



Demographic and Socioeconomic Profile 2010

TRACT: 163.02

Population by Race

	Population	Percent
Total Population	5,444	100%
White	2,295	42%
Hispanic	2,238	41%
Black	391	7%
Two or More	255	5%
Asian	177	3%
Pacific Islander	40	1%
Other	34	1%
American Indian	14	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,444	2,695	2,749	50%
Under 5	469	252	217	46%
5 to 9	457	233	224	49%
10 to 14	410	211	199	49%
15 to 17	293	154	139	47%
18 and 19	202	110	92	46%
20 to 24	499	234	265	53%
25 to 29	506	272	234	46%
30 to 34	375	174	201	54%
35 to 39	383	164	219	57%
40 to 44	340	157	183	54%
45 to 49	397	214	183	46%
50 to 54	331	167	164	50%
55 to 59	243	121	122	50%
60 and 61	74	25	49	66%
62 to 64	109	57	52	48%
65 to 69	114	60	54	47%
70 to 74	72	25	47	65%
75 to 79	61	23	38	62%
80 to 84	55	20	35	64%
85 and Older	54	22	32	59%
Under 18	1,629	850	779	48%
65 and older	356	150	206	58%
Median	28.9	27.8	30.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	4,108	100%
Never Married	1,407	34%
Married, excluding separated	1,982	48%
Separated	176	4%
Widowed	265	6%
Divorced	278	7%

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	5,444	100%
Household	5,421	100%
Group Quarters - Other	23	<1%
Group Quarters - Military	0	0%
Group Quarters - College	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.	5,444	2,238	2,295	391	14	177	40	34	255
Under 5	469	259	122	41	0	7	5	5	30
5 to 9	457	261	115	34	1	11	3	3	29
10 to 14	410	220	123	25	0	6	4	6	26
15 to 17	293	155	90	16	0	3	1	3	25
18 and 19	202	98	70	11	0	9	1	4	9
20 to 24	499	203	209	36	1	15	3	1	31
25 to 29	506	186	210	63	2	20	6	0	19
30 to 34	375	175	127	36	0	17	3	3	14
35 to 39	383	186	147	20	0	14	2	3	11
40 to 44	340	142	143	18	1	14	6	3	13
45 to 49	397	133	195	38	2	12	2	1	14
50 to 54	331	69	204	29	1	15	1	1	11
55 to 59	243	57	158	7	1	11	1	1	7
60 and 61	74	14	54	3	0	2	0	0	1
62 to 64	109	25	72	3	0	6	0	0	3
65 to 69	114	27	74	2	0	4	0	0	7
70 to 74	72	14	49	3	1	2	2	0	1
75 to 79	61	4	46	3	1	5	0	0	2
80 to 84	55	4	43	2	2	4	0	0	0
85 and Older	54	6	44	1	1	0	0	0	2
Under 18	1,629	895	450	116	1	27	13	17	110
65 and older	356	55	256	11	5	15	2	0	12
Median		23.1	37.8	27.6	50.0	35.2	27.5	18.0	21.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,975	100%
Speak Only English	2,689	54%
Speak Spanish:	1,549	31%
Speak English "well" or "very well"	930	19%
Speak English "not well" or "not at all"	619	12%
Speak Asian/Pacific Island language:	274	6%
Speak English "well" or "very well"	204	4%
Speak English "not well" or "not at all"	70	1%
Speak other language:	463	5%
Speak English "well" or "very well"	272	5%
Speak English "not well" or "not at all"	191	4%

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	3,114	100%
Less than 9th grade	287	9%
9th through 12th grade, no diploma	539	17%
High school grad (incl. equivalency)	1,052	34%
Some college, no degree	639	21%
Associate degree	221	7%
Bachelor's degree	306	10%
Master's degree	31	1%
Professional school degree	22	1%
Doctorate degree	17	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	5,146	100%	---	---	---	---
Enrolled in school	1,747	34%	1,577	31%	170	3%
Nursery / Preschool	42	2%	42	3%	0	0%
Kindergarten to grade 4	517	30%	517	33%	0	0%
Grade 5 to grade 8	267	15%	267	17%	0	0%
Grade 9 to grade 12	431	25%	419	27%	12	7%
College, undergraduate	466	27%	332	21%	134	79%
Graduate or Professional school	24	1%	0	0%	24	14%
Not enrolled in school	3,399	66%	---	---	---	---

