



Demographic and Socioeconomic Profile 2010

TRACT: 25.02

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 6,264 | 100% |
| Hispanic | 3,165 | 51% |
| White | 1,455 | 23% |
| Black | 712 | 11% |
| Asian | 694 | 11% |
| Two or More | 160 | 3% |
| Pacific Islander | 37 | 1% |
| American Indian | 29 | <1% |
| Other | 12 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 6,264 | 3,095 | 3,169 | 51% |
| Under 5 | 499 | 258 | 241 | 48% |
| 5 to 9 | 487 | 256 | 231 | 47% |
| 10 to 14 | 484 | 237 | 247 | 51% |
| 15 to 17 | 311 | 158 | 153 | 49% |
| 18 and 19 | 205 | 101 | 104 | 51% |
| 20 to 24 | 495 | 253 | 242 | 49% |
| 25 to 29 | 499 | 235 | 264 | 53% |
| 30 to 34 | 502 | 235 | 267 | 53% |
| 35 to 39 | 477 | 222 | 255 | 53% |
| 40 to 44 | 471 | 235 | 236 | 50% |
| 45 to 49 | 453 | 235 | 218 | 48% |
| 50 to 54 | 389 | 199 | 190 | 49% |
| 55 to 59 | 306 | 148 | 158 | 52% |
| 60 and 61 | 105 | 46 | 59 | 56% |
| 62 to 64 | 126 | 66 | 60 | 48% |
| 65 to 69 | 126 | 63 | 63 | 50% |
| 70 to 74 | 117 | 51 | 66 | 56% |
| 75 to 79 | 90 | 48 | 42 | 47% |
| 80 to 84 | 65 | 33 | 32 | 49% |
| 85 and Older | 57 | 16 | 41 | 72% |
| Under 18 | 1,781 | 909 | 872 | 49% |
| 65 and older | 455 | 211 | 244 | 54% |
| Median | 31.5 | 31.1 | 31.9 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 4,794 | 100% |
| Never Married | 1,618 | 34% |
| Married, excluding separated | 2,514 | 52% |
| Separated | 109 | 2% |
| Widowed | 161 | 3% |
| Divorced | 392 | 8% |

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 | 6,264 | 100% |
| Household | 6,264 | 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 |
|-------------------|--------------|--------------|--------------|-------------|-----------------|-------------|------------------|-------------|-------------|
| Total Pop. | 6,264 | 3,165 | 1,455 | 712 | 29 | 694 | 37 | 12 | 160 |
| Under 5 | 499 | 299 | 54 | 67 | 2 | 48 | 4 | 0 | 25 |
| 5 to 9 | 487 | 315 | 47 | 66 | 1 | 33 | 2 | 3 | 20 |
| 10 to 14 | 484 | 321 | 37 | 72 | 2 | 35 | 0 | 1 | 16 |
| 15 to 17 | 311 | 207 | 19 | 49 | 2 | 27 | 0 | 0 | 7 |
| 18 and 19 | 205 | 123 | 23 | 31 | 1 | 22 | 1 | 0 | 4 |
| 20 to 24 | 495 | 296 | 73 | 49 | 2 | 52 | 2 | 0 | 21 |
| 25 to 29 | 499 | 265 | 114 | 31 | 3 | 57 | 9 | 1 | 19 |
| 30 to 34 | 502 | 242 | 141 | 48 | 1 | 57 | 1 | 1 | 11 |
| 35 to 39 | 477 | 245 | 106 | 45 | 4 | 58 | 8 | 0 | 11 |
| 40 to 44 | 471 | 224 | 127 | 59 | 2 | 50 | 1 | 0 | 8 |
| 45 to 49 | 453 | 208 | 142 | 52 | 2 | 35 | 4 | 1 | 9 |
| 50 to 54 | 389 | 138 | 135 | 50 | 3 | 57 | 3 | 1 | 2 |
| 55 to 59 | 306 | 88 | 128 | 41 | 0 | 45 | 0 | 2 | 2 |
| 60 and 61 | 105 | 28 | 41 | 17 | 1 | 15 | 0 | 0 | 3 |
| 62 to 64 | 126 | 32 | 56 | 7 | 0 | 29 | 0 | 1 | 1 |
| 65 to 69 | 126 | 44 | 56 | 7 | 0 | 19 | 0 | 0 | 0 |
| 70 to 74 | 117 | 38 | 45 | 10 | 1 | 23 | 0 | 0 | 0 |
| 75 to 79 | 90 | 25 | 37 | 6 | 2 | 19 | 1 | 0 | 0 |
| 80 to 84 | 65 | 16 | 39 | 2 | 0 | 5 | 1 | 1 | 1 |
| 85 and Older | 57 | 11 | 35 | 3 | 0 | 8 | 0 | 0 | 0 |
| Under 18 | 1,781 | 1,142 | 157 | 254 | 7 | 143 | 6 | 4 | 68 |
| 65 and older | 455 | 134 | 212 | 28 | 3 | 74 | 2 | 1 | 1 |
| Median | | 25.4 | 44.5 | 28.5 | 35.6 | 36.4 | 32.5 | 45.0 | 21.9 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 5,765 | 100% |
| Speak Only English | 2,396 | 42% |
| Speak Spanish: | 2,533 | 44% |
| Speak English "well" or "very well" | 2,248 | 39% |
| Speak English "not well" or "not at all" | 285 | 5% |
| Speak Asian/Pacific Island language: | 579 | 10% |
| Speak English "well" or "very well" | 458 | 8% |
| Speak English "not well" or "not at all" | 121 | 2% |
| Speak other language: | 257 | 1% |
| Speak English "well" or "very well" | 83 | 1% |
| Speak English "not well" or "not at all" | 174 | 3% |

