



Demographic and Socioeconomic Profile 2010

TRACT: 83.41

Population by Race

	Population	Percent
Total Population	7,614	100%
White	3,403	45%
Asian	3,258	43%
Hispanic	536	7%
Two or More	248	3%
Black	112	1%
Other	34	<1%
Pacific Islander	22	<1%
American Indian	1	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,614	3,891	3,723	49%
Under 5	219	122	97	44%
5 to 9	84	44	40	48%
10 to 14	71	35	36	51%
15 to 17	42	25	17	40%
18 and 19	156	82	74	47%
20 to 24	2,613	1,282	1,331	51%
25 to 29	1,200	666	534	45%
30 to 34	849	476	373	44%
35 to 39	439	265	174	40%
40 to 44	262	142	120	46%
45 to 49	193	121	72	37%
50 to 54	207	84	123	59%
55 to 59	199	93	106	53%
60 and 61	67	34	33	49%
62 to 64	89	51	38	43%
65 to 69	100	51	49	49%
70 to 74	101	43	58	57%
75 to 79	128	51	77	60%
80 to 84	216	78	138	64%
85 and Older	379	146	233	61%
Under 18	416	226	190	46%
65 and older	924	369	555	60%
Median	27.6	27.7	27.5	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	7,240	100%
Never Married	4,315	60%
Married, excluding separated	2,240	31%
Separated	49	<1%
Widowed	304	4%
Divorced	332	5%

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	7,614	100%
Household	7,300	96%
Group Quarters - Other	314	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.	7,614	536	3,403	112	1	3,258	22	34	248
Under 5	219	20	67	3	0	104	2	0	23
5 to 9	84	15	28	3	0	33	0	0	5
10 to 14	71	11	34	4	0	18	0	0	4
15 to 17	42	15	14	1	0	9	0	0	3
18 and 19	156	9	47	0	1	91	0	1	7
20 to 24	2,613	195	732	20	0	1,561	5	8	92
25 to 29	1,200	80	494	18	0	545	3	7	53
30 to 34	849	46	341	12	0	414	3	8	25
35 to 39	439	35	194	10	0	179	3	6	12
40 to 44	262	23	135	12	0	82	2	0	8
45 to 49	193	12	114	9	0	52	1	0	5
50 to 54	207	25	120	9	0	46	0	2	5
55 to 59	199	13	134	7	0	42	0	1	2
60 and 61	67	5	46	0	0	15	1	0	0
62 to 64	89	4	67	1	0	16	0	0	1
65 to 69	100	6	80	1	0	11	0	1	1
70 to 74	101	6	82	2	0	10	0	0	1
75 to 79	128	6	112	0	0	10	0	0	0
80 to 84	216	4	201	0	0	11	0	0	0
85 and Older	379	6	361	0	0	9	2	0	1
Under 18	416	61	143	11	0	164	2	0	35
65 and older	924	28	836	3	0	51	2	1	3
Median		25.2	34.2	32.9	19.0	24.4	31.7	30.6	24.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	7,395	100%
Speak Only English	3,834	52%
Speak Spanish:	430	6%
Speak English "well" or "very well"	430	6%
Speak English "not well" or "not at all"	0	0%
Speak Asian/Pacific Island language:	2,536	34%
Speak English "well" or "very well"	2,353	32%
Speak English "not well" or "not at all"	183	2%
Speak other language:	595	8%
Speak English "well" or "very well"	595	8%
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	4,429	100%
Less than 9th grade	10	<1%
9th through 12th grade, no diploma	38	1%
High school grad (incl. equivalency)	270	6%
Some college, no degree	548	12%
Associate degree	201	5%
Bachelor's degree	1,621	37%
Master's degree	865	20%
Professional school degree	277	6%
Doctorate degree	599	14%

