



## Demographic and Socioeconomic Profile 2010

TRACT: 95.05

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,442</b>	<b>100%</b>
White	4,321	67%
Asian	1,013	16%
Hispanic	616	10%
Two or More	278	4%
Black	161	2%
American Indian	21	<1%
Pacific Islander	19	<1%
Other	13	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,442</b>	<b>3,185</b>	<b>3,257</b>	<b>51%</b>
Under 5	349	180	169	48%
5 to 9	380	190	190	50%
10 to 14	368	204	164	45%
15 to 17	251	130	121	48%
18 and 19	100	55	45	45%
20 to 24	311	151	160	51%
25 to 29	396	203	193	49%
30 to 34	438	215	223	51%
35 to 39	477	239	238	50%
40 to 44	504	256	248	49%
45 to 49	558	265	293	53%
50 to 54	550	263	287	52%
55 to 59	531	245	286	54%
60 and 61	217	92	125	58%
62 to 64	282	133	149	53%
65 to 69	283	132	151	53%
70 to 74	204	111	93	46%
75 to 79	121	56	65	54%
80 to 84	70	33	37	53%
85 and Older	52	32	20	38%
Under 18	1,348	704	644	48%
65 and older	730	364	366	50%
<b>Median</b>	<b>41.5</b>	<b>40.5</b>	<b>42.5</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,345</b>	<b>100%</b>
Never Married	1,188	22%
Married, excluding separated	2,985	56%
Separated	68	1%
Widowed	251	5%
Divorced	853	16%

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>6,442</b>	<b>100%</b>
Household	6,442	100%
Group Quarters - Other	0	0%
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
<b>Total Pop.</b>	<b>6,442</b>	<b>616</b>	<b>4,321</b>	<b>161</b>	<b>21</b>	<b>1,013</b>	<b>19</b>	<b>13</b>	<b>278</b>
Under 5	349	57	193	7	0	49	1	2	40
5 to 9	380	59	216	2	2	58	0	2	41
10 to 14	368	55	218	11	6	45	1	1	31
15 to 17	251	29	154	6	3	26	2	1	30
18 and 19	100	12	53	4	0	19	0	2	10
20 to 24	311	51	182	15	0	48	1	0	14
25 to 29	396	38	259	10	1	71	1	0	16
30 to 34	438	52	266	8	0	87	1	2	22
35 to 39	477	55	299	12	3	95	1	1	11
40 to 44	504	46	350	15	1	78	2	0	12
45 to 49	558	34	405	17	3	84	3	0	12
50 to 54	550	35	398	18	0	80	2	0	17
55 to 59	531	33	375	10	0	98	3	0	12
60 and 61	217	10	168	3	0	33	0	0	3
62 to 64	282	16	231	5	0	29	0	0	1
65 to 69	283	10	223	8	0	38	1	1	2
70 to 74	204	10	146	6	2	37	0	1	2
75 to 79	121	7	90	3	0	21	0	0	0
80 to 84	70	6	53	1	0	9	0	0	1
85 and Older	52	1	42	0	0	8	0	0	1
Under 18	1,348	200	781	26	11	178	4	6	142
65 and older	730	34	554	18	2	113	1	2	6
<b>Median</b>		<b>30.7</b>	<b>44.6</b>	<b>41.8</b>	<b>17.5</b>	<b>40.5</b>	<b>43.8</b>	<b>18.5</b>	<b>17.7</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>6,093</b>	<b>100%</b>
Speak Only English	4,813	79%
Speak Spanish:	266	4%
Speak English "well" or "very well"	238	4%
Speak English "not well" or "not at all"	28	<1%
Speak Asian/Pacific Island language:	526	9%
Speak English "well" or "very well"	302	5%
Speak English "not well" or "not at all"	224	4%
Speak other language:	488	8%
Speak English "well" or "very well"	488	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
<b>Total population age 25 and older</b>	<b>4,683</b>	<b>100%</b>
Less than 9th grade	62	1%
9th through 12th grade, no diploma	181	4%
High school grad (incl. equivalency)	532	11%
Some college, no degree	1,048	22%
Associate degree	395	8%
Bachelor's degree	1,468	31%
Master's degree	819	17%
Professional school degree	107	2%
Doctorate degree	71	2%

