



## Demographic and Socioeconomic Profile 2010

TRACT: 83.55

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>3,365</b>	<b>100%</b>
Asian	1,777	53%
White	891	26%
Hispanic	339	10%
Two or More	173	5%
Black	155	5%
Pacific Islander	14	<1%
Other	9	<1%
American Indian	7	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>3,365</b>	<b>1,695</b>	<b>1,670</b>	<b>50%</b>
Under 5	234	116	118	50%
5 to 9	224	106	118	53%
10 to 14	232	108	124	53%
15 to 17	134	76	58	43%
18 and 19	87	53	34	39%
20 to 24	256	162	94	37%
25 to 29	286	146	140	49%
30 to 34	228	108	120	53%
35 to 39	251	128	123	49%
40 to 44	265	132	133	50%
45 to 49	286	147	139	49%
50 to 54	235	124	111	47%
55 to 59	179	81	98	55%
60 and 61	54	17	37	69%
62 to 64	82	43	39	48%
65 to 69	114	54	60	53%
70 to 74	81	31	50	62%
75 to 79	60	29	31	52%
80 to 84	46	20	26	57%
85 and Older	31	14	17	55%
Under 18	824	406	418	51%
65 and older	332	148	184	55%
<b>Median</b>	<b>35.0</b>	<b>33.7</b>	<b>36.2</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>2,675</b>	<b>100%</b>
Never Married	867	32%
Married, excluding separated	1,337	50%
Separated	62	2%
Widowed	154	6%
Divorced	255	10%

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>3,365</b>	<b>100%</b>
Household	3,347	99%
Group Quarters - Other	18	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
<b>Total Pop.</b>	<b>3,365</b>	<b>339</b>	<b>891</b>	<b>155</b>	<b>7</b>	<b>1,777</b>	<b>14</b>	<b>9</b>	<b>173</b>
Under 5	234	40	62	11	0	96	0	4	21
5 to 9	224	45	32	10	0	111	1	0	25
10 to 14	232	32	36	12	0	134	1	0	17
15 to 17	134	18	23	10	0	71	0	0	12
18 and 19	87	13	11	5	0	46	1	0	11
20 to 24	256	27	81	16	1	116	1	0	14
25 to 29	286	31	75	8	0	150	1	1	20
30 to 34	228	16	68	11	1	118	0	0	14
35 to 39	251	33	60	13	0	140	2	0	3
40 to 44	265	30	53	9	1	162	1	1	8
45 to 49	286	18	73	16	1	166	1	0	11
50 to 54	235	13	76	13	0	124	0	3	6
55 to 59	179	5	65	2	1	98	2	0	6
60 and 61	54	2	17	2	0	32	0	0	1
62 to 64	82	2	33	6	0	39	0	0	2
65 to 69	114	3	40	7	2	61	1	0	0
70 to 74	81	9	27	2	0	41	1	0	1
75 to 79	60	1	22	2	0	34	1	0	0
80 to 84	46	1	28	0	0	16	0	0	1
85 and Older	31	0	9	0	0	22	0	0	0
Under 18	824	135	153	43	0	412	2	4	75
65 and older	332	14	126	11	2	174	3	0	2
<b>Median</b>		<b>24.0</b>	<b>39.8</b>	<b>32.5</b>	<b>47.5</b>	<b>36.7</b>	<b>40.0</b>	<b>27.5</b>	<b>20.2</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>3,131</b>	<b>100%</b>
Speak Only English	1,647	53%
Speak Spanish:	118	4%
Speak English "well" or "very well"	114	4%
Speak English "not well" or "not at all"	4	<1%
Speak Asian/Pacific Island language:	1,070	34%
Speak English "well" or "very well"	936	30%
Speak English "not well" or "not at all"	134	4%
Speak other language:	296	9%
Speak English "well" or "very well"	294	9%
Speak English "not well" or "not at all"	2	<1%

