



Demographic and Socioeconomic Profile 2010

TRACT: 81.02

Population by Race

	Population	Percent
Total Population	3,395	100%
White	2,931	86%
Hispanic	226	7%
Two or More	103	3%
Asian	99	3%
Black	14	<1%
American Indian	8	<1%
Pacific Islander	8	<1%
Other	6	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	3,395	1,680	1,715	51%
Under 5	202	120	82	41%
5 to 9	209	111	98	47%
10 to 14	264	137	127	48%
15 to 17	139	78	61	44%
18 and 19	45	28	17	38%
20 to 24	100	48	52	52%
25 to 29	169	90	79	47%
30 to 34	181	85	96	53%
35 to 39	201	97	104	52%
40 to 44	264	118	146	55%
45 to 49	302	145	157	52%
50 to 54	280	149	131	47%
55 to 59	232	112	120	52%
60 and 61	89	48	41	46%
62 to 64	139	55	84	60%
65 to 69	158	93	65	41%
70 to 74	119	53	66	55%
75 to 79	93	41	52	56%
80 to 84	79	28	51	65%
85 and Older	130	44	86	66%
Under 18	814	446	368	45%
65 and older	579	259	320	55%
Median	43.6	41.9	44.8	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	2,720	100%
Never Married	967	36%
Married, excluding separated	1,363	50%
Separated	16	<1%
Widowed	83	3%
Divorced	291	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	3,395	100%
Household	3,395	100%
Group Quarters - Other	0	0%
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.	3,395	226	2,931	14	8	99	8	6	103
Under 5	202	14	161	0	0	4	0	1	22
5 to 9	209	22	163	0	0	3	0	0	21
10 to 14	264	28	212	1	2	6	0	3	12
15 to 17	139	14	118	0	0	2	0	1	4
18 and 19	45	3	39	0	0	1	0	0	2
20 to 24	100	9	77	2	1	3	2	0	6
25 to 29	169	5	140	1	2	14	0	0	7
30 to 34	181	21	144	1	2	11	0	0	2
35 to 39	201	17	167	2	0	7	1	0	7
40 to 44	264	16	227	2	0	14	0	0	5
45 to 49	302	19	273	0	0	8	0	0	2
50 to 54	280	16	249	2	1	7	0	0	5
55 to 59	232	8	212	2	0	3	3	1	3
60 and 61	89	1	85	1	0	1	0	0	1
62 to 64	139	4	133	0	0	1	1	0	0
65 to 69	158	8	145	0	0	4	0	0	1
70 to 74	119	6	109	0	0	4	0	0	0
75 to 79	93	9	80	0	0	3	0	0	1
80 to 84	79	4	72	0	0	2	0	0	1
85 and Older	130	2	125	0	0	1	1	0	1
Under 18	814	78	654	1	2	15	0	5	59
65 and older	579	29	531	0	0	14	1	0	4
Median		34.3	45.3	40.0	27.5	38.9	56.7	13.3	13.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	3,193	100%
Speak Only English	2,670	84%
Speak Spanish:	76	2%
Speak English "well" or "very well"	54	2%
Speak English "not well" or "not at all"	22	1%
Speak Asian/Pacific Island language:	182	6%
Speak English "well" or "very well"	165	5%
Speak English "not well" or "not at all"	17	1%
Speak other language:	265	8%
Speak English "well" or "very well"	265	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	2,436	100%
Less than 9th grade	10	<1%
9th through 12th grade, no diploma	12	0%
High school grad (incl. equivalency)	104	4%
Some college, no degree	373	15%
Associate degree	88	4%
Bachelor's degree	1,130	46%
Master's degree	395	16%
Professional school degree	215	9%
Doctorate degree	109	4%

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	3,283	100%	---	---	---	---
Enrolled in school	942	29%	634	19%	308	9%
Nursery / Preschool	30	3%	0	0%	30	10%
Kindergarten to grade 4	294	31%	226	36%	68	22%
Grade 5 to grade 8	155	16%	134	21%	21	7%
Grade 9 to grade 12	198	21%	137	22%	61	20%
College, undergraduate	163	17%	125	20%	38	12%
Graduate or Professional school	102	11%	12	2%	90	29%
Not enrolled in school	2,341	71%	---	---	---	---

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	1,408	100%	470	100%	938	100%
Family Households:	829	59%	470	100%	359	38%
Married couple family	668	47%	374	80%	294	31%
Other family:	161	11%	96	20%	65	7%
Male householder, no wife	31	2%	19	4%	12	1%
Female householder, no husband	130	9%	77	16%	53	6%
Nonfamily households:	579	41%	0	0%	579	62%
Householder living alone	374	27%	----	----	----	----
Other nonfamily households	205	15%	----	----	----	----

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	1,518	100%	1408	110	7%	2.41
Single family (detached)	1,152	76%	1,069	83	7%	2.49
Single family (attached)	29	2%	28	1	3%	2.46
2 to 4 units	47	3%	45	2	4%	2.44
5 to 9 units	33	2%	30	3	9%	2.03
10 or more units	257	17%	236	21	8%	2.08
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	1,065	100%
Less than \$150,000	9	1%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	9	1%
\$400,000 to \$499,999	62	6%
\$500,000 to \$749,999	44	4%
\$750,000 to \$999,999	122	11%
\$1,000,000 or more	819	77%