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>6,230</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,525	24%	1,313	21%	212	3%
Nursery / Preschool	89	6%	49	4%	40	19%
Kindergarten to grade 4	441	29%	402	31%	39	18%
Grade 5 to grade 8	267	18%	250	19%	17	8%
Grade 9 to grade 12	283	19%	256	19%	27	13%
College, undergraduate	362	24%	297	23%	65	31%
Graduate or Professional school	83	5%	59	4%	24	11%
Not enrolled in school	4,705	76%	---	---	---	---

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>2,677</b>	<b>100%</b>	<b>828</b>	<b>100%</b>	<b>1,849</b>	<b>100%</b>
Family Households:	1,824	68%	828	100%	996	54%
Married couple family	1,404	52%	505	61%	899	49%
Other family:	420	16%	323	39%	97	5%
Male householder, no wife	191	7%	122	15%	69	4%
Female householder, no husband	229	9%	201	24%	28	2%
Nonfamily households:	853	32%	0	0%	853	46%
Householder living alone	693	26%	----	----	----	----
Other nonfamily households	160	6%	----	----	----	----

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>2,758</b>	<b>100%</b>	<b>2677</b>	<b>81</b>	<b>3%</b>	<b>2.41</b>
Single family (detached)	1,518	55%	1,443	75	5%	2.61
Single family (attached)	698	25%	692	6	1%	2.25
2 to 4 units	100	4%	100	0	0%	1.96
5 to 9 units	98	4%	98	0	0%	2.07
10 or more units	344	12%	344	0	0%	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
<b>Total Owner-Occupied Units</b>	<b>1,791</b>	<b>100%</b>
Less than \$150,000	106	6%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	40	2%
\$250,000 to \$299,999	94	5%
\$300,000 to \$399,999	112	6%
\$400,000 to \$499,999	368	21%
\$500,000 to \$749,999	756	42%
\$750,000 to \$999,999	300	17%
\$1,000,000 or more	15	1%

**Median Value** **\$556,126**

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>2,758</b>	<b>100%</b>
2005 or Later	31	1%
2000 to 2004	26	1%
1990 to 1999	958	35%
1980 to 1989	1,081	39%
1970 to 1979	631	23%
1960 to 1969	31	1%
1950 to 1959	0	0%
1940 to 1949	0	0%
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
<b>Total occupied housing units</b>	<b>2,677</b>	<b>100%</b>	<b>886</b>	<b>100%</b>	<b>1,791</b>	<b>100%</b>
1.00 occupant housing per room or less	2,650	99%	859	97%	1,791	100%
1.01 to 1.50 occupants per room	27	1%	27	3%	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
<b>Total Units</b>	<b>886</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	44	5%
\$800 to \$899	0	0%
\$900 to \$999	1	<1%
\$1,000 to \$1,249	0	0%
\$1,250 to \$1,499	281	32%
\$1,500 to \$1,999	341	38%
\$2,000 or more	219	25%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,672</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>886</b>	<b>100%</b>
Less than 20 percent	50	6%
20.0 to 24.9 percent	73	8%
25.0 to 29.9 percent	263	30%
30.0 to 34.9 percent	116	13%
35.0 to 39.9 percent	80	9%
40.0 to 49.9 percent	47	5%
50.0 percent or more	257	29%
Not computed	0	0%

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>2,677</b>	<b>100%</b>
No vehicle	16	1%
1 vehicle	793	30%
2 vehicles	1,456	54%
3 vehicles	285	11%
4 or more vehicles	127	5%

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>3,739</b>	<b>100%</b>
Worked in state of residence	3,711	99%
Worked in county of residence	3,650	98%
Worked outside county of residence	61	2%
Worked outside state of residence	28	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>5,264</b>	<b>100%</b>	<b>2,571</b>	<b>49%</b>
In labor force	3,895	74%	2,130	55%
Armed forces	161	4%	161	100%
Civilian (employed)	3,601	92%	1,868	52%
Civilian (unemployed)	133	3%	101	76%
Not in labor force	1,369	26%	441	32%
Pct. of civilian labor force unemployed	3.6%		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
<b>Total Workers</b>	<b>3,739</b>	<b>100%</b>
Car, truck or van:	3,391	91%
Drove Alone	3,013	81%
Carpooled	378	10%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	16	<1%
Bicycle	0	0%
Walked	47	1%
Other means	8	<1%
Worked at home	277	7%