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	7,465	100%	---	---	---	---
Enrolled in school	3,137	42%	2,950	40%	187	3%
Nursery / Preschool	0	0%	0	0%	0	0%
Kindergarten to grade 4	143	5%	143	5%	0	0%
Grade 5 to grade 8	15	<1%	15	1%	0	0%
Grade 9 to grade 12	42	1%	0	0%	42	22%
College, undergraduate	2,419	77%	2,303	78%	116	62%
Graduate or Professional school	518	17%	489	17%	29	16%
Not enrolled in school	4,328	58%	---	---	---	---

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	3,635	100%	327	100%	3,308	100%
Family Households:	1,168	32%	327	100%	841	25%
Married couple family	971	27%	327	100%	644	19%
Other family:	197	5%	0	0%	197	6%
Male householder, no wife	45	1%	0	0%	45	1%
Female householder, no husband	152	4%	0	0%	152	5%
Nonfamily households:	2,467	68%	0	0%	2,467	75%
Householder living alone	1,417	39%	----	----	----	----
Other nonfamily households	1,050	29%	----	----	----	----

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	3,834	100%	3635	199	5%	2.01
Single family (detached)	0	0%	0	0	0%	0.00
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	69	2%	64	5	7%	1.95
5 to 9 units	141	4%	126	15	11%	1.85
10 or more units	3,624	95%	3,445	179	5%	2.02
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	591	100%
Less than \$150,000	13	2%
\$150,000 to \$199,999	14	2%
\$200,000 to \$249,999	55	9%
\$250,000 to \$299,999	25	4%
\$300,000 to \$399,999	251	42%
\$400,000 to \$499,999	151	26%
\$500,000 to \$749,999	56	9%
\$750,000 to \$999,999	26	4%
\$1,000,000 or more	0	0%

Median Value **\$375,100**

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	3,834	100%
2005 or Later	328	9%
2000 to 2004	1,232	32%
1990 to 1999	1,251	33%
1980 to 1989	726	19%
1970 to 1979	216	6%
1960 to 1969	69	2%
1950 to 1959	0	0%
1940 to 1949	12	<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	3,635	100%	3,044	100%	591	100%
1.00 occupant housing per room or less	3,501	96%	2,910	96%	591	100%
1.01 to 1.50 occupants per room	103	3%	103	3%	0	0%
1.51 to 2.00 occupants per room	31	1%	31	1%	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	3,044	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$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	132	4%
\$1,250 to \$1,499	678	22%
\$1,500 to \$1,999	1,611	53%
\$2,000 or more	611	20%
No cash rent	12	<1%
Median contract rent	\$1,721	

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	3,044	100%
Less than 20 percent	851	28%
20.0 to 24.9 percent	256	8%
25.0 to 29.9 percent	246	8%
30.0 to 34.9 percent	202	7%
35.0 to 39.9 percent	96	3%
40.0 to 49.9 percent	112	4%
50.0 percent or more	1,000	33%
Not computed	281	9%

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	3,635	100%
No vehicle	571	16%
1 vehicle	1,716	47%
2 vehicles	1,059	29%
3 vehicles	167	5%
4 or more vehicles	122	3%

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	3,883	100%
Worked in state of residence	3,766	97%
Worked in county of residence	3,706	95%
Worked outside county of residence	60	2%
Worked outside state of residence	117	3%

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	7,227	100%	3,680	51%
In labor force	4,045	56%	2,191	54%
Armed forces	100	2%	100	100%
Civilian (employed)	3,776	93%	1,985	53%
Civilian (unemployed)	169	4%	106	63%
Not in labor force	3,182	44%	1,489	47%
Pct. of civilian labor force unemployed	4.3%		5.1%	

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
Total Workers	3,883	100%
Car, truck or van:	3,080	79%
Drove Alone	2,707	70%
Carpooled	373	10%
Public Transportation:	443	11%
Bus	428	11%
Trolley / Streetcar	15	<1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	71	2%
Bicycle	75	2%
Walked	55	1%
Other means	66	2%
Worked at home	93	2%

