



Demographic and Socioeconomic Profile 2010

TRACT: 176.03

Population by Race

	Population	Percent
Total Population	2,476	100%
White	1,785	72%
Hispanic	548	22%
Asian	58	2%
Two or More	56	2%
Black	12	<1%
Other	8	<1%
American Indian	7	<1%
Pacific Islander	2	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	2,476	1,254	1,222	49%
Under 5	137	68	69	50%
5 to 9	121	67	54	45%
10 to 14	140	67	73	52%
15 to 17	72	43	29	40%
18 and 19	43	21	22	51%
20 to 24	103	52	51	50%
25 to 29	176	89	87	49%
30 to 34	221	112	109	49%
35 to 39	193	100	93	48%
40 to 44	219	111	108	49%
45 to 49	196	106	90	46%
50 to 54	205	98	107	52%
55 to 59	210	102	108	51%
60 and 61	76	37	39	51%
62 to 64	90	49	41	46%
65 to 69	96	45	51	53%
70 to 74	41	22	19	46%
75 to 79	52	20	32	62%
80 to 84	50	30	20	40%
85 and Older	35	15	20	57%
Under 18	470	245	225	48%
65 and older	274	132	142	52%
Median	40.7	40.4	41.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	2,078	100%
Never Married	595	29%
Married, excluding separated	1,324	64%
Separated	33	2%
Widowed	50	2%
Divorced	76	4%

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	2,476	100%
Household	2,473	100%
Group Quarters - Other	3	<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.	2,476	548	1,785	12	7	58	2	8	56
Under 5	137	36	90	0	0	3	0	1	7
5 to 9	121	39	70	0	0	1	0	0	11
10 to 14	140	34	97	1	1	2	0	0	5
15 to 17	72	17	51	0	0	0	0	1	3
18 and 19	43	17	22	0	0	1	0	0	3
20 to 24	103	36	58	2	2	0	0	1	4
25 to 29	176	36	131	1	1	5	0	2	0
30 to 34	221	52	153	2	0	11	0	1	2
35 to 39	193	41	144	0	1	6	0	0	1
40 to 44	219	55	146	0	1	9	0	0	8
45 to 49	196	37	146	2	1	3	0	1	6
50 to 54	205	35	168	0	0	2	0	0	0
55 to 59	210	30	167	4	0	5	0	1	3
60 and 61	76	9	65	0	0	0	0	0	2
62 to 64	90	13	75	0	0	1	1	0	0
65 to 69	96	20	70	0	0	5	1	0	0
70 to 74	41	11	30	0	0	0	0	0	0
75 to 79	52	15	36	0	0	1	0	0	0
80 to 84	50	10	36	0	0	3	0	0	1
85 and Older	35	5	30	0	0	0	0	0	0
Under 18	470	126	308	1	1	6	0	2	26
65 and older	274	61	202	0	0	9	1	0	1
Median		35.9	42.6	45.0	27.5	40.0	65.0	27.5	19.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	2,339	100%
Speak Only English	1,662	71%
Speak Spanish:	533	23%
Speak English "well" or "very well"	484	21%
Speak English "not well" or "not at all"	49	2%
Speak Asian/Pacific Island language:	25	1%
Speak English "well" or "very well"	25	1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	119	5%
Speak English "well" or "very well"	119	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
Total population age 25 and older	1,860	100%
Less than 9th grade	108	6%
9th through 12th grade, no diploma	127	7%
High school grad (incl. equivalency)	122	7%
Some college, no degree	368	20%
Associate degree	247	13%
Bachelor's degree	533	29%
Master's degree	212	11%
Professional school degree	11	1%
Doctorate degree	132	7%

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	2,385	100%	---	---	---	---
Enrolled in school	487	20%	408	17%	79	3%
Nursery / Preschool	28	6%	28	7%	0	0%
Kindergarten to grade 4	59	12%	39	10%	20	25%
Grade 5 to grade 8	123	25%	114	28%	9	11%
Grade 9 to grade 12	65	13%	60	15%	5	6%
College, undergraduate	203	42%	158	39%	45	57%
Graduate or Professional school	9	2%	9	2%	0	0%
Not enrolled in school	1,898	80%	---	---	---	---

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	961	100%	243	100%	718	100%
Family Households:	654	68%	243	100%	411	57%
Married couple family	590	61%	201	83%	389	54%
Other family:	64	7%	42	17%	22	3%
Male householder, no wife	23	2%	23	9%	0	0%
Female householder, no husband	41	4%	19	8%	22	3%
Nonfamily households:	307	32%	0	0%	307	43%
Householder living alone	208	22%	----	----	----	----
Other nonfamily households	99	10%	----	----	----	----

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	988	100%	961	27	3%	2.57
Single family (detached)	626	63%	620	6	1%	2.69
Single family (attached)	224	23%	203	21	9%	2.44
2 to 4 units	56	6%	56	0	0%	2.38
5 to 9 units	29	3%	29	0	0%	2.17
10 or more units	53	5%	53	0	0%	2.17
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	770	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	46	6%
\$300,000 to \$399,999	96	12%
\$400,000 to \$499,999	90	12%
\$500,000 to \$749,999	261	34%
\$750,000 to \$999,999	128	17%
\$1,000,000 or more	149	19%