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	1,753	100%	778	100%	975	100%
Family Households:	1,142	65%	753	97%	389	40%
Married couple family	859	49%	537	69%	322	33%
Other family:	283	16%	216	28%	67	7%
Male householder, no wife	109	6%	82	11%	27	3%
Female householder, no husband	174	10%	134	17%	40	4%
Nonfamily households:	611	35%	25	3%	586	60%
Householder living alone	473	27%	----	----	----	----
Other nonfamily households	138	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
Total Housing Units	1,840	100%	1753	87	5%	3.09
Single family (detached)	687	37%	662	25	4%	3.38
Single family (attached)	47	3%	46	1	2%	2.98
2 to 4 units	142	8%	131	11	8%	3.04
5 to 9 units	160	9%	152	8	5%	2.94
10 or more units	731	40%	689	42	6%	2.99
Mobile home and Other	73	4%	73	0	0%	1.96

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	657	100%
Less than \$150,000	154	23%
\$150,000 to \$199,999	40	6%
\$200,000 to \$249,999	31	5%
\$250,000 to \$299,999	59	9%
\$300,000 to \$399,999	146	22%
\$400,000 to \$499,999	204	31%
\$500,000 to \$749,999	23	4%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

Median Value **\$331,119**

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	1,840	100%
2005 or Later	29	2%
2000 to 2004	4	<1%
1990 to 1999	124	7%
1980 to 1989	130	7%
1970 to 1979	497	27%
1960 to 1969	500	27%
1950 to 1959	415	23%
1940 to 1949	128	7%
1939 or earlier	13	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
Total occupied housing units	1,753	100%	1,096	100%	657	100%
1.00 occupant housing per room or less	1,545	88%	916	84%	629	96%
1.01 to 1.50 occupants per room	199	11%	171	16%	28	4%
1.51 to 2.00 occupants per room	9	1%	9	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	1,096	100%
Less than \$500	11	1%
\$500 to \$599	39	4%
\$600 to \$699	31	3%
\$700 to \$799	107	10%
\$800 to \$899	391	36%
\$900 to \$999	267	24%
\$1,000 to \$1,249	73	7%
\$1,250 to \$1,499	73	7%
\$1,500 to \$1,999	94	9%
\$2,000 or more	0	0%
No cash rent	10	1%
Median contract rent	\$892	

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	1,096	100%
Less than 20 percent	124	11%
20.0 to 24.9 percent	64	6%
25.0 to 29.9 percent	215	20%
30.0 to 34.9 percent	48	4%
35.0 to 39.9 percent	104	9%
40.0 to 49.9 percent	55	5%
50.0 percent or more	463	42%
Not computed	23	2%

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	1,753	100%
No vehicle	247	14%
1 vehicle	681	39%
2 vehicles	556	32%
3 vehicles	217	12%
4 or more vehicles	52	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	1,943	100%
Worked in state of residence	1,918	99%
Worked in county of residence	1,918	99%
Worked outside county of residence	0	0%
Worked outside state of residence	25	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	4,012	100%	1,953	49%
In labor force	2,337	58%	1,352	58%
Armed forces	75	3%	23	31%
Civilian (employed)	2,014	86%	1,165	58%
Civilian (unemployed)	248	11%	164	66%
Not in labor force	1,675	42%	601	36%
Pct. of civilian labor force unemployed	11.0%		12.3%	

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	1,943	100%
Car, truck or van:	1,680	86%
Drove Alone	1,458	75%
Carpooled	222	11%
Public Transportation:	81	4%
Bus	81	4%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	9	<1%
Bicycle	0	0%
Walked	35	2%
Other means	67	3%
Worked at home	71	4%

