



## Demographic and Socioeconomic Profile 2010

TRACT: 91.04

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>2,775</b>	<b>100%</b>
White	2,256	81%
Hispanic	334	12%
Asian	80	3%
Two or More	79	3%
Black	15	1%
Other	4	<1%
American Indian	4	<1%
Pacific Islander	3	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>2,775</b>	<b>1,403</b>	<b>1,372</b>	<b>49%</b>
Under 5	146	86	60	41%
5 to 9	139	76	63	45%
10 to 14	130	70	60	46%
15 to 17	76	41	35	46%
18 and 19	39	20	19	49%
20 to 24	130	65	65	50%
25 to 29	157	83	74	47%
30 to 34	151	79	72	48%
35 to 39	159	78	81	51%
40 to 44	204	95	109	53%
45 to 49	256	133	123	48%
50 to 54	234	120	114	49%
55 to 59	202	99	103	51%
60 and 61	67	34	33	49%
62 to 64	114	57	57	50%
65 to 69	139	72	67	48%
70 to 74	97	50	47	48%
75 to 79	121	50	71	59%
80 to 84	113	51	62	55%
85 and Older	101	44	57	56%
Under 18	491	273	218	44%
65 and older	571	267	304	53%
<b>Median</b>	<b>46.1</b>	<b>45.3</b>	<b>47.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,360</b>	<b>100%</b>
Never Married	662	28%
Married, excluding separated	1,188	50%
Separated	9	<1%
Widowed	135	6%
Divorced	366	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
<b>Total population</b>	<b>2,775</b>	<b>100%</b>
Household	2,775	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
<b>Total Pop.</b>	<b>2,775</b>	<b>334</b>	<b>2,256</b>	<b>15</b>	<b>4</b>	<b>80</b>	<b>3</b>	<b>4</b>	<b>79</b>
Under 5	146	32	106	0	0	2	0	0	6
5 to 9	139	15	108	1	0	3	0	0	12
10 to 14	130	20	106	0	0	2	0	0	2
15 to 17	76	17	54	1	0	0	0	0	4
18 and 19	39	8	23	0	0	4	0	0	4
20 to 24	130	24	95	0	1	5	0	0	5
25 to 29	157	26	118	1	0	7	0	1	4
30 to 34	151	29	115	0	0	3	0	0	4
35 to 39	159	8	129	3	0	10	1	0	8
40 to 44	204	26	164	1	0	7	0	0	6
45 to 49	256	32	209	1	0	7	0	1	6
50 to 54	234	19	202	0	0	6	0	1	6
55 to 59	202	17	171	2	2	7	0	1	2
60 and 61	67	7	58	1	0	1	0	0	0
62 to 64	114	4	99	0	0	3	1	0	7
65 to 69	139	13	119	0	0	5	0	0	2
70 to 74	97	8	87	1	0	0	0	0	1
75 to 79	121	9	106	2	1	3	0	0	0
80 to 84	113	14	95	1	0	2	1	0	0
85 and Older	101	6	92	0	0	3	0	0	0
Under 18	491	84	374	2	0	7	0	0	24
65 and older	571	50	499	4	1	13	1	0	3
<b>Median</b>		<b>34.3</b>	<b>47.6</b>	<b>47.5</b>	<b>57.5</b>	<b>42.9</b>	<b>63.5</b>	<b>50.0</b>	<b>33.1</b>

Source: SANDAG, Current Estimates (2010)

## Language Spoken at Home and Ability to Speak English

	Number	Percent
<b>Total population age 5 and over</b>	<b>2,629</b>	<b>100%</b>
Speak Only English	2,340	89%
Speak Spanish:	112	4%
Speak English "well" or "very well"	112	4%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	126	5%
Speak English "well" or "very well"	120	5%
Speak English "not well" or "not at all"	6	<1%
Speak other language:	51	1%
Speak English "well" or "very well"	31	1%
Speak English "not well" or "not at all"	20	1%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B16004