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>3,739</b>	<b>100%</b>
Did not work at home	3,462	93%
Less than 10 minutes	316	8%
10 to 19 minutes	1,287	34%
20 to 29 minutes	1,319	35%
30 to 44 minutes	436	12%
45 to 59 minutes	15	<1%
60 to 89 minutes	81	2%
90 minutes or more	8	<1%
Worked at home	277	7%
<b>Average time to work (minutes)</b>	<b>23</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>3,520</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	54	2%
Construction	153	4%
Manufacturing	334	9%
Wholesale trade	70	2%
Retail trade	278	8%
Transportation & warehousing	193	5%
Information & communications	124	4%
Finance, insurance, & real estate	427	12%
Professional, scientific, management, administration	126	4%
Educational, social, & health services	776	22%
Art, entertainment, recreation, accommodations, food	354	10%
Other services	98	3%
Public administration	533	15%

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>3,520</b>	<b>100%</b>
Management, professional & related:	1,725	49%
Management (incl. farm managers)	470	13%
Business & financial	296	8%
Computer & mathematical	166	5%
Architecture & engineering	80	2%
Life, physical & social science	26	1%
Community & social service	20	1%
Legal	32	1%
Education, training, & library	247	7%
Art, entertainment, sports & media	129	4%
Healthcare practitioners	259	7%
Service:	354	10%
Healthcare support	47	1%
Protective service	49	1%
Food preparation & serving	166	5%
Building & grounds cleaning / maintenance	38	1%
Personal care & service	54	2%
Sales & office	1,114	32%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	267	8%
Production, transport & material moving	60	2%

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>2,677</b>	<b>100%</b>
Less than \$15,000	88	3%
\$15,000 to \$29,999	183	7%
\$30,000 to \$44,999	222	8%
\$45,000 to \$59,999	253	9%
\$60,000 to \$74,999	233	9%
\$75,000 to \$99,999	488	18%
\$100,000 to \$124,999	437	16%
\$125,000 to \$149,999	282	11%
\$150,000 to \$199,999	282	11%
\$200,000 or more	209	8%
<b>Median Income</b>	<b>\$93,417</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,677</b>	<b>100%</b>
With earnings	2,449	91%
With wage and salary income	2,350	88%
With self-employment income	364	14%
With interest, dividend, or net rental income	970	36%
With Social Security income	398	15%
With Supplemental Security income	50	2%
With public assistance income	55	2%
With retirement income	464	17%
With other types of income	239	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
<b>Total</b>	<b>6,442</b>	<b>100%</b>
Under .50	154	2%
.50 to .99	180	3%
1.00 to 1.24	141	2%
1.25 to 1.49	214	3%
1.50 to 1.84	170	3%
1.85 to 1.99	61	1%
2.00 and over	5,522	86%

*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>6,442</b>	<b>100%</b>
Above Poverty	6,108	95%
Below Poverty	334	5%