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	1,943	100%
Did not work at home	1,872	96%
Less than 10 minutes	305	16%
10 to 19 minutes	393	20%
20 to 29 minutes	555	29%
30 to 44 minutes	423	22%
45 to 59 minutes	106	5%
60 to 89 minutes	37	2%
90 minutes or more	53	3%
Worked at home	71	4%
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+	1,862	100%
Agriculture, forestry, mining	0	0%
Utilities	1	<1%
Construction	199	11%
Manufacturing	222	12%
Wholesale trade	36	2%
Retail trade	227	12%
Transportation & warehousing	90	5%
Information & communications	14	1%
Finance, insurance, & real estate	84	5%
Professional, scientific, management, administration	98	5%
Educational, social, & health services	364	20%
Art, entertainment, recreation, accommodations, food	315	17%
Other services	56	3%
Public administration	156	8%

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+	1,862	100%
Management, professional & related:	260	14%
Management (incl. farm managers)	68	4%
Business & financial	39	2%
Computer & mathematical	18	1%
Architecture & engineering	0	0%
Life, physical & social science	17	1%
Community & social service	10	1%
Legal	0	0%
Education, training, & library	78	4%
Art, entertainment, sports & media	5	<1%
Healthcare practitioners	25	1%
Service:	464	25%
Healthcare support	10	1%
Protective service	61	3%
Food preparation & serving	222	12%
Building & grounds cleaning / maintenance	91	5%
Personal care & service	80	4%
Sales & office	614	33%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	243	13%
Production, transport & material moving	281	15%

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

Household Income

	Number	Percent
Total Households	1,753	100%
Less than \$15,000	225	13%
\$15,000 to \$29,999	468	27%
\$30,000 to \$44,999	306	17%
\$45,000 to \$59,999	286	16%
\$60,000 to \$74,999	118	7%
\$75,000 to \$99,999	217	12%
\$100,000 to \$124,999	67	4%
\$125,000 to \$149,999	22	1%
\$150,000 to \$199,999	3	<1%
\$200,000 or more	41	2%
Median Income	\$38,995	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,753	100%
With earnings	1,326	76%
With wage and salary income	1,300	74%
With self-employment income	135	8%
With interest, dividend, or net rental income	159	9%
With Social Security income	374	21%
With Supplemental Security income	168	10%
With public assistance income	160	9%
With retirement income	216	12%
With other types of income	255	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
Total	5,368	100%
Under .50	451	8%
.50 to .99	1,159	22%
1.00 to 1.24	236	4%
1.25 to 1.49	219	4%
1.50 to 1.84	543	10%
1.85 to 1.99	112	2%
2.00 and over	2,648	49%

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	5,368	100%
Above Poverty	3,758	70%
Below Poverty	1,610	30%