## Educational Attainment

	Number	Percent
<b>Total population age 25 and older</b>	<b>2,115</b>	<b>100%</b>
Less than 9th grade	18	1%
9th through 12th grade, no diploma	59	3%
High school grad (incl. equivalency)	453	21%
Some college, no degree	376	18%
Associate degree	186	9%
Bachelor's degree	582	28%
Master's degree	306	14%
Professional school degree	79	4%
Doctorate degree	56	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
<b>Total population age 3 and older</b>	<b>2,692</b>	<b>100%</b>	---	---	---	---
Enrolled in school	522	19%	256	10%	266	10%
Nursery / Preschool	20	4%	0	0%	20	8%
Kindergarten to grade 4	61	12%	0	0%	61	23%
Grade 5 to grade 8	33	6%	7	3%	26	10%
Grade 9 to grade 12	208	40%	180	70%	28	11%
College, undergraduate	192	37%	61	24%	131	49%
Graduate or Professional school	8	2%	8	3%	0	0%
Not enrolled in school	2,170	81%	---	---	---	---

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
<b>Total households</b>	<b>1,149</b>	<b>100%</b>	<b>264</b>	<b>100%</b>	<b>885</b>	<b>100%</b>
Family Households:	664	58%	264	100%	400	45%
Married couple family	573	50%	244	92%	329	37%
Other family:	91	8%	20	8%	71	8%
Male householder, no wife	60	5%	0	0%	60	7%
Female householder, no husband	31	3%	20	8%	11	1%
Nonfamily households:	485	42%	0	0%	485	55%
Householder living alone	335	29%	----	----	----	----
Other nonfamily households	150	13%	----	----	----	----

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
<b>Total Housing Units</b>	<b>1,167</b>	<b>100%</b>	<b>1149</b>	<b>18</b>	<b>2%</b>	<b>2.42</b>
Single family (detached)	1,102	94%	1,085	17	2%	2.43
Single family (attached)	17	1%	17	0	0%	3.06
2 to 4 units	21	2%	21	0	0%	1.71
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	27	2%	26	1	4%	1.88
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
<b>Total Owner-Occupied Units</b>	<b>958</b>	<b>100%</b>
Less than \$150,000	30	3%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	25	3%
\$250,000 to \$299,999	9	1%
\$300,000 to \$399,999	98	10%
\$400,000 to \$499,999	116	12%
\$500,000 to \$749,999	476	50%
\$750,000 to \$999,999	163	17%
\$1,000,000 or more	41	4%

**Median Value** **\$605,126**

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B25075

## Year Structure Built

	Number	Percent
<b>Total Housing units</b>	<b>1,167</b>	<b>100%</b>
2005 or Later	19	2%
2000 to 2004	0	0%
1990 to 1999	72	6%
1980 to 1989	21	2%
1970 to 1979	46	4%
1960 to 1969	287	25%
1950 to 1959	457	39%
1940 to 1949	161	14%
1939 or earlier	104	9%

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
<b>Total occupied housing units</b>	<b>1,149</b>	<b>100%</b>	<b>191</b>	<b>100%</b>	<b>958</b>	<b>100%</b>
1.00 occupant housing per room or less	1,149	100%	191	100%	958	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
<b>Total Units</b>	<b>191</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	22	12%
\$700 to \$799	0	0%
\$800 to \$899	23	12%
\$900 to \$999	0	0%
\$1,000 to \$1,249	30	16%
\$1,250 to \$1,499	8	4%
\$1,500 to \$1,999	51	27%
\$2,000 or more	57	30%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,623</b>	

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
<b>Total Units</b>	<b>191</b>	<b>100%</b>
Less than 20 percent	56	29%
20.0 to 24.9 percent	38	20%
25.0 to 29.9 percent	8	4%
30.0 to 34.9 percent	35	18%
35.0 to 39.9 percent	28	15%
40.0 to 49.9 percent	0	0%
50.0 percent or more	26	14%
Not computed	0	0%

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
<b>Total Availability</b>	<b>1,149</b>	<b>100%</b>
No vehicle	29	3%
1 vehicle	251	22%
2 vehicles	413	36%
3 vehicles	331	29%
4 or more vehicles	125	11%

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
<b>Total Workers</b>	<b>1,506</b>	<b>100%</b>
Worked in state of residence	1,502	100%
Worked in county of residence	1,447	96%
Worked outside county of residence	55	4%
Worked outside state of residence	4	<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
<b>Population age 16 and older</b>	<b>2,340</b>	<b>100%</b>	<b>1,160</b>	<b>50%</b>
In labor force	1,509	64%	813	54%
Armed forces	0	0%	0	0%
Civilian (employed)	1,440	95%	775	54%
Civilian (unemployed)	69	5%	38	55%
Not in labor force	831	36%	347	42%
Pct. of civilian labor force unemployed	4.6%		4.7%	