Median Value **\$1,349,390**

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	1,518	100%
2005 or Later	23	2%
2000 to 2004	22	1%
1990 to 1999	64	4%
1980 to 1989	89	6%
1970 to 1979	91	6%
1960 to 1969	273	18%
1950 to 1959	415	27%
1940 to 1949	390	26%
1939 or earlier	151	10%

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	1,408	100%	343	100%	1,065	100%
1.00 occupant housing per room or less	1,408	100%	343	100%	1,065	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
Total Units	343	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	19	6%
\$1,250 to \$1,499	60	17%
\$1,500 to \$1,999	123	36%
\$2,000 or more	141	41%
No cash rent	0	0%
Median contract rent	\$1,876	

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	343	100%
Less than 20 percent	52	15%
20.0 to 24.9 percent	57	17%
25.0 to 29.9 percent	27	8%
30.0 to 34.9 percent	42	12%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	34	10%
50.0 percent or more	103	30%
Not computed	28	8%

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	1,408	100%
No vehicle	51	4%
1 vehicle	315	22%
2 vehicles	667	47%
3 vehicles	275	20%
4 or more vehicles	100	7%

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	1,757	100%
Worked in state of residence	1,731	99%
Worked in county of residence	1,731	99%
Worked outside county of residence	0	0%
Worked outside state of residence	26	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
Population age 16 and older	2,681	100%	1,289	48%
In labor force	1,896	71%	1,084	57%
Armed forces	0	0%	0	0%
Civilian (employed)	1,823	96%	1,048	57%
Civilian (unemployed)	73	4%	36	49%
Not in labor force	785	29%	205	26%
Pct. of civilian labor force unemployed	3.9%		3.3%	

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	1,757	100%
Car, truck or van:	1,397	80%
Drove Alone	1,301	74%
Carpooled	96	5%
Public Transportation:	26	1%
Bus	26	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	10	1%
Bicycle	12	1%
Walked	64	4%
Other means	0	0%
Worked at home	248	14%

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	1,757	100%
Did not work at home	1,509	86%
Less than 10 minutes	317	18%
10 to 19 minutes	326	19%
20 to 29 minutes	647	37%
30 to 44 minutes	189	11%
45 to 59 minutes	30	2%
60 to 89 minutes	0	0%
90 minutes or more	0	0%
Worked at home	248	14%
Average time to work (minutes)	21	--

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+	1,757	100%
Agriculture, forestry, mining	0	0%
Utilities	45	3%
Construction	77	4%
Manufacturing	183	10%
Wholesale trade	115	7%
Retail trade	62	4%
Transportation & warehousing	11	1%
Information & communications	34	2%
Finance, insurance, & real estate	364	21%
Professional, scientific, management, administration	17	1%
Educational, social, & health services	291	17%
Art, entertainment, recreation, accommodations, food	100	6%
Other services	54	3%
Public administration	404	23%

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+	1,757	100%
Management, professional & related:	1,230	70%
Management (incl. farm managers)	451	26%
Business & financial	282	16%
Computer & mathematical	12	1%
Architecture & engineering	52	3%
Life, physical & social science	68	4%
Community & social service	10	1%
Legal	69	4%
Education, training, & library	81	5%
Art, entertainment, sports & media	56	3%
Healthcare practitioners	149	8%
Service:	137	8%
Healthcare support	0	0%
Protective service	0	0%
Food preparation & serving	97	6%
Building & grounds cleaning / maintenance	11	1%
Personal care & service	29	2%
Sales & office	336	19%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	31	2%
Production, transport & material moving	23	1%

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

Household Income

Number Percent

Total Households	1,408	100%
Less than \$15,000	78	6%
\$15,000 to \$29,999	57	4%
\$30,000 to \$44,999	102	7%
\$45,000 to \$59,999	97	7%
\$60,000 to \$74,999	72	5%
\$75,000 to \$99,999	210	15%
\$100,000 to \$124,999	92	7%
\$125,000 to \$149,999	111	8%
\$150,000 to \$199,999	137	10%
\$200,000 or more	452	32%
Median Income	\$123,913	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,408	100%
With earnings	1,155	82%
With wage and salary income	950	67%
With self-employment income	388	28%
With interest, dividend, or net rental income	726	52%
With Social Security income	313	22%
With Supplemental Security income	12	1%
With public assistance income	13	1%
With retirement income	201	14%
With other types of income	150	11%

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	3,395	100%
Under .50	76	2%
.50 to .99	46	1%
1.00 to 1.24	38	1%
1.25 to 1.49	10	<1%
1.50 to 1.84	112	3%
1.85 to 1.99	22	1%
2.00 and over	3,091	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	3,395	100%
Above Poverty	3,273	96%
Below Poverty	122	4%

