



## Demographic and Socioeconomic Profile 2010

TRACT: 83.24

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,585</b>	<b>100%</b>
White	5,432	82%
Asian	519	8%
Hispanic	360	5%
Two or More	189	3%
Black	46	1%
Other	29	<1%
American Indian	6	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,585</b>	<b>3,451</b>	<b>3,134</b>	<b>48%</b>
Under 5	281	129	152	54%
5 to 9	280	142	138	49%
10 to 14	422	226	196	46%
15 to 17	221	147	74	33%
18 and 19	49	36	13	27%
20 to 24	308	242	66	21%
25 to 29	363	161	202	56%
30 to 34	302	162	140	46%
35 to 39	569	234	335	59%
40 to 44	481	284	197	41%
45 to 49	519	283	236	45%
50 to 54	748	489	259	35%
55 to 59	700	320	380	54%
60 and 61	117	36	81	69%
62 to 64	210	110	100	48%
65 to 69	425	125	300	71%
70 to 74	298	207	91	31%
75 to 79	123	44	79	64%
80 to 84	78	29	49	63%
85 and Older	91	45	46	51%
Under 18	1,204	644	560	47%
65 and older	1,015	450	565	56%
<b>Median</b>	<b>45.2</b>	<b>44.3</b>	<b>46.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,602</b>	<b>100%</b>
Never Married	1,097	20%
Married, excluding separated	3,593	64%
Separated	96	2%
Widowed	300	5%
Divorced	516	9%

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>6,585</b>	<b>100%</b>
Household	6,585	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>6,585</b>	<b>360</b>	<b>5,432</b>	<b>46</b>	<b>6</b>	<b>519</b>	<b>4</b>	<b>29</b>	<b>189</b>
Under 5	281	18	191	2	4	6	1	9	50
5 to 9	280	11	188	0	1	55	0	6	19
10 to 14	422	53	310	0	1	16	0	5	37
15 to 17	221	22	158	0	0	11	1	2	27
18 and 19	49	10	29	0	0	5	0	4	1
20 to 24	308	30	207	17	0	31	0	1	22
25 to 29	363	26	245	10	0	80	0	0	2
30 to 34	302	33	247	2	0	9	0	1	10
35 to 39	569	31	491	1	0	45	1	0	0
40 to 44	481	49	372	1	0	55	0	0	4
45 to 49	519	34	450	4	0	17	0	1	13
50 to 54	748	33	594	9	0	108	0	0	4
55 to 59	700	5	668	0	0	26	1	0	0
60 and 61	117	0	101	0	0	16	0	0	0
62 to 64	210	1	201	0	0	8	0	0	0
65 to 69	425	0	417	0	0	8	0	0	0
70 to 74	298	3	277	0	0	18	0	0	0
75 to 79	123	0	120	0	0	3	0	0	0
80 to 84	78	1	76	0	0	1	0	0	0
85 and Older	91	0	90	0	0	1	0	0	0
Under 18	1,204	104	847	2	6	88	2	22	133
65 and older	1,015	4	980	0	0	31	0	0	0
<b>Median</b>		<b>31.5</b>	<b>48.1</b>	<b>27.0</b>	<b>3.8</b>	<b>40.1</b>	<b>35.0</b>	<b>9.6</b>	<b>13.4</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>6,304</b>	<b>100%</b>
Speak Only English	5,270	84%
Speak Spanish:	294	5%
Speak English "well" or "very well"	292	5%
Speak English "not well" or "not at all"	2	<1%
Speak Asian/Pacific Island language:	296	5%
Speak English "well" or "very well"	293	5%
Speak English "not well" or "not at all"	3	<1%
Speak other language:	444	7%
Speak English "well" or "very well"	429	7%
Speak English "not well" or "not at all"	15	<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>5,024</b>	<b>100%</b>
Less than 9th grade	52	1%
9th through 12th grade, no diploma	54	1%
High school grad (incl. equivalency)	424	8%
Some college, no degree	668	13%
Associate degree	229	5%
Bachelor's degree	1,861	37%
Master's degree	826	16%
Professional school degree	596	12%
Doctorate degree	314	6%

