



## Demographic and Socioeconomic Profile 2010

TRACT: 83.49

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,514</b>	<b>100%</b>
Asian	1,550	44%
White	1,046	30%
Hispanic	561	16%
Two or More	166	5%
Black	155	4%
Pacific Islander	21	1%
American Indian	8	<1%
Other	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,514</b>	<b>1,822</b>	<b>1,692</b>	<b>48%</b>
Under 5	211	110	101	48%
5 to 9	179	96	83	46%
10 to 14	200	103	97	49%
15 to 17	155	84	71	46%
18 and 19	114	67	47	41%
20 to 24	241	145	96	40%
25 to 29	293	167	126	43%
30 to 34	238	131	107	45%
35 to 39	256	133	123	48%
40 to 44	241	122	119	49%
45 to 49	258	133	125	48%
50 to 54	258	126	132	51%
55 to 59	239	121	118	49%
60 and 61	117	51	66	56%
62 to 64	114	54	60	53%
65 to 69	124	54	70	56%
70 to 74	106	48	58	55%
75 to 79	81	41	40	49%
80 to 84	44	20	24	55%
85 and Older	45	16	29	64%
Under 18	745	393	352	47%
65 and older	400	179	221	55%
<b>Median</b>	<b>37.5</b>	<b>35.3</b>	<b>39.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,924</b>	<b>100%</b>
Never Married	1,127	39%
Married, excluding separated	1,437	49%
Separated	20	<1%
Widowed	184	6%
Divorced	156	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
<b>Total population</b>	<b>3,514</b>	<b>100%</b>
Household	3,499	100%
Group Quarters - Other	15	<1%
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
<b>Total Pop.</b>	<b>3,514</b>	<b>561</b>	<b>1,046</b>	<b>155</b>	<b>8</b>	<b>1,550</b>	<b>21</b>	<b>7</b>	<b>166</b>
Under 5	211	54	38	10	1	84	0	0	24
5 to 9	179	43	33	11	0	71	1	0	20
10 to 14	200	59	38	7	0	76	1	0	19
15 to 17	155	36	28	11	0	67	2	1	10
18 and 19	114	22	22	10	1	46	1	0	12
20 to 24	241	39	67	8	2	109	2	0	14
25 to 29	293	48	67	8	0	156	1	1	12
30 to 34	238	49	68	6	0	101	2	1	11
35 to 39	256	45	66	7	0	126	2	1	9
40 to 44	241	35	80	18	0	98	3	0	7
45 to 49	258	37	86	9	1	116	3	0	6
50 to 54	258	28	92	13	1	116	1	2	5
55 to 59	239	19	96	7	1	110	0	0	6
60 and 61	117	11	53	5	0	47	0	0	1
62 to 64	114	11	52	0	0	50	0	0	1
65 to 69	124	9	67	5	1	38	1	1	2
70 to 74	106	7	33	11	0	51	0	0	4
75 to 79	81	6	27	7	0	39	1	0	1
80 to 84	44	0	12	0	0	30	0	0	2
85 and Older	45	3	21	2	0	19	0	0	0
Under 18	745	192	137	39	1	298	4	1	73
65 and older	400	25	160	25	1	177	2	1	9
<b>Median</b>		<b>27.9</b>	<b>45.9</b>	<b>39.6</b>	<b>45.0</b>	<b>37.6</b>	<b>36.3</b>	<b>37.5</b>	<b>19.7</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>3,303</b>	<b>100%</b>
Speak Only English	1,626	49%
Speak Spanish:	184	6%
Speak English "well" or "very well"	153	5%
Speak English "not well" or "not at all"	31	1%
Speak Asian/Pacific Island language:	1,322	40%
Speak English "well" or "very well"	1,051	32%
Speak English "not well" or "not at all"	271	8%
Speak other language:	171	5%
Speak English "well" or "very well"	171	5%
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
<b>Total population age 25 and older</b>	<b>2,414</b>	<b>100%</b>
Less than 9th grade	286	12%
9th through 12th grade, no diploma	127	5%
High school grad (incl. equivalency)	484	20%
Some college, no degree	504	21%
Associate degree	290	12%
Bachelor's degree	514	21%
Master's degree	141	6%
Professional school degree	47	2%
Doctorate degree	21	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
<b>Total population age 3 and older</b>	<b>3,386</b>	<b>100%</b>	---	---	---	---
Enrolled in school	996	29%	941	28%	55	2%
Nursery / Preschool	8	1%	8	1%	0	0%
Kindergarten to grade 4	225	23%	215	23%	10	18%
Grade 5 to grade 8	180	18%	180	19%	0	0%
Grade 9 to grade 12	282	28%	282	30%	0	0%
College, undergraduate	241	24%	210	22%	31	56%
Graduate or Professional school	60	6%	46	5%	14	25%
Not enrolled in school	2,390	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
<b>Total households</b>	<b>1,063</b>	<b>100%</b>	<b>423</b>	<b>100%</b>	<b>640</b>	<b>100%</b>
Family Households:	799	75%	423	100%	376	59%
Married couple family	631	59%	338	80%	293	46%
Other family:	168	16%	85	20%	83	13%
Male householder, no wife	71	7%	41	10%	30	5%
Female householder, no husband	97	9%	44	10%	53	8%
Nonfamily households:	264	25%	0	0%	264	41%
Householder living alone	210	20%	----	----	----	----
Other nonfamily households	54	5%	----	----	----	----