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
<b>Total Workers</b>	<b>1,506</b>	<b>100%</b>
Car, truck or van:	1,319	88%
Drove Alone	1,243	83%
Carpooled	76	5%
Public Transportation:	26	2%
Bus	26	2%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	6	<1%
Bicycle	0	0%
Walked	66	4%
Other means	0	0%
Worked at home	89	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
<b>Total Workers</b>	<b>1,506</b>	<b>100%</b>
Did not work at home	1,417	94%
Less than 10 minutes	229	15%
10 to 19 minutes	466	31%
20 to 29 minutes	436	29%
30 to 44 minutes	232	15%
45 to 59 minutes	13	1%
60 to 89 minutes	0	0%
90 minutes or more	41	3%
Worked at home	89	6%
<b>Average time to work (minutes)</b>	<b>24</b>	<b>--</b>

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
<b>Total employed civilian age 16+</b>	<b>1,506</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	15	1%
Construction	111	7%
Manufacturing	146	10%
Wholesale trade	44	3%
Retail trade	105	7%
Transportation & warehousing	89	6%
Information & communications	8	1%
Finance, insurance, & real estate	153	10%
Professional, scientific, management, administration	57	4%
Educational, social, & health services	333	22%
Art, entertainment, recreation, accommodations, food	179	12%
Other services	0	0%
Public administration	266	18%

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

<b>Total employed civilian age 16+</b>	<b>1,506</b>	<b>100%</b>
Management, professional & related:	815	54%
Management (incl. farm managers)	335	22%
Business & financial	92	6%
Computer & mathematical	57	4%
Architecture & engineering	56	4%
Life, physical & social science	45	3%
Community & social service	0	0%
Legal	7	<1%
Education, training, & library	66	4%
Art, entertainment, sports & media	35	2%
Healthcare practitioners	122	8%
Service:	146	10%
Healthcare support	0	0%
Protective service	85	6%
Food preparation & serving	23	2%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	38	3%
Sales & office	296	20%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	82	5%
Production, transport & material moving	167	11%

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

## Household Income

Number Percent

<b>Total Households</b>	<b>1,149</b>	<b>100%</b>
Less than \$15,000	80	7%
\$15,000 to \$29,999	132	11%
\$30,000 to \$44,999	89	8%
\$45,000 to \$59,999	93	8%
\$60,000 to \$74,999	104	9%
\$75,000 to \$99,999	159	14%
\$100,000 to \$124,999	86	7%
\$125,000 to \$149,999	60	5%
\$150,000 to \$199,999	253	22%
\$200,000 or more	93	8%
<b>Median Income</b>	<b>\$87,028</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,149</b>	<b>100%</b>
With earnings	908	79%
With wage and salary income	824	72%
With self-employment income	286	25%
With interest, dividend, or net rental income	516	45%
With Social Security income	355	31%
With Supplemental Security income	9	1%
With public assistance income	0	0%
With retirement income	305	27%
With other types of income	222	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
<b>Total</b>	<b>2,775</b>	<b>100%</b>
Under .50	47	2%
.50 to .99	134	5%
1.00 to 1.24	38	1%
1.25 to 1.49	62	2%
1.50 to 1.84	53	2%
1.85 to 1.99	23	1%
2.00 and over	2,418	87%

*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
<b>Total</b>	<b>2,775</b>	<b>100%</b>
Above Poverty	2,594	93%
Below Poverty	181	7%