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>6,435</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,324	21%	1,041	16%	283	4%
Nursery / Preschool	135	10%	57	5%	78	28%
Kindergarten to grade 4	298	23%	287	28%	11	4%
Grade 5 to grade 8	238	18%	184	18%	54	19%
Grade 9 to grade 12	245	19%	195	19%	50	18%
College, undergraduate	331	25%	302	29%	29	10%
Graduate or Professional school	77	6%	16	2%	61	22%
Not enrolled in school	5,111	79%	---	---	---	---

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>2,854</b>	<b>100%</b>	<b>735</b>	<b>100%</b>	<b>2,119</b>	<b>100%</b>
Family Households:	1,970	69%	735	100%	1,235	58%
Married couple family	1,766	62%	684	93%	1,082	51%
Other family:	204	7%	51	7%	153	7%
Male householder, no wife	83	3%	24	3%	59	3%
Female householder, no husband	121	4%	27	4%	94	4%
Nonfamily households:	884	31%	0	0%	884	42%
Householder living alone	667	23%	----	----	----	----
Other nonfamily households	217	8%	----	----	----	----

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>3,066</b>	<b>100%</b>	<b>2854</b>	<b>212</b>	<b>7%</b>	<b>2.31</b>
Single family (detached)	1,981	65%	1,915	66	3%	2.39
Single family (attached)	542	18%	405	137	25%	2.15
2 to 4 units	43	1%	43	0	0%	2.12
5 to 9 units	239	8%	234	5	2%	2.14
10 or more units	261	9%	257	4	2%	2.15
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>2,208</b>	<b>100%</b>
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	29	1%
\$300,000 to \$399,999	33	1%
\$400,000 to \$499,999	82	4%
\$500,000 to \$749,999	186	8%
\$750,000 to \$999,999	540	24%
\$1,000,000 or more	1,324	60%

**Median Value** **\$1,165,408**

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>3,066</b>	<b>100%</b>
2005 or Later	25	1%
2000 to 2004	24	1%
1990 to 1999	151	5%
1980 to 1989	492	16%
1970 to 1979	1,790	58%
1960 to 1969	492	16%
1950 to 1959	62	2%
1940 to 1949	0	0%
1939 or earlier	30	1%

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>2,854</b>	<b>100%</b>	<b>646</b>	<b>100%</b>	<b>2,208</b>	<b>100%</b>
1.00 occupant housing per room or less	2,828	99%	635	98%	2,193	99%
1.01 to 1.50 occupants per room	26	1%	11	2%	15	1%
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>646</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	13	2%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	14	2%
\$1,000 to \$1,249	64	10%
\$1,250 to \$1,499	135	21%
\$1,500 to \$1,999	172	27%
\$2,000 or more	208	32%
No cash rent	40	6%
<b>Median contract rent</b>	<b>\$1,782</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>646</b>	<b>100%</b>
Less than 20 percent	182	28%
20.0 to 24.9 percent	88	14%
25.0 to 29.9 percent	84	13%
30.0 to 34.9 percent	83	13%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	27	4%
50.0 percent or more	142	22%
Not computed	40	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
<b>Total Availability</b>	<b>2,854</b>	<b>100%</b>
No vehicle	25	1%
1 vehicle	641	22%
2 vehicles	1,525	53%
3 vehicles	498	17%
4 or more vehicles	165	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
<b>Total Workers</b>	<b>3,386</b>	<b>100%</b>
Worked in state of residence	3,370	100%
Worked in county of residence	3,174	94%
Worked outside county of residence	196	6%
Worked outside state of residence	16	<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>5,533</b>	<b>100%</b>	<b>2,905</b>	<b>53%</b>
In labor force	3,567	64%	2,183	61%
Armed forces	0	0%	0	0%
Civilian (employed)	3,433	96%	2,093	61%
Civilian (unemployed)	134	4%	90	67%
Not in labor force	1,966	36%	722	37%
Pct. of civilian labor force unemployed	3.8%		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
<b>Total Workers</b>	<b>3,386</b>	<b>100%</b>
Car, truck or van:	2,839	84%
Drove Alone	2,657	78%
Carpooled	182	5%
Public Transportation:	51	2%
Bus	14	<1%
Trolley / Streetcar	0	0%
Railroad	37	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	23	1%
Walked	30	1%
Other means	16	<1%
Worked at home	427	13%