Median Value **\$646,552**

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	988	100%
2005 or Later	1	<1%
2000 to 2004	30	3%
1990 to 1999	181	18%
1980 to 1989	186	19%
1970 to 1979	223	23%
1960 to 1969	120	12%
1950 to 1959	202	20%
1940 to 1949	45	5%
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
Total occupied housing units	961	100%	191	100%	770	100%
1.00 occupant housing per room or less	944	98%	191	100%	753	98%
1.01 to 1.50 occupants per room	17	2%	0	0%	17	2%
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
Total Units	191	100%
Less than \$500	4	2%
\$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	1	1%
\$1,250 to \$1,499	27	14%
\$1,500 to \$1,999	79	41%
\$2,000 or more	80	42%
No cash rent	0	0%
Median contract rent	\$1,902	

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	191	100%
Less than 20 percent	87	46%
20.0 to 24.9 percent	28	15%
25.0 to 29.9 percent	38	20%
30.0 to 34.9 percent	10	5%
35.0 to 39.9 percent	12	6%
40.0 to 49.9 percent	0	0%
50.0 percent or more	16	8%
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
Total Availability	961	100%
No vehicle	38	4%
1 vehicle	175	18%
2 vehicles	492	51%
3 vehicles	106	11%
4 or more vehicles	150	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
Total Workers	1,332	100%
Worked in state of residence	1,280	96%
Worked in county of residence	1,262	95%
Worked outside county of residence	18	1%
Worked outside state of residence	52	4%

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	2,061	100%	1,039	50%
In labor force	1,413	69%	768	54%
Armed forces	3	<1%	3	100%
Civilian (employed)	1,325	94%	743	56%
Civilian (unemployed)	85	6%	22	26%
Not in labor force	648	31%	271	42%
Pct. of civilian labor force unemployed	6.0%		2.9%	

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	1,332	100%
Car, truck or van:	1,200	90%
Drove Alone	1,061	80%
Carpooled	139	10%
Public Transportation:	4	<1%
Bus	4	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	22	2%
Walked	0	0%
Other means	3	<1%
Worked at home	103	8%

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	1,332	100%
Did not work at home	1,229	92%
Less than 10 minutes	209	16%
10 to 19 minutes	323	24%
20 to 29 minutes	188	14%
30 to 44 minutes	366	27%
45 to 59 minutes	71	5%
60 to 89 minutes	72	5%
90 minutes or more	0	0%
Worked at home	103	8%
Average time to work (minutes)	27	--

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+	1,319	100%
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	52	4%
Manufacturing	112	8%
Wholesale trade	16	1%
Retail trade	60	5%
Transportation & warehousing	24	2%
Information & communications	60	5%
Finance, insurance, & real estate	135	10%
Professional, scientific, management, administration	28	2%
Educational, social, & health services	321	24%
Art, entertainment, recreation, accommodations, food	157	12%
Other services	143	11%
Public administration	211	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

Total employed civilian age 16+	1,319	100%
Management, professional & related:	624	47%
Management (incl. farm managers)	183	14%
Business & financial	122	9%
Computer & mathematical	22	2%
Architecture & engineering	69	5%
Life, physical & social science	45	3%
Community & social service	0	0%
Legal	4	<1%
Education, training, & library	47	4%
Art, entertainment, sports & media	110	8%
Healthcare practitioners	22	2%
Service:	365	28%
Healthcare support	116	9%
Protective service	32	2%
Food preparation & serving	82	6%
Building & grounds cleaning / maintenance	20	2%
Personal care & service	115	9%
Sales & office	212	16%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	60	5%
Production, transport & material moving	58	4%

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

Household Income

Number Percent

Total Households	961	100%
Less than \$15,000	76	8%
\$15,000 to \$29,999	122	13%
\$30,000 to \$44,999	64	7%
\$45,000 to \$59,999	92	10%
\$60,000 to \$74,999	51	5%
\$75,000 to \$99,999	126	13%
\$100,000 to \$124,999	34	4%
\$125,000 to \$149,999	83	9%
\$150,000 to \$199,999	218	23%
\$200,000 or more	95	10%
Median Income	\$89,980	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	961	100%
With earnings	852	89%
With wage and salary income	800	83%
With self-employment income	148	15%
With interest, dividend, or net rental income	349	36%
With Social Security income	179	19%
With Supplemental Security income	0	0%
With public assistance income	0	0%
With retirement income	120	12%
With other types of income	126	13%

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	2,476	100%
Under .50	138	6%
.50 to .99	136	5%
1.00 to 1.24	14	1%
1.25 to 1.49	91	4%
1.50 to 1.84	17	1%
1.85 to 1.99	45	2%
2.00 and over	2,035	82%

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	2,476	100%
Above Poverty	2,202	89%
Below Poverty	274	11%