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

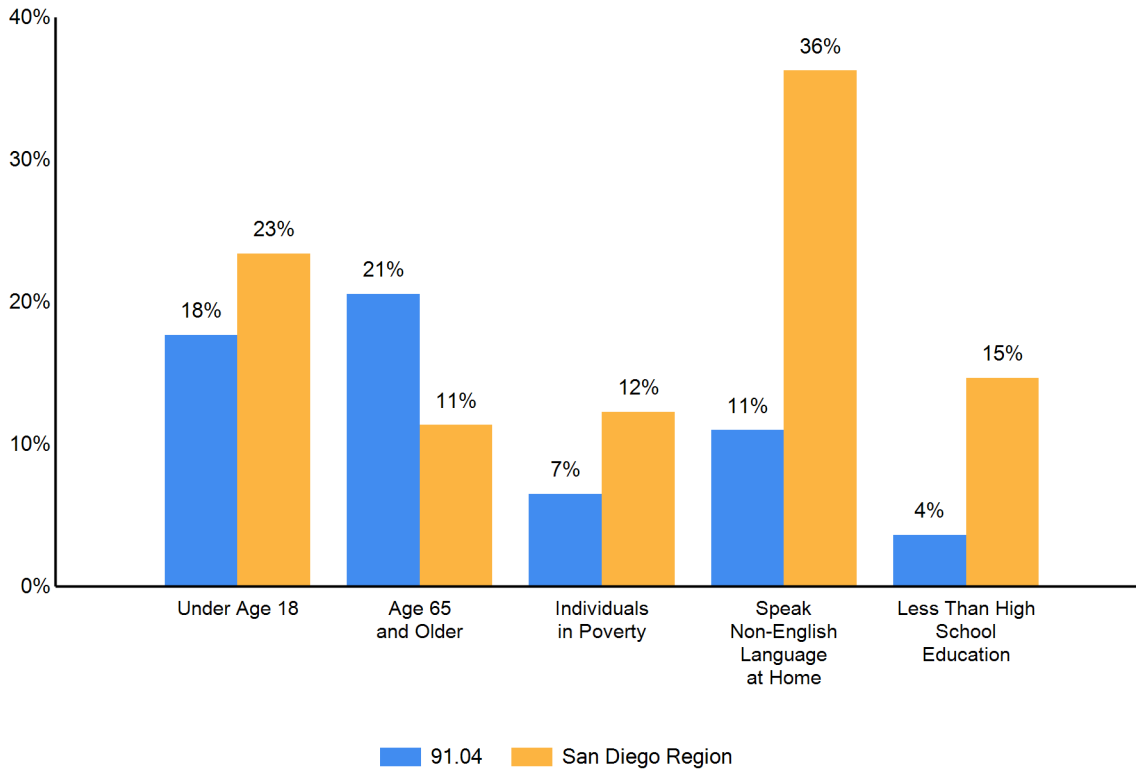
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>664</b>	<b>264</b>	<b>400</b>	<b>611</b>	<b>264</b>	<b>347</b>	<b>53</b>	<b>0</b>	<b>53</b>
Married couple family	573	244	329	531	244	287	42	0	42
Male householder, no wife present	60	0	60	49	0	49	11	0	11
Female householder, no husband present	31	20	11	31	20	11	0	0	0

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

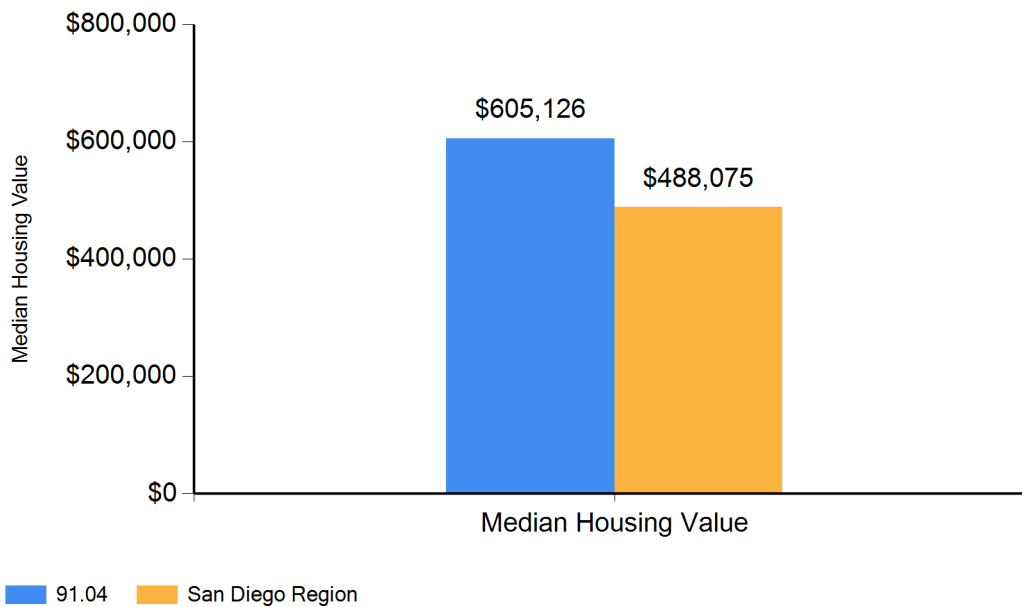


## Demographic and Socioeconomic Characteristics



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