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>3,386</b>	<b>100%</b>
Did not work at home	2,959	87%
Less than 10 minutes	260	8%
10 to 19 minutes	1,340	40%
20 to 29 minutes	510	15%
30 to 44 minutes	481	14%
45 to 59 minutes	185	5%
60 to 89 minutes	37	1%
90 minutes or more	146	4%
Worked at home	427	13%
<b>Average time to work (minutes)</b>	<b>29</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>3,371</b>	<b>100%</b>
Agriculture, forestry, mining	34	1%
Utilities	22	1%
Construction	70	2%
Manufacturing	323	10%
Wholesale trade	37	1%
Retail trade	248	7%
Transportation & warehousing	39	1%
Information & communications	116	3%
Finance, insurance, & real estate	507	15%
Professional, scientific, management, administration	167	5%
Educational, social, & health services	749	22%
Art, entertainment, recreation, accommodations, food	323	10%
Other services	43	1%
Public administration	693	21%

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>3,371</b>	<b>100%</b>
Management, professional & related:	2,195	65%
Management (incl. farm managers)	568	17%
Business & financial	227	7%
Computer & mathematical	96	3%
Architecture & engineering	144	4%
Life, physical & social science	187	6%
Community & social service	22	1%
Legal	202	6%
Education, training, & library	222	7%
Art, entertainment, sports & media	159	5%
Healthcare practitioners	368	11%
Service:	394	12%
Healthcare support	52	2%
Protective service	49	1%
Food preparation & serving	163	5%
Building & grounds cleaning / maintenance	9	<1%
Personal care & service	121	4%
Sales & office	665	20%
Farming, fishing & forestry	34	1%
Construction, extraction & maintenance	40	1%
Production, transport & material moving	43	1%

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>2,854</b>	<b>100%</b>
Less than \$15,000	170	6%
\$15,000 to \$29,999	124	4%
\$30,000 to \$44,999	116	4%
\$45,000 to \$59,999	167	6%
\$60,000 to \$74,999	163	6%
\$75,000 to \$99,999	320	11%
\$100,000 to \$124,999	237	8%
\$125,000 to \$149,999	216	8%
\$150,000 to \$199,999	331	12%
\$200,000 or more	1,010	35%
<b>Median Income</b>	<b>\$140,046</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,854</b>	<b>100%</b>
With earnings	2,355	83%
With wage and salary income	2,162	76%
With self-employment income	571	20%
With interest, dividend, or net rental income	1,611	56%
With Social Security income	833	29%
With Supplemental Security income	36	1%
With public assistance income	0	0%
With retirement income	654	23%
With other types of income	426	15%

*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>6,585</b>	<b>100%</b>
Under .50	205	3%
.50 to .99	84	1%
1.00 to 1.24	0	0%
1.25 to 1.49	70	1%
1.50 to 1.84	46	1%
1.85 to 1.99	0	0%
2.00 and over	6,180	94%

*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>6,585</b>	<b>100%</b>
Above Poverty	6,296	96%
Below Poverty	289	4%