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 | 3,783 | 100% |
| Less than 9th grade | 428 | 11% |
| 9th through 12th grade, no diploma | 579 | 15% |
| High school grad (incl. equivalency) | 889 | 23% |
| Some college, no degree | 786 | 21% |
| Associate degree | 293 | 8% |
| Bachelor's degree | 519 | 14% |
| Master's degree | 220 | 6% |
| Professional school degree | 53 | 1% |
| Doctorate degree | 16 | <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 | 5,955 | 100% | --- | --- | --- | --- |
| Enrolled in school | 2,194 | 37% | 1,949 | 33% | 245 | 4% |
| Nursery / Preschool | 62 | 3% | 22 | 1% | 40 | 16% |
| Kindergarten to grade 4 | 620 | 28% | 588 | 30% | 32 | 13% |
| Grade 5 to grade 8 | 569 | 26% | 552 | 28% | 17 | 7% |
| Grade 9 to grade 12 | 427 | 19% | 404 | 21% | 23 | 9% |
| College, undergraduate | 396 | 18% | 366 | 19% | 30 | 12% |
| Graduate or Professional school | 120 | 5% | 17 | 1% | 103 | 42% |
| Not enrolled in school | 3,761 | 63% | --- | --- | --- | --- |

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 | 1,972 | 100% | 903 | 100% | 1,069 | 100% |
| Family Households: | 1,430 | 73% | 903 | 100% | 527 | 49% |
| Married couple family | 1,070 | 54% | 675 | 75% | 395 | 37% |
| Other family: | 360 | 18% | 228 | 25% | 132 | 12% |
| Male householder, no wife | 65 | 3% | 45 | 5% | 20 | 2% |
| Female householder, no husband | 295 | 15% | 183 | 20% | 112 | 10% |
| Nonfamily households: | 542 | 27% | 0 | 0% | 542 | 51% |
| Householder living alone | 380 | 19% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 162 | 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 | 2,018 | 100% | 1972 | 46 | 2% | 3.18 |
| Single family (detached) | 1,001 | 50% | 968 | 33 | 3% | 3.22 |
| Single family (attached) | 588 | 29% | 577 | 11 | 2% | 3.21 |
| 2 to 4 units | 271 | 13% | 270 | 1 | <1% | 2.90 |
| 5 to 9 units | 55 | 3% | 55 | 0 | 0% | 3.16 |
| 10 or more units | 103 | 5% | 102 | 1 | 1% | 3.25 |
| 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 | 1,135 | 100% |
| Less than \$150,000 | 54 | 5% |
| \$150,000 to \$199,999 | 0 | 0% |
| \$200,000 to \$249,999 | 56 | 5% |
| \$250,000 to \$299,999 | 127 | 11% |
| \$300,000 to \$399,999 | 448 | 39% |
| \$400,000 to \$499,999 | 273 | 24% |
| \$500,000 to \$749,999 | 153 | 13% |
| \$750,000 to \$999,999 | 14 | 1% |
| \$1,000,000 or more | 10 | 1% |