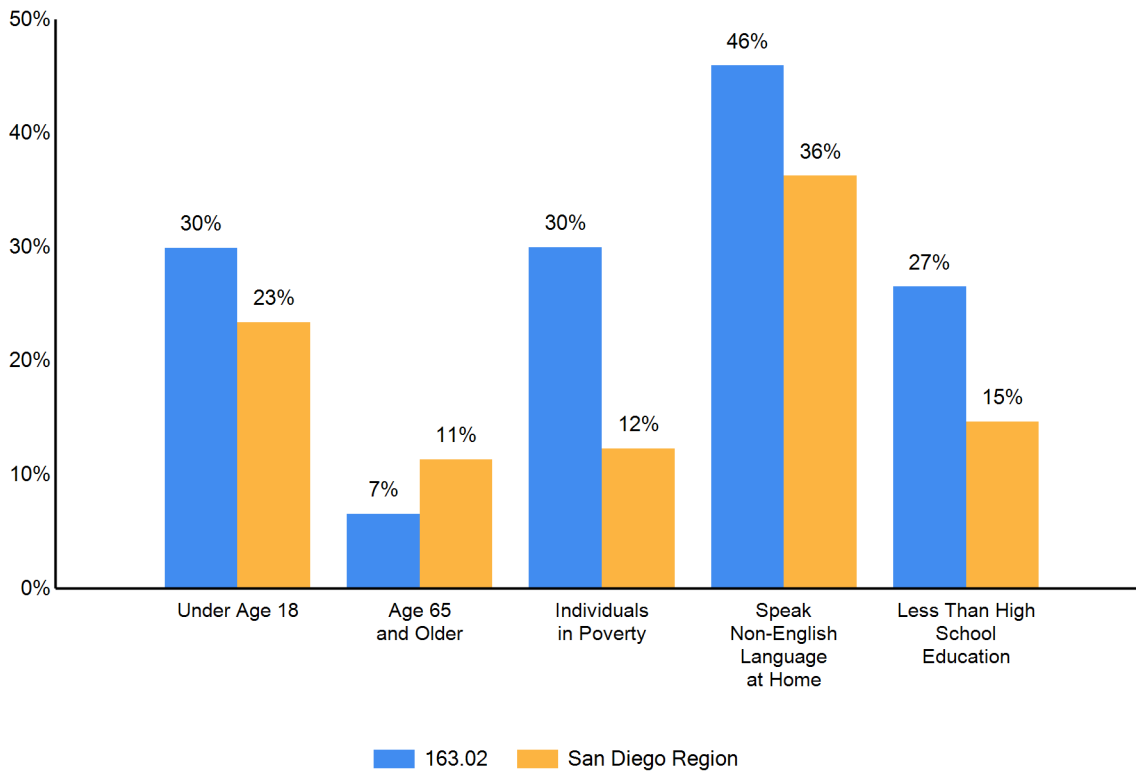
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,142	753	389	827	501	326	315	252	63
Married couple family	859	537	322	678	402	276	181	135	46
Male householder, no wife present	109	82	27	72	45	27	37	37	0
Female householder, no husband present	174	134	40	77	54	23	97	80	17

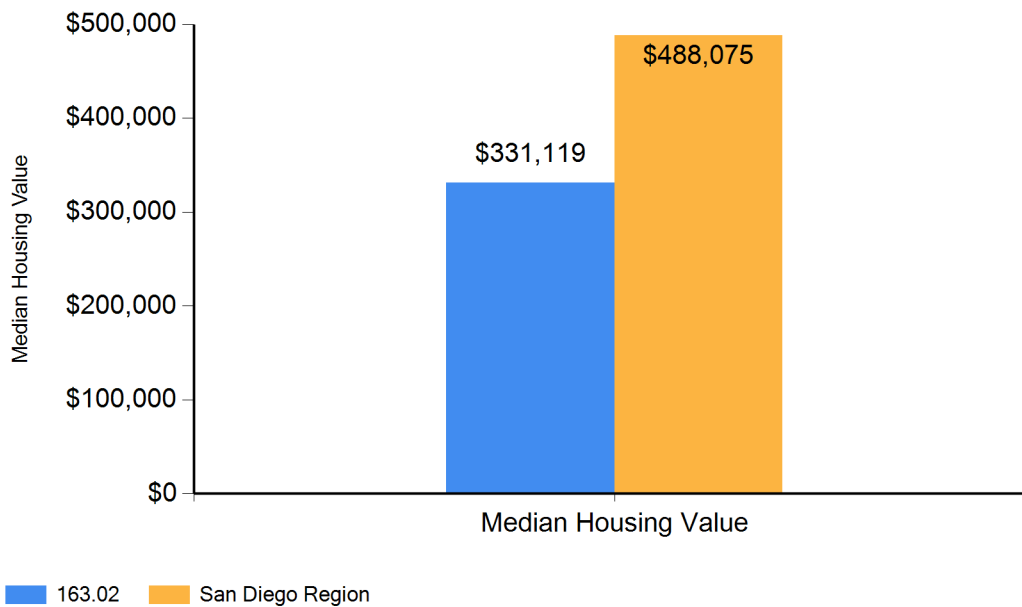
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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