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>2,198</b>	<b>100%</b>
Less than 9th grade	106	5%
9th through 12th grade, no diploma	31	1%
High school grad (incl. equivalency)	459	21%
Some college, no degree	371	17%
Associate degree	192	9%
Bachelor's degree	797	36%
Master's degree	194	9%
Professional school degree	36	2%
Doctorate degree	12	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>3,228</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,100	34%	982	30%	118	4%
Nursery / Preschool	67	6%	29	3%	38	32%
Kindergarten to grade 4	326	30%	326	33%	0	0%
Grade 5 to grade 8	94	9%	58	6%	36	31%
Grade 9 to grade 12	170	15%	170	17%	0	0%
College, undergraduate	339	31%	295	30%	44	37%
Graduate or Professional school	104	9%	104	11%	0	0%
Not enrolled in school	2,128	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
<b>Total households</b>	<b>939</b>	<b>100%</b>	<b>465</b>	<b>100%</b>	<b>474</b>	<b>100%</b>
Family Households:	777	83%	465	100%	312	66%
Married couple family	616	66%	401	86%	215	45%
Other family:	161	17%	64	14%	97	20%
Male householder, no wife	73	8%	31	7%	42	9%
Female householder, no husband	88	9%	33	7%	55	12%
Nonfamily households:	162	17%	0	0%	162	34%
Householder living alone	38	4%	----	----	----	----
Other nonfamily households	124	13%	----	----	----	----

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>959</b>	<b>100%</b>	<b>939</b>	<b>20</b>	<b>2%</b>	<b>3.56</b>
Single family (detached)	894	93%	874	20	2%	3.60
Single family (attached)	65	7%	65	0	0%	3.09
2 to 4 units	0	0%	0	0	0%	0.00
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	0	0%	0	0	0%	0.00
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>670</b>	<b>100%</b>
Less than \$150,000	9	1%
\$150,000 to \$199,999	12	2%
\$200,000 to \$249,999	9	1%
\$250,000 to \$299,999	37	6%
\$300,000 to \$399,999	82	12%
\$400,000 to \$499,999	164	24%
\$500,000 to \$749,999	348	52%
\$750,000 to \$999,999	9	1%
\$1,000,000 or more	0	0%

**Median Value** **\$516,429**

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>959</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	35	4%
1990 to 1999	424	44%
1980 to 1989	84	9%
1970 to 1979	355	37%
1960 to 1969	61	6%
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>939</b>	<b>100%</b>	<b>269</b>	<b>100%</b>	<b>670</b>	<b>100%</b>
1.00 occupant housing per room or less	887	94%	255	95%	632	94%
1.01 to 1.50 occupants per room	52	6%	14	5%	38	6%
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>269</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	12	4%
\$900 to \$999	0	0%
\$1,000 to \$1,249	12	4%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	81	30%
\$2,000 or more	110	41%
No cash rent	54	20%
<b>Median contract rent</b>	<b>\$2,402</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>269</b>	<b>100%</b>
Less than 20 percent	51	19%
20.0 to 24.9 percent	26	10%
25.0 to 29.9 percent	9	3%
30.0 to 34.9 percent	18	7%
35.0 to 39.9 percent	9	3%
40.0 to 49.9 percent	0	0%
50.0 percent or more	101	38%
Not computed	55	20%

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>939</b>	<b>100%</b>
No vehicle	31	3%
1 vehicle	128	14%
2 vehicles	415	44%
3 vehicles	264	28%
4 or more vehicles	101	11%

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>1,786</b>	<b>100%</b>
Worked in state of residence	1,763	99%
Worked in county of residence	1,726	97%
Worked outside county of residence	37	2%
Worked outside state of residence	23	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>2,632</b>	<b>100%</b>	<b>1,341</b>	<b>51%</b>
In labor force	1,939	74%	1,098	57%
Armed forces	39	2%	39	100%
Civilian (employed)	1,734	89%	991	57%
Civilian (unemployed)	166	9%	68	41%
Not in labor force	693	26%	243	35%
Pct. of civilian labor force unemployed	8.7%		11.7%	

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>1,786</b>	<b>100%</b>
Car, truck or van:	1,661	93%
Drove Alone	1,522	85%
Carpooled	139	8%
Public Transportation:	0	0%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	82	5%
Walked	23	1%
Other means	0	0%
Worked at home	20	1%

