



## Demographic and Socioeconomic Profile 2010

TRACT: 83.40

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>8,988</b>	<b>100%</b>
White	4,261	47%
Asian	3,255	36%
Hispanic	944	11%
Two or More	324	4%
Black	165	2%
Other	18	<1%
American Indian	12	<1%
Pacific Islander	9	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>8,988</b>	<b>4,503</b>	<b>4,485</b>	<b>50%</b>
Under 5	519	250	269	52%
5 to 9	247	120	127	51%
10 to 14	178	97	81	46%
15 to 17	95	57	38	40%
18 and 19	137	54	83	61%
20 to 24	1,878	921	957	51%
25 to 29	1,426	710	716	50%
30 to 34	1,319	722	597	45%
35 to 39	819	445	374	46%
40 to 44	479	246	233	49%
45 to 49	378	175	203	54%
50 to 54	351	168	183	52%
55 to 59	285	139	146	51%
60 and 61	119	58	61	51%
62 to 64	164	84	80	49%
65 to 69	202	84	118	58%
70 to 74	162	67	95	59%
75 to 79	113	56	57	50%
80 to 84	63	32	31	49%
85 and Older	54	18	36	67%
Under 18	1,039	524	515	50%
65 and older	594	257	337	57%
<b>Median</b>	<b>30.1</b>	<b>30.3</b>	<b>29.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>8,044</b>	<b>100%</b>
Never Married	3,890	48%
Married, excluding separated	3,323	41%
Separated	151	2%
Widowed	134	2%
Divorced	546	7%

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>8,988</b>	<b>100%</b>
Household	8,988	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
<b>Total Pop.</b>	<b>8,988</b>	<b>944</b>	<b>4,261</b>	<b>165</b>	<b>12</b>	<b>3,255</b>	<b>9</b>	<b>18</b>	<b>324</b>
Under 5	519	78	159	6	0	228	0	2	46
5 to 9	247	55	79	2	1	87	1	0	22
10 to 14	178	38	71	3	2	47	0	0	17
15 to 17	95	20	38	2	0	21	0	1	13
18 and 19	137	33	59	2	1	36	0	0	6
20 to 24	1,878	201	656	30	0	917	2	0	72
25 to 29	1,426	128	600	22	3	625	2	6	40
30 to 34	1,319	131	547	21	0	575	0	4	41
35 to 39	819	82	382	16	1	316	1	1	20
40 to 44	479	37	278	9	0	139	2	1	13
45 to 49	378	34	232	15	3	83	1	1	9
50 to 54	351	35	243	12	1	52	0	0	8
55 to 59	285	25	199	10	0	42	0	0	9
60 and 61	119	10	88	3	0	18	0	0	0
62 to 64	164	8	133	3	0	19	0	0	1
65 to 69	202	12	169	2	0	15	0	0	4
70 to 74	162	8	138	0	0	14	0	1	1
75 to 79	113	5	92	3	0	13	0	0	0
80 to 84	63	3	49	4	0	5	0	0	2
85 and Older	54	1	49	0	0	3	0	1	0
Under 18	1,039	191	347	13	3	383	1	3	98
65 and older	594	29	497	9	0	50	0	2	7
<b>Median</b>		<b>26.8</b>	<b>34.3</b>	<b>33.7</b>	<b>28.3</b>	<b>27.3</b>	<b>28.8</b>	<b>30.0</b>	<b>24.0</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>8,469</b>	<b>100%</b>
Speak Only English	5,394	64%
Speak Spanish:	578	7%
Speak English "well" or "very well"	563	7%
Speak English "not well" or "not at all"	15	<1%
Speak Asian/Pacific Island language:	1,175	14%
Speak English "well" or "very well"	1,016	12%
Speak English "not well" or "not at all"	159	2%
Speak other language:	1,322	15%
Speak English "well" or "very well"	1,278	15%
Speak English "not well" or "not at all"	44	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>5,934</b>	<b>100%</b>
Less than 9th grade	11	<1%
9th through 12th grade, no diploma	69	1%
High school grad (incl. equivalency)	229	4%
Some college, no degree	686	12%
Associate degree	450	8%
Bachelor's degree	1,985	33%
Master's degree	1,756	30%
Professional school degree	309	5%
Doctorate degree	439	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
<b>Total population age 3 and older</b>	<b>8,618</b>	<b>100%</b>	---	---	---	---
Enrolled in school	3,126	36%	2,359	27%	767	9%
Nursery / Preschool	148	5%	0	0%	148	19%
Kindergarten to grade 4	363	12%	219	9%	144	19%
Grade 5 to grade 8	66	2%	11	<1%	55	7%
Grade 9 to grade 12	73	2%	33	1%	40	5%
College, undergraduate	1,897	61%	1,767	75%	130	17%
Graduate or Professional school	579	19%	329	14%	250	33%
Not enrolled in school	5,492	64%	---	---	---	---