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>1,083</b>	<b>100%</b>	<b>1063</b>	<b>20</b>	<b>2%</b>	<b>3.29</b>
Single family (detached)	951	88%	936	15	2%	3.29
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	51	5%	48	3	6%	3.21
10 or more units	81	7%	79	2	2%	3.38
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>716</b>	<b>100%</b>
Less than \$150,000	42	6%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	21	3%
\$250,000 to \$299,999	12	2%
\$300,000 to \$399,999	189	26%
\$400,000 to \$499,999	220	31%
\$500,000 to \$749,999	198	28%
\$750,000 to \$999,999	23	3%
\$1,000,000 or more	11	2%

**Median Value** **\$441,818**

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>1,083</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	91	8%
1980 to 1989	42	4%
1970 to 1979	795	73%
1960 to 1969	103	10%
1950 to 1959	25	2%
1940 to 1949	0	0%
1939 or earlier	27	2%

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>1,063</b>	<b>100%</b>	<b>347</b>	<b>100%</b>	<b>716</b>	<b>100%</b>
1.00 occupant housing per room or less	1,014	95%	338	97%	676	94%
1.01 to 1.50 occupants per room	40	4%	0	0%	40	6%
1.51 to 2.00 occupants per room	9	1%	9	3%	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>347</b>	<b>100%</b>
Less than \$500	11	3%
\$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	65	19%
\$1,250 to \$1,499	69	20%
\$1,500 to \$1,999	139	40%
\$2,000 or more	15	4%
No cash rent	48	14%
<b>Median contract rent</b>	<b>\$1,603</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>347</b>	<b>100%</b>
Less than 20 percent	75	22%
20.0 to 24.9 percent	7	2%
25.0 to 29.9 percent	39	11%
30.0 to 34.9 percent	47	14%
35.0 to 39.9 percent	12	3%
40.0 to 49.9 percent	33	10%
50.0 percent or more	86	25%
Not computed	48	14%

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>1,063</b>	<b>100%</b>
No vehicle	35	3%
1 vehicle	299	28%
2 vehicles	289	27%
3 vehicles	275	26%
4 or more vehicles	165	16%

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>1,744</b>	<b>100%</b>
Worked in state of residence	1,732	99%
Worked in county of residence	1,661	95%
Worked outside county of residence	71	4%
Worked outside state of residence	12	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>2,868</b>	<b>100%</b>	<b>1,484</b>	<b>52%</b>
In labor force	1,794	63%	663	37%
Armed forces	19	1%	0	0%
Civilian (employed)	1,605	89%	625	39%
Civilian (unemployed)	170	9%	38	22%
Not in labor force	1,074	37%	721	67%
Pct. of civilian labor force unemployed	9.6%		11.9%	5.7%