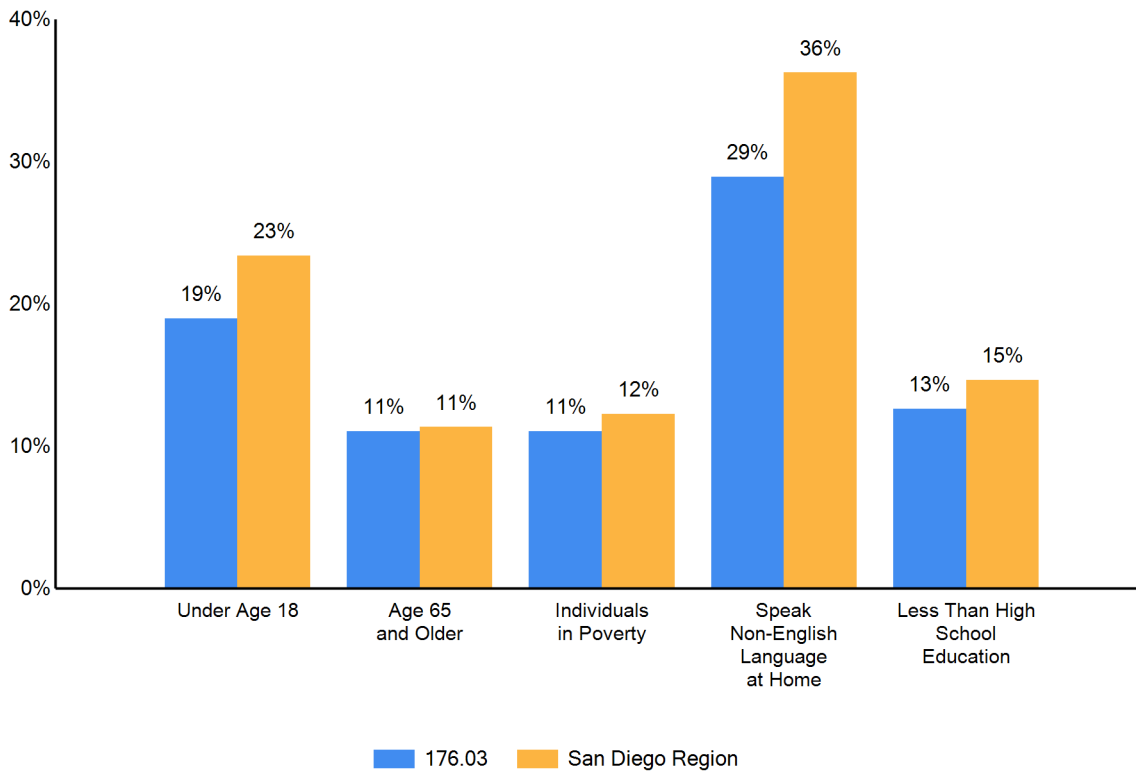
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	654	243	411	609	215	394	45	28	17
Married couple family	590	201	389	545	173	372	45	28	17
Male householder, no wife present	23	23	0	23	23	0	0	0	0
Female householder, no husband present	41	19	22	41	19	22	0	0	0

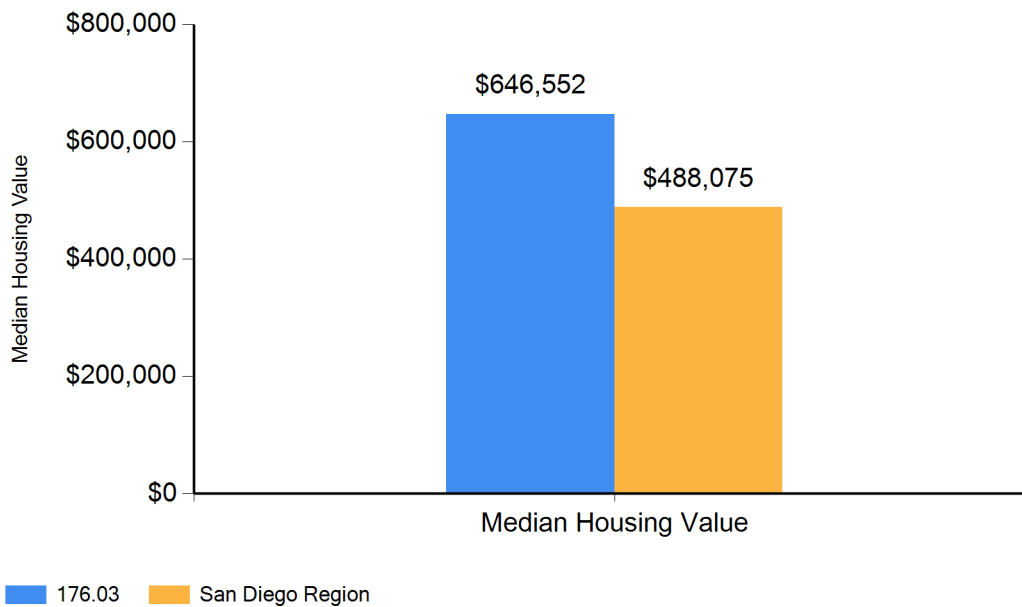
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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