Median Value **\$374,103**

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 | 2,018 | 100% |
| 2005 or Later | 13 | 1% |
| 2000 to 2004 | 10 | 0% |
| 1990 to 1999 | 290 | 14% |
| 1980 to 1989 | 218 | 11% |
| 1970 to 1979 | 193 | 10% |
| 1960 to 1969 | 200 | 10% |
| 1950 to 1959 | 769 | 38% |
| 1940 to 1949 | 190 | 9% |
| 1939 or earlier | 135 | 7% |

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 | 1,972 | 100% | 837 | 100% | 1,135 | 100% |
| 1.00 occupant housing per room or less | 1,729 | 88% | 678 | 81% | 1,051 | 93% |
| 1.01 to 1.50 occupants per room | 148 | 8% | 64 | 8% | 84 | 7% |
| 1.51 to 2.00 occupants per room | 64 | 3% | 64 | 8% | 0 | 0% |
| 2.01 or more occupants per room | 31 | 2% | 31 | 4% | 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 | 837 | 100% |
| Less than \$500 | 85 | 10% |
| \$500 to \$599 | 0 | 0% |
| \$600 to \$699 | 32 | 4% |
| \$700 to \$799 | 13 | 2% |
| \$800 to \$899 | 100 | 12% |
| \$900 to \$999 | 61 | 7% |
| \$1,000 to \$1,249 | 180 | 22% |
| \$1,250 to \$1,499 | 215 | 26% |
| \$1,500 to \$1,999 | 101 | 12% |
| \$2,000 or more | 18 | 2% |
| No cash rent | 32 | 4% |
| Median contract rent | \$1,177 | |

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 | 837 | 100% |
| Less than 20 percent | 114 | 14% |
| 20.0 to 24.9 percent | 84 | 10% |
| 25.0 to 29.9 percent | 151 | 18% |
| 30.0 to 34.9 percent | 0 | 0% |
| 35.0 to 39.9 percent | 29 | 3% |
| 40.0 to 49.9 percent | 174 | 21% |
| 50.0 percent or more | 216 | 26% |
| Not computed | 69 | 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 | 1,972 | 100% |
| No vehicle | 178 | 9% |
| 1 vehicle | 644 | 33% |
| 2 vehicles | 864 | 44% |
| 3 vehicles | 155 | 8% |
| 4 or more vehicles | 131 | 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 | 2,811 | 100% |
| Worked in state of residence | 2,781 | 99% |
| Worked in county of residence | 2,739 | 97% |
| Worked outside county of residence | 42 | 1% |
| Worked outside state of residence | 30 | 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 | 4,694 | 100% | 2,293 | 49% |
| In labor force | 3,158 | 67% | 1,759 | 56% |
| Armed forces | 10 | <1% | 0 | 0% |
| Civilian (employed) | 2,792 | 88% | 1,535 | 55% |
| Civilian (unemployed) | 356 | 11% | 224 | 63% |
| Not in labor force | 1,536 | 33% | 534 | 35% |
| Pct. of civilian labor force unemployed | 11.3% | | 12.7% | |

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 |
|-----------------------------|--------------|-------------|
| Total Workers | 2,811 | 100% |
| Car, truck or van: | 2,423 | 86% |
| Drove Alone | 1,980 | 70% |
| Carpooled | 443 | 16% |
| Public Transportation: | 154 | 5% |
| Bus | 154 | 5% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 0 | 0% |
| Other public transportation | 0 | 0% |
| Motorcycle | 0 | 0% |
| Bicycle | 14 | 0% |
| Walked | 25 | 1% |
| Other means | 70 | 2% |
| Worked at home | 125 | 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 | 2,811 | 100% |
| Did not work at home | 2,686 | 96% |
| Less than 10 minutes | 171 | 6% |
| 10 to 19 minutes | 1,094 | 39% |
| 20 to 29 minutes | 715 | 25% |
| 30 to 44 minutes | 425 | 15% |
| 45 to 59 minutes | 117 | 4% |
| 60 to 89 minutes | 45 | 2% |
| 90 minutes or more | 119 | 4% |
| Worked at home | 125 | 4% |
| Average time to work (minutes) | 29 | -- |