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>4,269</b>	<b>100%</b>	<b>678</b>	<b>100%</b>	<b>3,591</b>	<b>100%</b>
Family Households:	1,821	43%	640	94%	1,181	33%
Married couple family	1,535	36%	493	73%	1,042	29%
Other family:	286	7%	147	22%	139	4%
Male householder, no wife	0	0%	0	0%	0	0%
Female householder, no husband	286	7%	147	22%	139	4%
Nonfamily households:	2,448	57%	38	6%	2,410	67%
Householder living alone	1,462	34%	----	----	----	----
Other nonfamily households	986	23%	----	----	----	----

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>4,655</b>	<b>100%</b>	<b>4,269</b>	<b>386</b>	<b>8%</b>	<b>2.11</b>
Single family (detached)	119	3%	100	19	16%	2.38
Single family (attached)	117	3%	111	6	5%	2.15
2 to 4 units	766	16%	707	59	8%	2.13
5 to 9 units	330	7%	304	26	8%	2.12
10 or more units	3,323	71%	3,047	276	8%	2.09
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>911</b>	<b>100%</b>
Less than \$150,000	9	1%
\$150,000 to \$199,999	27	3%
\$200,000 to \$249,999	27	3%
\$250,000 to \$299,999	26	3%
\$300,000 to \$399,999	128	14%
\$400,000 to \$499,999	19	2%
\$500,000 to \$749,999	480	53%
\$750,000 to \$999,999	112	12%
\$1,000,000 or more	83	9%

**Median Value** **\$614,323**

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>4,655</b>	<b>100%</b>
2005 or Later	680	15%
2000 to 2004	797	17%
1990 to 1999	1,860	40%
1980 to 1989	1,016	22%
1970 to 1979	294	6%
1960 to 1969	8	<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>4,269</b>	<b>100%</b>	<b>3,358</b>	<b>100%</b>	<b>911</b>	<b>100%</b>
1.00 occupant housing per room or less	4,170	98%	3,279	98%	891	98%
1.01 to 1.50 occupants per room	88	2%	68	2%	20	2%
1.51 to 2.00 occupants per room	11	<1%	11	<1%	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>3,358</b>	<b>100%</b>
Less than \$500	8	<1%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	10	<1%
\$800 to \$899	0	0%
\$900 to \$999	54	2%
\$1,000 to \$1,249	121	4%
\$1,250 to \$1,499	586	17%
\$1,500 to \$1,999	1,609	48%
\$2,000 or more	916	27%
No cash rent	54	2%
<b>Median contract rent</b>	<b>\$1,780</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>3,358</b>	<b>100%</b>
Less than 20 percent	962	29%
20.0 to 24.9 percent	429	13%
25.0 to 29.9 percent	204	6%
30.0 to 34.9 percent	145	4%
35.0 to 39.9 percent	169	5%
40.0 to 49.9 percent	244	7%
50.0 percent or more	1,026	31%
Not computed	179	5%

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>4,269</b>	<b>100%</b>
No vehicle	174	4%
1 vehicle	1,743	41%
2 vehicles	1,897	44%
3 vehicles	347	8%
4 or more vehicles	108	3%

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>5,411</b>	<b>100%</b>
Worked in state of residence	5,330	99%
Worked in county of residence	5,251	97%
Worked outside county of residence	79	1%
Worked outside state of residence	81	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>8,020</b>	<b>100%</b>	<b>4,025</b>	<b>50%</b>
In labor force	5,392	67%	3,022	56%
Armed forces	157	3%	108	69%
Civilian (employed)	5,017	93%	2,796	56%
Civilian (unemployed)	218	4%	118	54%
Not in labor force	2,628	33%	1,003	38%
Pct. of civilian labor force unemployed	4.2%		4.0%	