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

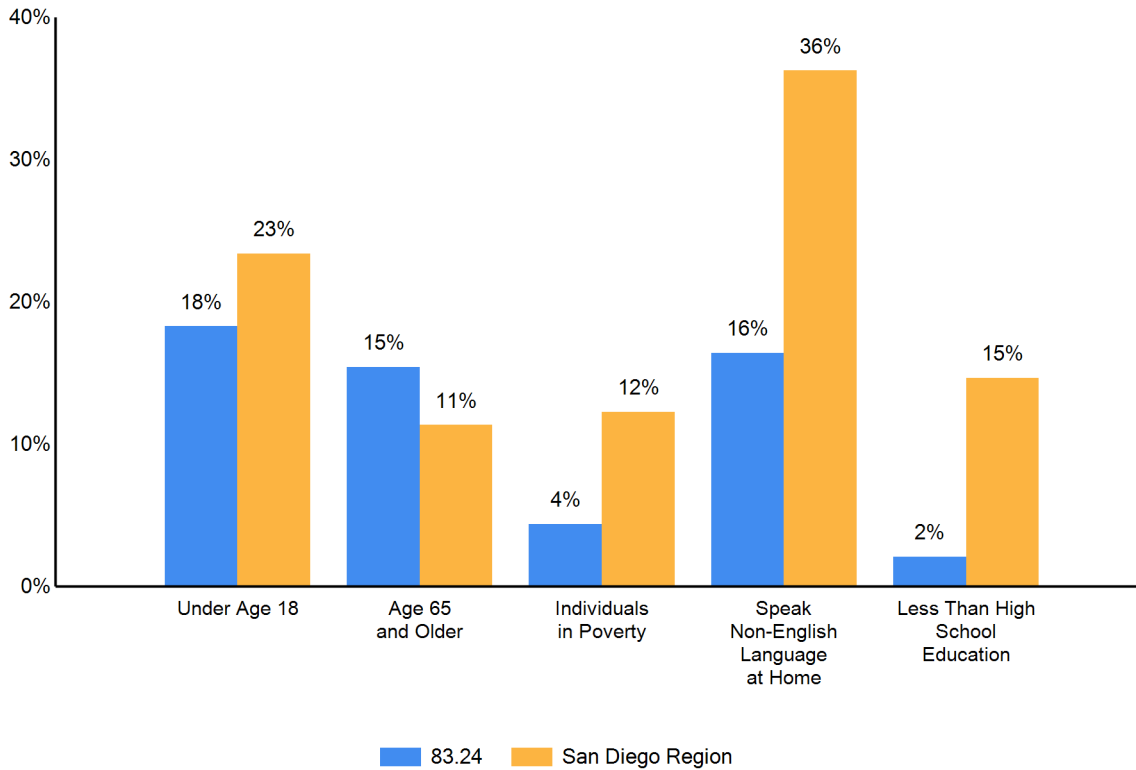
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,970</b>	<b>735</b>	<b>1,235</b>	<b>1,889</b>	<b>735</b>	<b>1,154</b>	<b>81</b>	<b>0</b>	<b>81</b>
Married couple family	1,766	684	1,082	1,751	684	1,067	15	0	15
Male householder, no wife present	83	24	59	56	24	32	27	0	27
Female householder, no husband present	121	27	94	82	27	55	39	0	39

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

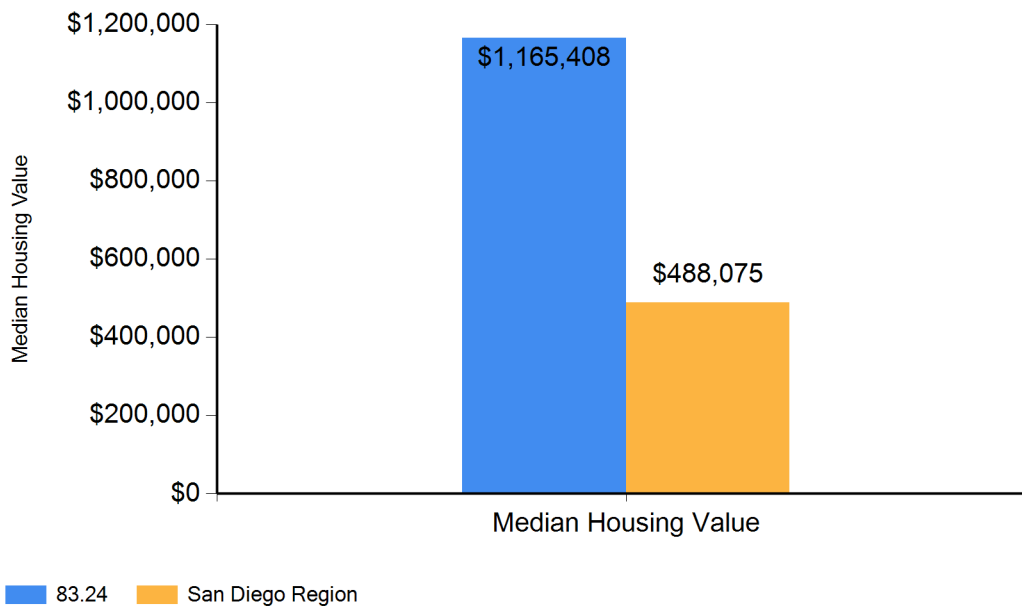


## Demographic and Socioeconomic Characteristics



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