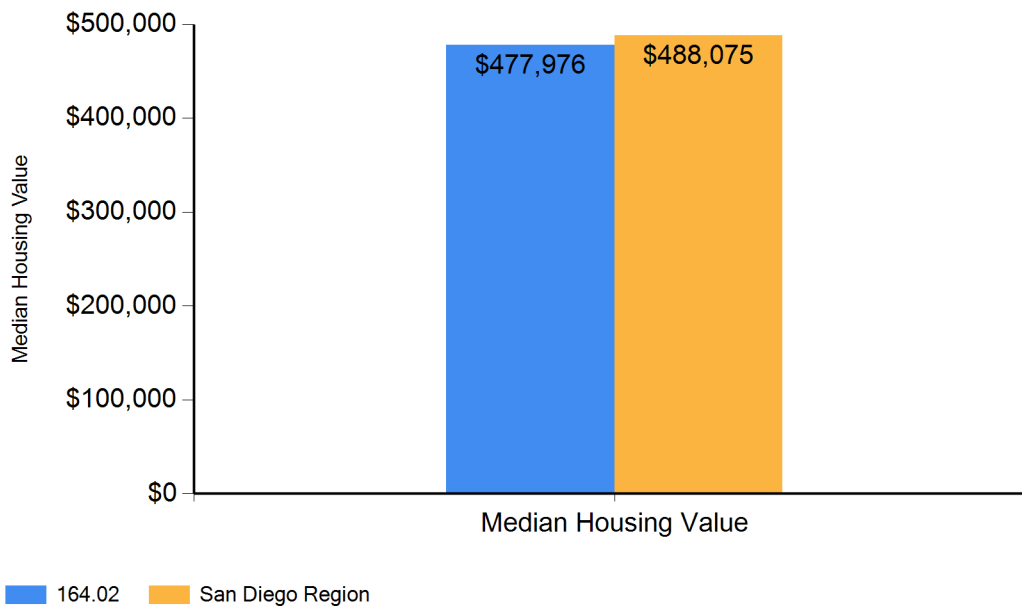
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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