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>5,411</b>	<b>100%</b>
Car, truck or van:	4,836	89%
Drove Alone	4,518	83%
Carpooled	318	6%
Public Transportation:	192	4%
Bus	192	4%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	49	1%
Bicycle	30	1%
Walked	44	1%
Other means	11	<1%
Worked at home	249	5%

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>5,411</b>	<b>100%</b>
Did not work at home	5,162	95%
Less than 10 minutes	905	17%
10 to 19 minutes	2,400	44%
20 to 29 minutes	1,076	20%
30 to 44 minutes	546	10%
45 to 59 minutes	158	3%
60 to 89 minutes	31	1%
90 minutes or more	46	1%
Worked at home	249	5%
<b>Average time to work (minutes)</b>	<b>20</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>5,243</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	106	2%
Manufacturing	672	13%
Wholesale trade	90	2%
Retail trade	334	6%
Transportation & warehousing	69	1%
Information & communications	330	6%
Finance, insurance, & real estate	426	8%
Professional, scientific, management, administration	220	4%
Educational, social, & health services	1,228	23%
Art, entertainment, recreation, accommodations, food	310	6%
Other services	144	3%
Public administration	1,314	25%

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>5,243</b>	<b>100%</b>
Management, professional & related:	3,613	69%
Management (incl. farm managers)	797	15%
Business & financial	576	11%
Computer & mathematical	512	10%
Architecture & engineering	388	7%
Life, physical & social science	387	7%
Community & social service	58	1%
Legal	153	3%
Education, training, & library	329	6%
Art, entertainment, sports & media	61	1%
Healthcare practitioners	352	7%
Service:	589	11%
Healthcare support	90	2%
Protective service	52	1%
Food preparation & serving	260	5%
Building & grounds cleaning / maintenance	40	1%
Personal care & service	147	3%
Sales & office	858	16%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	114	2%
Production, transport & material moving	69	1%

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>4,269</b>	<b>100%</b>
Less than \$15,000	575	13%
\$15,000 to \$29,999	284	7%
\$30,000 to \$44,999	460	11%
\$45,000 to \$59,999	203	5%
\$60,000 to \$74,999	384	9%
\$75,000 to \$99,999	558	13%
\$100,000 to \$124,999	420	10%
\$125,000 to \$149,999	401	9%
\$150,000 to \$199,999	658	15%
\$200,000 or more	326	8%
<b>Median Income</b>	<b>\$85,237</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>4,269</b>	<b>100%</b>
With earnings	3,786	89%
With wage and salary income	3,556	83%
With self-employment income	548	13%
With interest, dividend, or net rental income	1,332	31%
With Social Security income	362	8%
With Supplemental Security income	61	1%
With public assistance income	17	<1%
With retirement income	224	5%
With other types of income	337	8%

*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>8,967</b>	<b>100%</b>
Under .50	1,639	18%
.50 to .99	590	7%
1.00 to 1.24	184	2%
1.25 to 1.49	150	2%
1.50 to 1.84	101	1%
1.85 to 1.99	45	1%
2.00 and over	6,258	70%

*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>8,967</b>	<b>100%</b>
Above Poverty	6,738	75%
Below Poverty	2,229	25%