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+ | 2,795 | 100% |
| Agriculture, forestry, mining | 14 | 1% |
| Utilities | 7 | <1% |
| Construction | 145 | 5% |
| Manufacturing | 366 | 13% |
| Wholesale trade | 35 | 1% |
| Retail trade | 301 | 11% |
| Transportation & warehousing | 49 | 2% |
| Information & communications | 88 | 3% |
| Finance, insurance, & real estate | 122 | 4% |
| Professional, scientific, management, administration | 119 | 4% |
| Educational, social, & health services | 488 | 17% |
| Art, entertainment, recreation, accommodations, food | 444 | 16% |
| Other services | 105 | 4% |
| Public administration | 512 | 18% |

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+ | 2,795 | 100% |
| Management, professional & related: | 924 | 33% |
| Management (incl. farm managers) | 148 | 5% |
| Business & financial | 53 | 2% |
| Computer & mathematical | 112 | 4% |
| Architecture & engineering | 142 | 5% |
| Life, physical & social science | 33 | 1% |
| Community & social service | 16 | 1% |
| Legal | 59 | 2% |
| Education, training, & library | 131 | 5% |
| Art, entertainment, sports & media | 71 | 3% |
| Healthcare practitioners | 159 | 6% |
| Service: | 636 | 23% |
| Healthcare support | 35 | 1% |
| Protective service | 27 | 1% |
| Food preparation & serving | 212 | 8% |
| Building & grounds cleaning / maintenance | 263 | 9% |
| Personal care & service | 99 | 4% |
| Sales & office | 621 | 22% |
| Farming, fishing & forestry | 14 | 1% |
| Construction, extraction & maintenance | 181 | 6% |
| Production, transport & material moving | 419 | 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 | 1,972 | 100% |
| Less than \$15,000 | 223 | 11% |
| \$15,000 to \$29,999 | 306 | 16% |
| \$30,000 to \$44,999 | 393 | 20% |
| \$45,000 to \$59,999 | 299 | 15% |
| \$60,000 to \$74,999 | 152 | 8% |
| \$75,000 to \$99,999 | 253 | 13% |
| \$100,000 to \$124,999 | 84 | 4% |
| \$125,000 to \$149,999 | 156 | 8% |
| \$150,000 to \$199,999 | 70 | 4% |
| \$200,000 or more | 36 | 2% |
| Median Income | \$48,211 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,972 | 100% |
| With earnings | 1,671 | 85% |
| With wage and salary income | 1,623 | 82% |
| With self-employment income | 205 | 10% |
| With interest, dividend, or net rental income | 414 | 21% |
| With Social Security income | 382 | 19% |
| With Supplemental Security income | 57 | 3% |
| With public assistance income | 72 | 4% |
| With retirement income | 338 | 17% |
| With other types of income | 184 | 9% |

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 | 6,264 | 100% |
| Under .50 | 300 | 5% |
| .50 to .99 | 646 | 10% |
| 1.00 to 1.24 | 632 | 10% |
| 1.25 to 1.49 | 22 | <1% |
| 1.50 to 1.84 | 1,119 | 18% |
| 1.85 to 1.99 | 254 | 4% |
| 2.00 and over | 3,291 | 53% |

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 | 6,264 | 100% |
| Above Poverty | 5,318 | 85% |
| Below Poverty | 946 | 15% |