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>1,786</b>	<b>100%</b>
Did not work at home	1,766	99%
Less than 10 minutes	105	6%
10 to 19 minutes	595	33%
20 to 29 minutes	494	28%
30 to 44 minutes	366	20%
45 to 59 minutes	174	10%
60 to 89 minutes	23	1%
90 minutes or more	9	1%
Worked at home	20	1%
<b>Average time to work (minutes)</b>	<b>27</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>1,739</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	18	1%
Manufacturing	284	16%
Wholesale trade	31	2%
Retail trade	200	12%
Transportation & warehousing	60	3%
Information & communications	110	6%
Finance, insurance, & real estate	179	10%
Professional, scientific, management, administration	110	6%
Educational, social, & health services	361	21%
Art, entertainment, recreation, accommodations, food	99	6%
Other services	61	4%
Public administration	226	13%

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>1,739</b>	<b>100%</b>
Management, professional & related:	787	45%
Management (incl. farm managers)	192	11%
Business & financial	108	6%
Computer & mathematical	174	10%
Architecture & engineering	20	1%
Life, physical & social science	34	2%
Community & social service	0	0%
Legal	20	1%
Education, training, & library	61	4%
Art, entertainment, sports & media	4	<1%
Healthcare practitioners	174	10%
Service:	217	12%
Healthcare support	0	0%
Protective service	48	3%
Food preparation & serving	56	3%
Building & grounds cleaning / maintenance	92	5%
Personal care & service	21	1%
Sales & office	475	27%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	24	1%
Production, transport & material moving	236	14%

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>939</b>	<b>100%</b>
Less than \$15,000	33	4%
\$15,000 to \$29,999	83	9%
\$30,000 to \$44,999	48	5%
\$45,000 to \$59,999	35	4%
\$60,000 to \$74,999	91	10%
\$75,000 to \$99,999	117	12%
\$100,000 to \$124,999	104	11%
\$125,000 to \$149,999	159	17%
\$150,000 to \$199,999	165	18%
\$200,000 or more	104	11%
<b>Median Income</b>	<b>\$115,024</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>939</b>	<b>100%</b>
With earnings	833	89%
With wage and salary income	833	89%
With self-employment income	59	6%
With interest, dividend, or net rental income	281	30%
With Social Security income	199	21%
With Supplemental Security income	62	7%
With public assistance income	12	1%
With retirement income	195	21%
With other types of income	154	16%

*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>3,365</b>	<b>100%</b>
Under .50	149	4%
.50 to .99	283	8%
1.00 to 1.24	60	2%
1.25 to 1.49	73	2%
1.50 to 1.84	107	3%
1.85 to 1.99	20	1%
2.00 and over	2,673	79%

*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>3,365</b>	<b>100%</b>
Above Poverty	2,933	87%
Below Poverty	432	13%