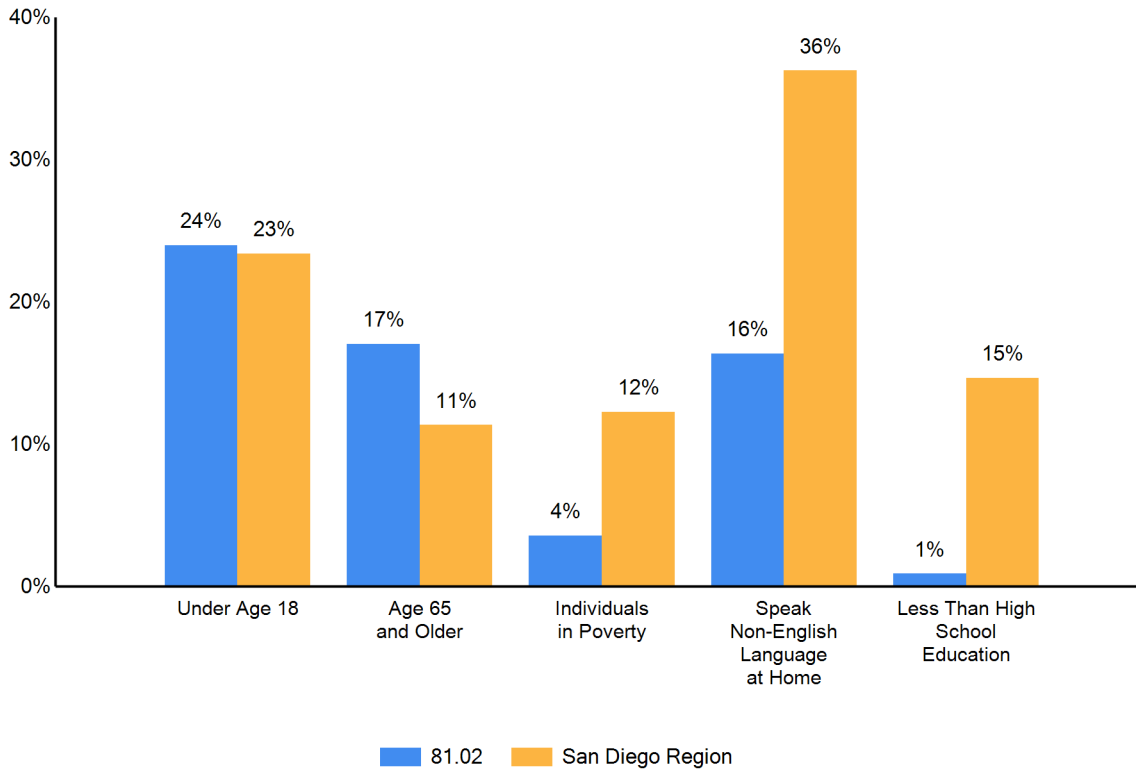
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	829	470	359	829	470	359	0	0	0
Married couple family	668	374	294	668	374	294	0	0	0
Male householder, no wife present	31	19	12	31	19	12	0	0	0
Female householder, no husband present	130	77	53	130	77	53	0	0	0

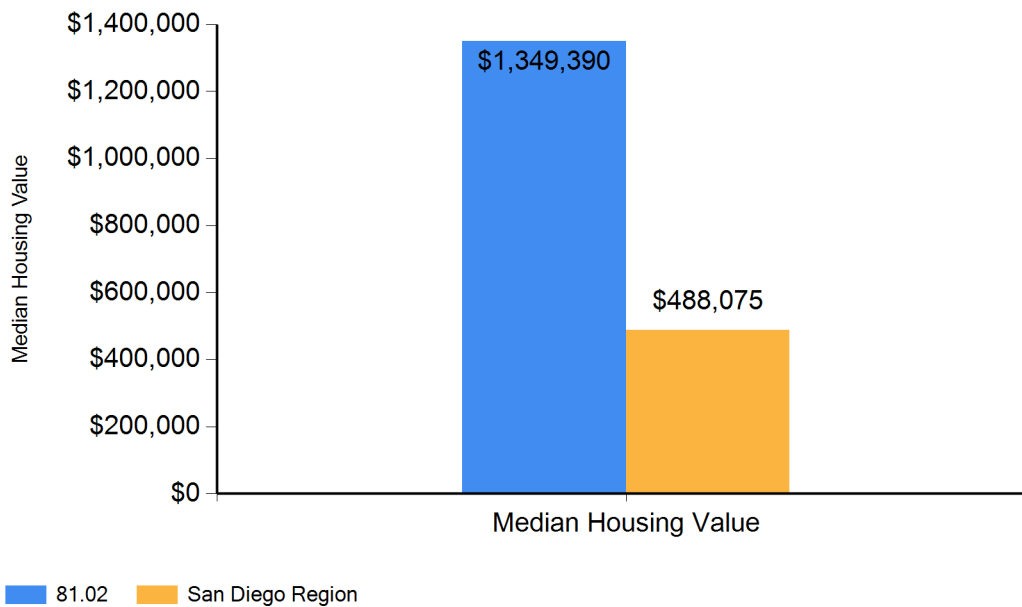
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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