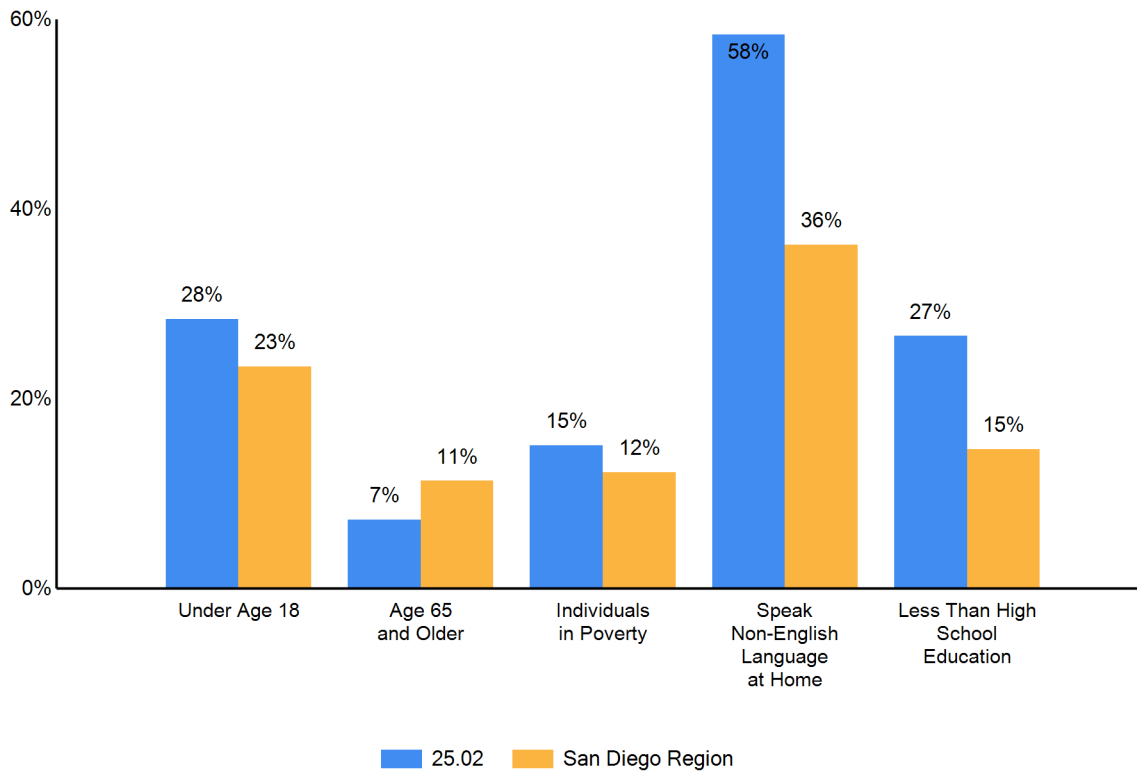
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 1,430 | 903 | 527 | 1,263 | 767 | 496 | 167 | 136 | 31 |
| Married couple family | 1,070 | 675 | 395 | 996 | 601 | 395 | 74 | 74 | 0 |
| Male householder, no wife present | 65 | 45 | 20 | 20 | 0 | 20 | 45 | 45 | 0 |
| Female householder, no husband present | 295 | 183 | 112 | 247 | 166 | 81 | 48 | 17 | 31 |

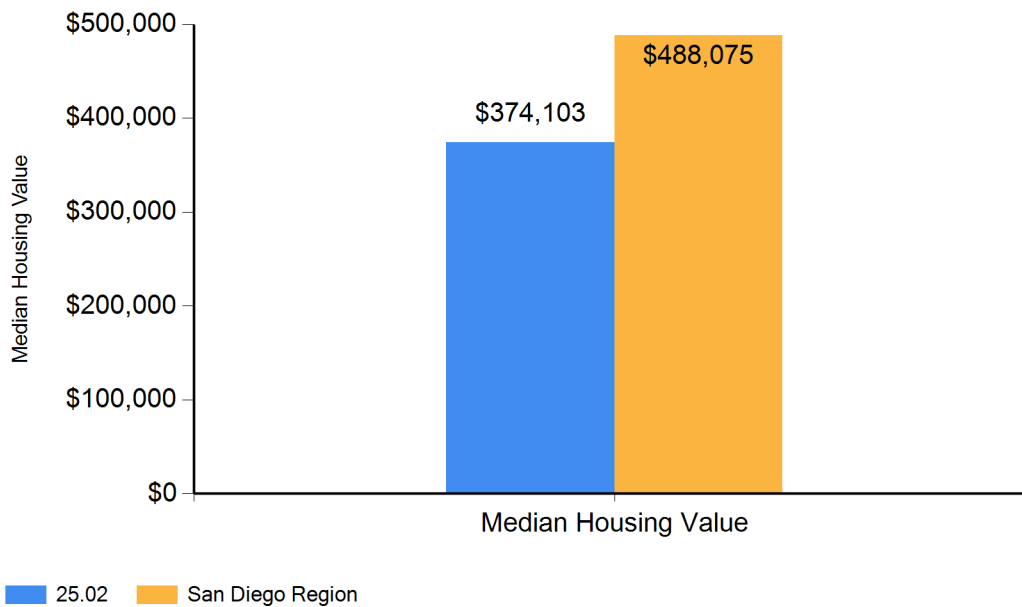
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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