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>1,744</b>	<b>100%</b>
Car, truck or van:	1,607	92%
Drove Alone	1,282	74%
Carpooled	325	19%
Public Transportation:	10	1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	10	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	41	2%
Walked	22	1%
Other means	0	0%
Worked at home	64	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
<b>Total Workers</b>	<b>1,744</b>	<b>100%</b>
Did not work at home	1,680	96%
Less than 10 minutes	104	6%
10 to 19 minutes	579	33%
20 to 29 minutes	592	34%
30 to 44 minutes	362	21%
45 to 59 minutes	10	1%
60 to 89 minutes	0	0%
90 minutes or more	33	2%
Worked at home	64	4%
<b>Average time to work (minutes)</b>	<b>25</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>1,711</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	22	1%
Construction	40	2%
Manufacturing	166	10%
Wholesale trade	69	4%
Retail trade	187	11%
Transportation & warehousing	21	1%
Information & communications	106	6%
Finance, insurance, & real estate	105	6%
Professional, scientific, management, administration	79	5%
Educational, social, & health services	401	23%
Art, entertainment, recreation, accommodations, food	133	8%
Other services	105	6%
Public administration	277	16%

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>1,711</b>	<b>100%</b>
Management, professional & related:	736	43%
Management (incl. farm managers)	135	8%
Business & financial	96	6%
Computer & mathematical	131	8%
Architecture & engineering	55	3%
Life, physical & social science	45	3%
Community & social service	47	3%
Legal	0	0%
Education, training, & library	90	5%
Art, entertainment, sports & media	10	1%
Healthcare practitioners	127	7%
Service:	289	17%
Healthcare support	14	1%
Protective service	68	4%
Food preparation & serving	75	4%
Building & grounds cleaning / maintenance	10	1%
Personal care & service	122	7%
Sales & office	464	27%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	87	5%
Production, transport & material moving	135	8%

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>1,063</b>	<b>100%</b>
Less than \$15,000	99	9%
\$15,000 to \$29,999	46	4%
\$30,000 to \$44,999	212	20%
\$45,000 to \$59,999	32	3%
\$60,000 to \$74,999	110	10%
\$75,000 to \$99,999	228	21%
\$100,000 to \$124,999	118	11%
\$125,000 to \$149,999	36	3%
\$150,000 to \$199,999	100	9%
\$200,000 or more	82	8%
<b>Median Income</b>	<b>\$78,564</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,063</b>	<b>100%</b>
With earnings	938	88%
With wage and salary income	908	85%
With self-employment income	165	16%
With interest, dividend, or net rental income	220	21%
With Social Security income	198	19%
With Supplemental Security income	79	7%
With public assistance income	42	4%
With retirement income	156	15%
With other types of income	123	12%

*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>3,514</b>	<b>100%</b>
Under .50	161	5%
.50 to .99	0	0%
1.00 to 1.24	27	1%
1.25 to 1.49	155	4%
1.50 to 1.84	240	7%
1.85 to 1.99	104	3%
2.00 and over	2,827	80%

*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>3,514</b>	<b>100%</b>
Above Poverty	3,353	95%
Below Poverty	161	5%