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

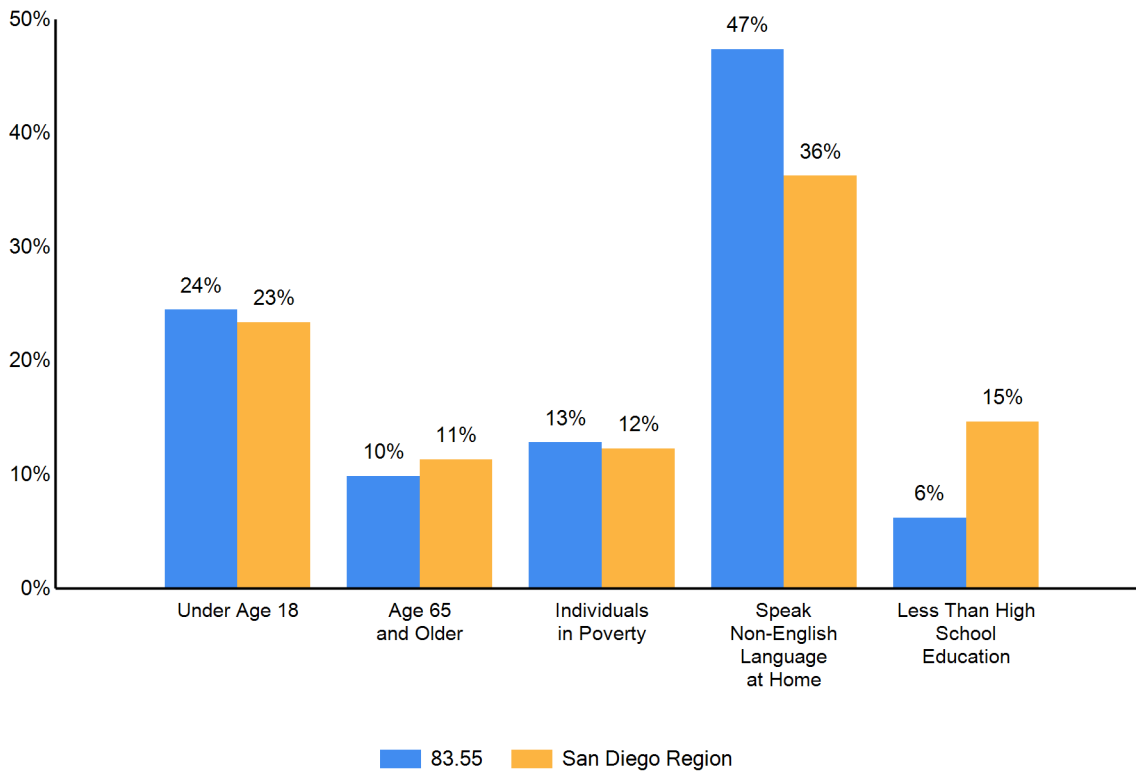
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>777</b>	<b>465</b>	<b>312</b>	<b>728</b>	<b>428</b>	<b>300</b>	<b>49</b>	<b>37</b>	<b>12</b>
Married couple family	616	401	215	567	364	203	49	37	12
Male householder, no wife present	73	31	42	73	31	42	0	0	0
Female householder, no husband present	88	33	55	88	33	55	0	0	0

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

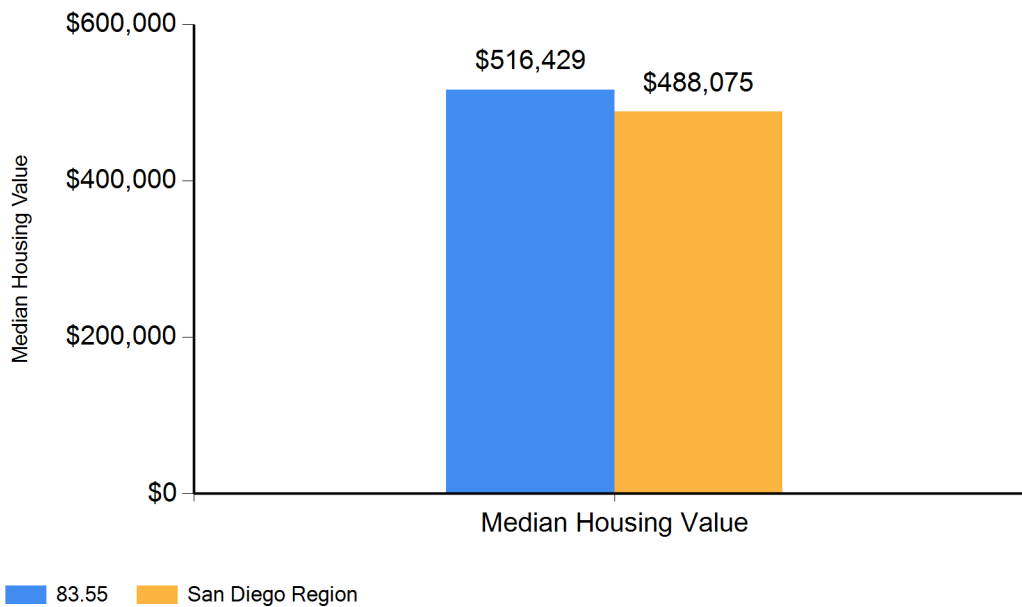


## Demographic and Socioeconomic Characteristics



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