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

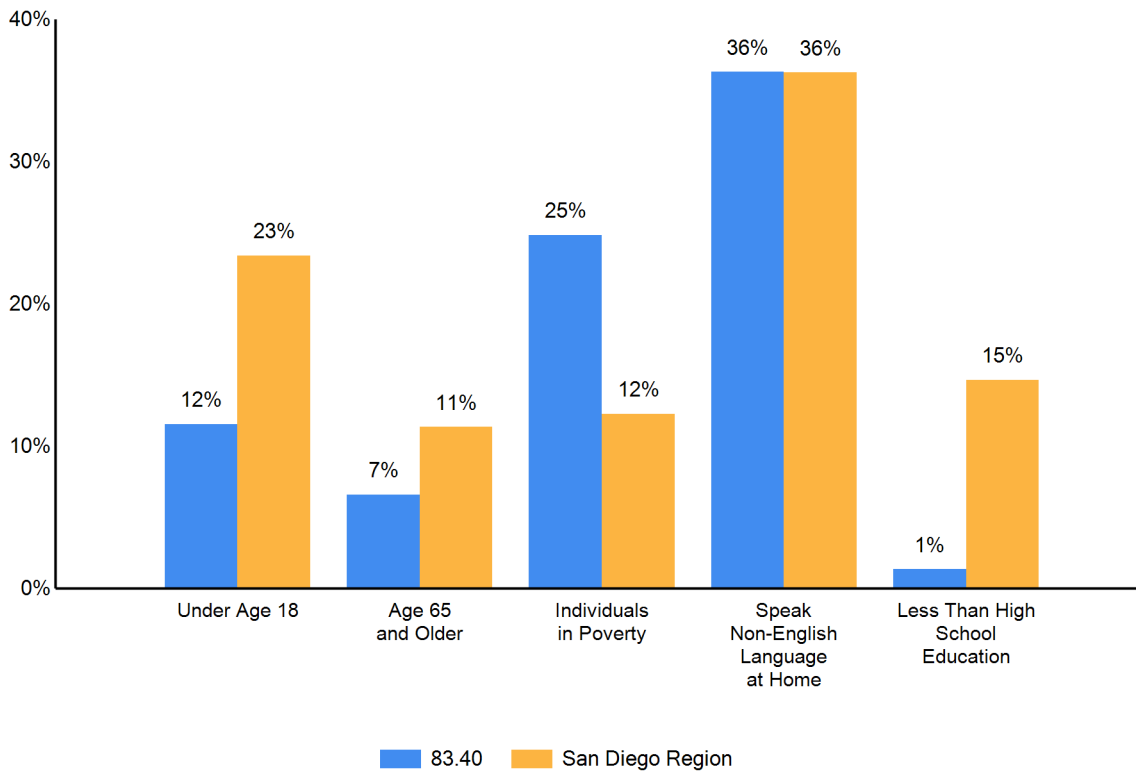
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,821</b>	<b>640</b>	<b>1,181</b>	<b>1,676</b>	<b>589</b>	<b>1,087</b>	<b>145</b>	<b>51</b>	<b>94</b>
Married couple family	1,535	493	1,042	1,485	493	992	50	0	50
Male householder, no wife present	0	0	0	0	0	0	0	0	0
Female householder, no husband present	286	147	139	191	96	95	95	51	44

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

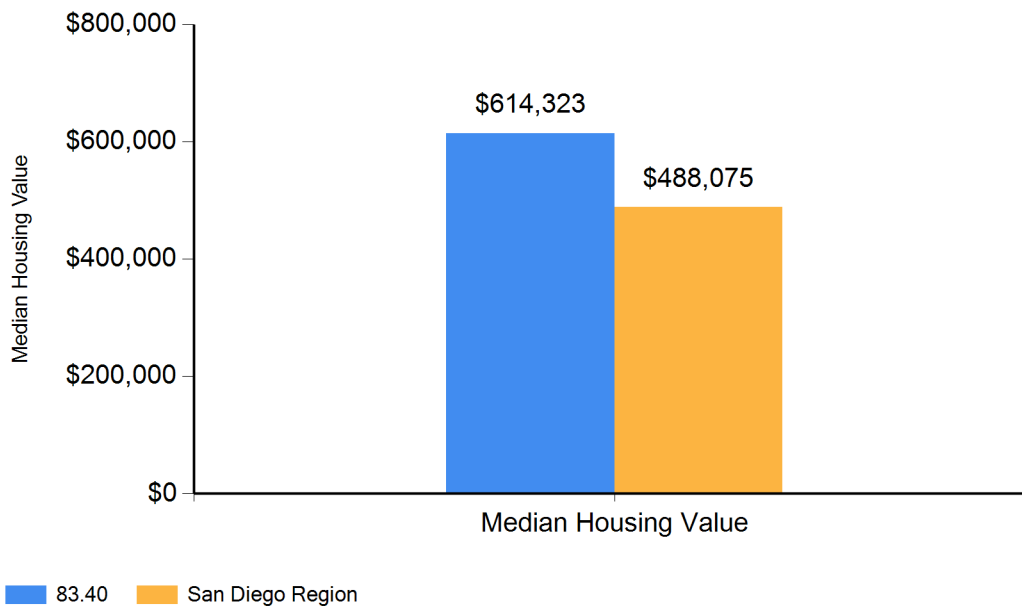


## Demographic and Socioeconomic Characteristics



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