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

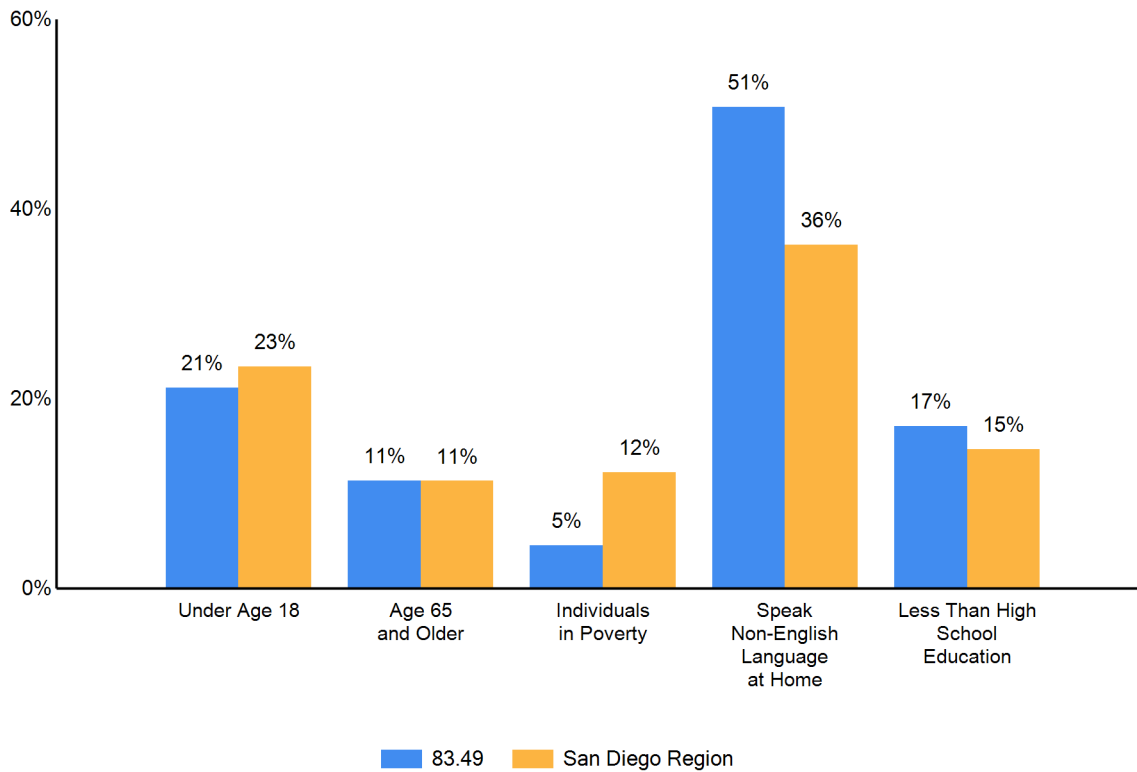
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>799</b>	<b>423</b>	<b>376</b>	<b>768</b>	<b>392</b>	<b>376</b>	<b>31</b>	<b>31</b>	<b>0</b>
Married couple family	631	338	293	631	338	293	0	0	0
Male householder, no wife present	71	41	30	40	10	30	31	31	0
Female householder, no husband present	97	44	53	97	44	53	0	0	0

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

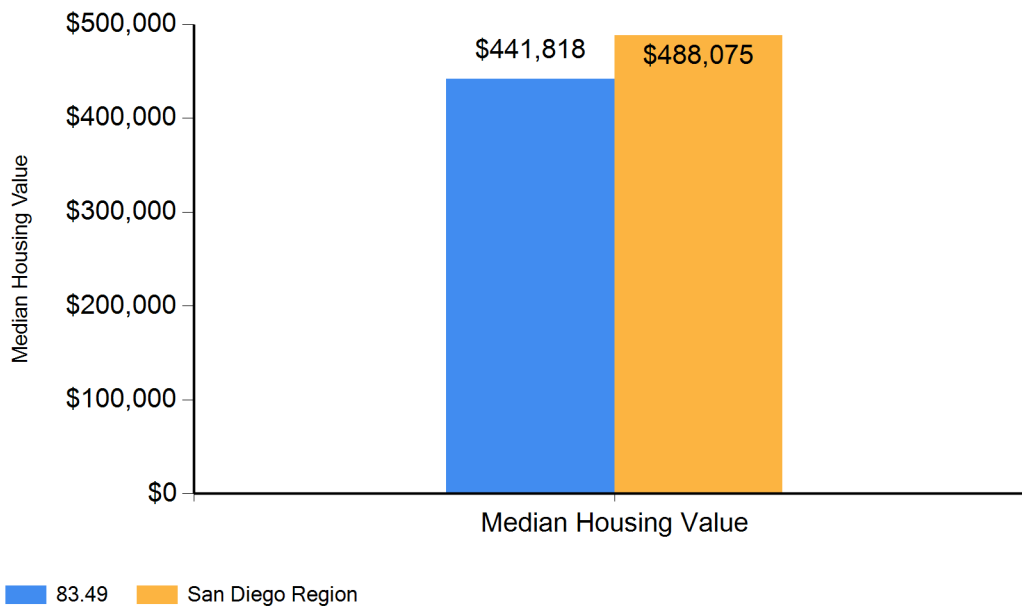


## Demographic and Socioeconomic Characteristics



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