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

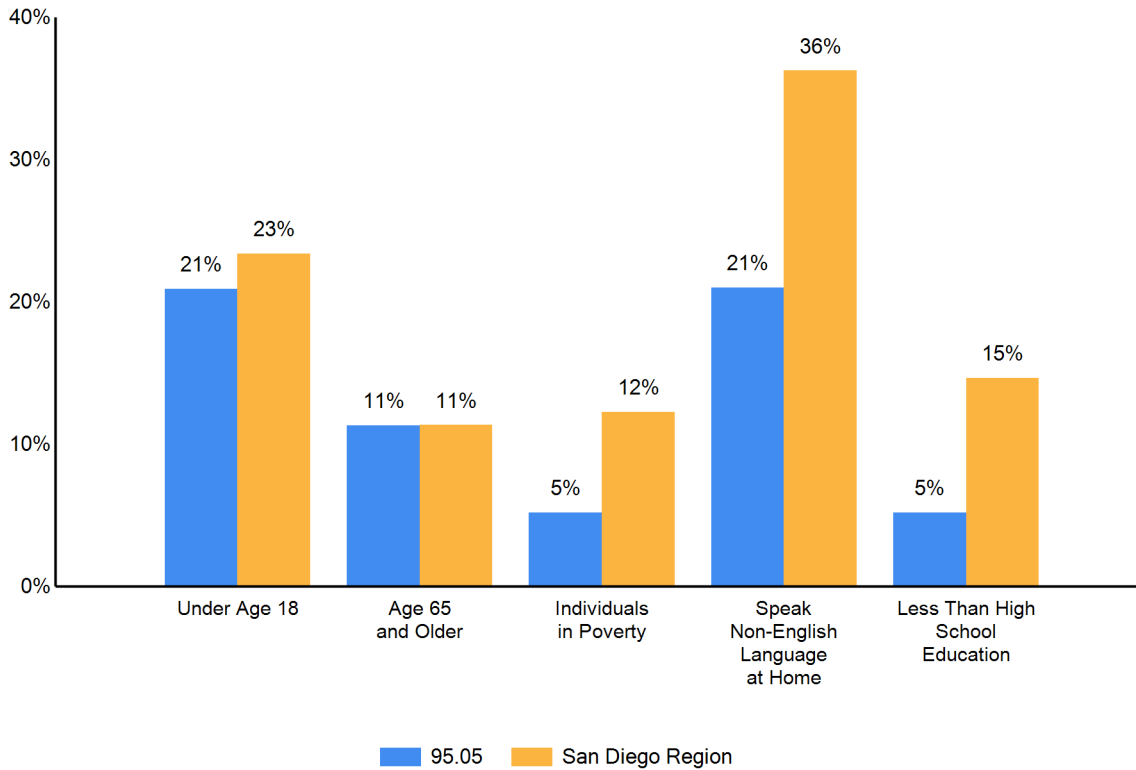
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,824</b>	<b>828</b>	<b>996</b>	<b>1,747</b>	<b>811</b>	<b>936</b>	<b>77</b>	<b>17</b>	<b>60</b>
Married couple family	1,404	505	899	1,404	505	899	0	0	0
Male householder, no wife present	191	122	69	131	122	9	60	0	60
Female householder, no husband present	229	201	28	212	184	28	17	17	0

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

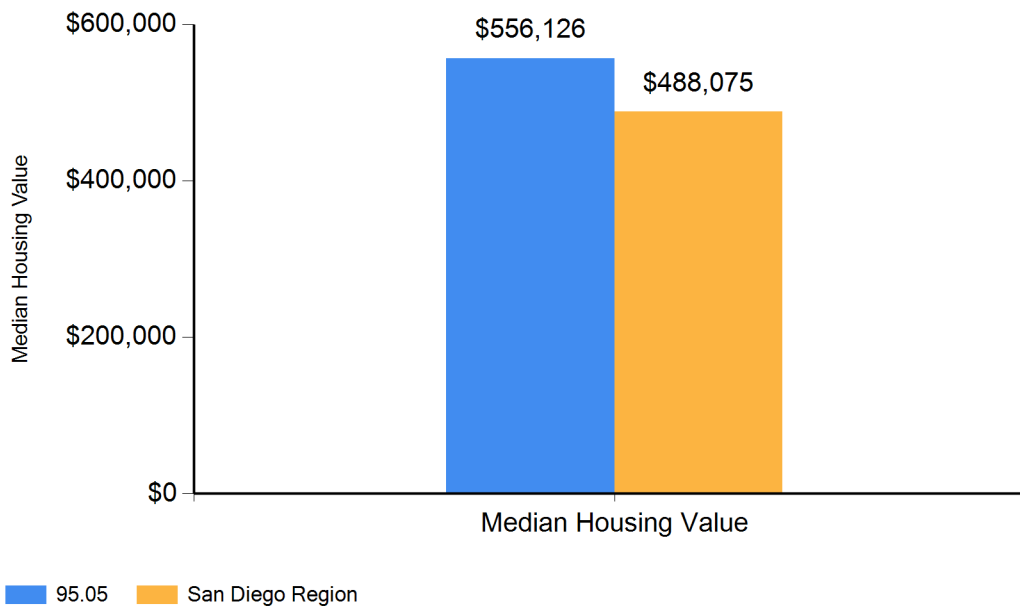


## Demographic and Socioeconomic Characteristics



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