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	3,883	100%
Did not work at home	3,790	98%
Less than 10 minutes	472	12%
10 to 19 minutes	2,176	56%
20 to 29 minutes	698	18%
30 to 44 minutes	324	8%
45 to 59 minutes	100	3%
60 to 89 minutes	20	1%
90 minutes or more	0	0%
Worked at home	93	2%
Average time to work (minutes)	19	--

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+	3,828	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	58	2%
Manufacturing	435	11%
Wholesale trade	60	2%
Retail trade	324	8%
Transportation & warehousing	85	2%
Information & communications	340	9%
Finance, insurance, & real estate	176	5%
Professional, scientific, management, administration	30	1%
Educational, social, & health services	1,113	29%
Art, entertainment, recreation, accommodations, food	348	9%
Other services	51	1%
Public administration	808	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

Total employed civilian age 16+	3,828	100%
Management, professional & related:	2,557	67%
Management (incl. farm managers)	364	10%
Business & financial	323	8%
Computer & mathematical	363	9%
Architecture & engineering	469	12%
Life, physical & social science	315	8%
Community & social service	32	1%
Legal	66	2%
Education, training, & library	218	6%
Art, entertainment, sports & media	81	2%
Healthcare practitioners	326	9%
Service:	460	12%
Healthcare support	35	1%
Protective service	56	1%
Food preparation & serving	211	6%
Building & grounds cleaning / maintenance	17	<1%
Personal care & service	141	4%
Sales & office	692	18%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	15	<1%
Production, transport & material moving	104	3%

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

Household Income

Number Percent

Total Households	3,635	100%
Less than \$15,000	852	23%
\$15,000 to \$29,999	389	11%
\$30,000 to \$44,999	356	10%
\$45,000 to \$59,999	215	6%
\$60,000 to \$74,999	196	5%
\$75,000 to \$99,999	445	12%
\$100,000 to \$124,999	432	12%
\$125,000 to \$149,999	231	6%
\$150,000 to \$199,999	273	8%
\$200,000 or more	246	7%
Median Income	\$60,421	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	3,635	100%
With earnings	2,771	76%
With wage and salary income	2,745	76%
With self-employment income	152	4%
With interest, dividend, or net rental income	1,037	29%
With Social Security income	570	16%
With Supplemental Security income	51	1%
With public assistance income	0	0%
With retirement income	331	9%
With other types of income	252	7%

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	7,614	100%
Under .50	2,350	31%
.50 to .99	519	7%
1.00 to 1.24	154	2%
1.25 to 1.49	130	2%
1.50 to 1.84	288	4%
1.85 to 1.99	65	1%
2.00 and over	4,108	54%

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	7,614	100%
Above Poverty	4,745	62%
Below Poverty	2,869	38%

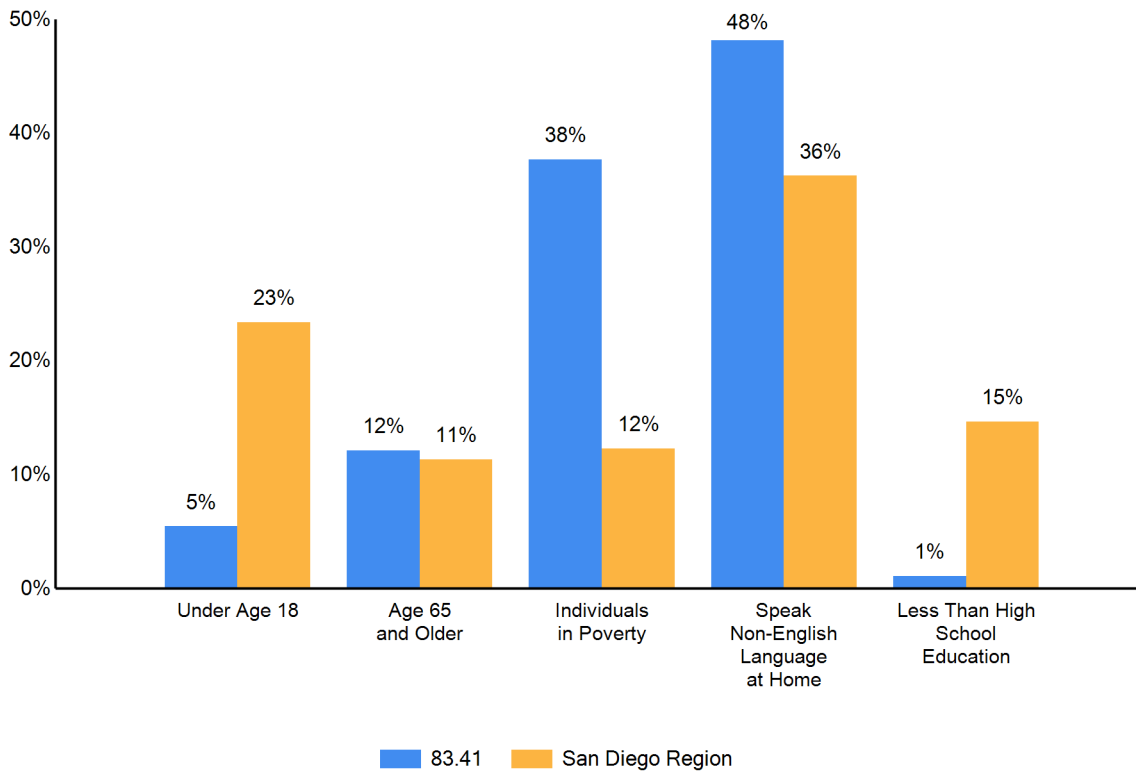
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,168	327	841	1,104	263	841	64	64	0
Married couple family	971	327	644	907	263	644	64	64	0
Male householder, no wife present	45	0	45	45	0	45	0	0	0
Female householder, no husband present	152	0	152	152	0	152	0	0	0

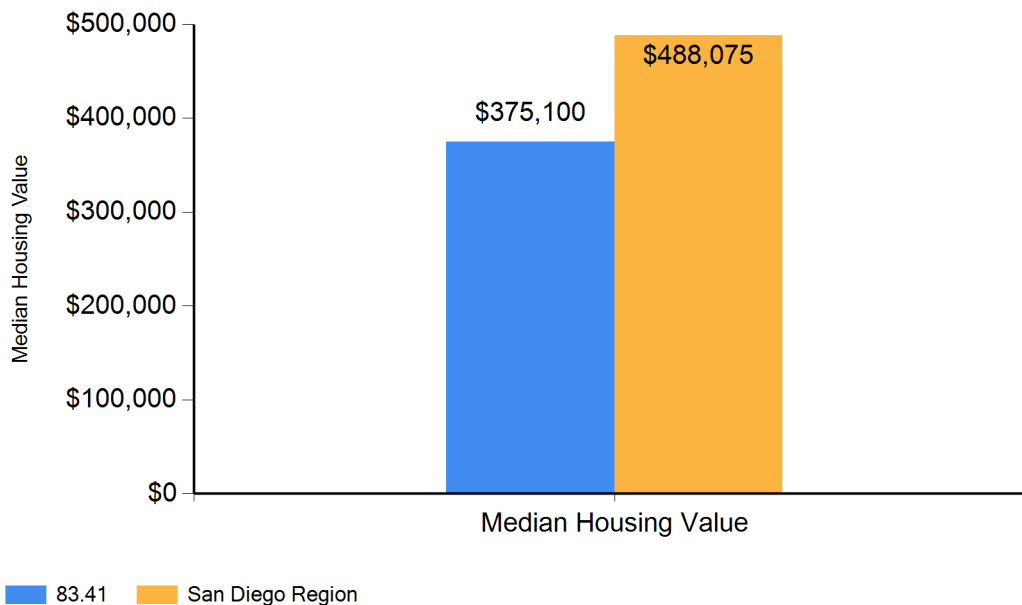
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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