



## Demographic and Socioeconomic Profile 2010

TRACT: 174.01

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,355</b>	<b>100%</b>
White	4,600	86%
Hispanic	375	7%
Asian	159	3%
Two or More	149	3%
American Indian	26	<1%
Black	21	<1%
Other	19	<1%
Pacific Islander	6	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,355</b>	<b>2,700</b>	<b>2,655</b>	<b>50%</b>
Under 5	224	118	106	47%
5 to 9	273	143	130	48%
10 to 14	178	84	94	53%
15 to 17	129	64	65	50%
18 and 19	69	45	24	35%
20 to 24	252	116	136	54%
25 to 29	585	284	301	51%
30 to 34	542	278	264	49%
35 to 39	494	258	236	48%
40 to 44	387	193	194	50%
45 to 49	429	218	211	49%
50 to 54	477	236	241	51%
55 to 59	437	227	210	48%
60 and 61	180	101	79	44%
62 to 64	187	96	91	49%
65 to 69	204	107	97	48%
70 to 74	107	47	60	56%
75 to 79	83	41	42	51%
80 to 84	48	19	29	60%
85 and Older	70	25	45	64%
Under 18	804	409	395	49%
65 and older	512	239	273	53%
<b>Median</b>	<b>39.3</b>	<b>39.2</b>	<b>39.4</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,680</b>	<b>100%</b>
Never Married	1,981	42%
Married, excluding separated	1,838	39%
Separated	117	3%
Widowed	179	4%
Divorced	565	12%

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>5,355</b>	<b>100%</b>
Household	5,355	100%
Group Quarters - Other	0	0%
Group Quarters - College	0	0%
Group Quarters - Military	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>5,355</b>	<b>375</b>	<b>4,600</b>	<b>21</b>	<b>26</b>	<b>159</b>	<b>6</b>	<b>19</b>	<b>149</b>
Under 5	224	16	171	1	5	5	0	2	24
5 to 9	273	19	232	0	1	5	0	3	13
10 to 14	178	24	140	1	1	4	0	1	7
15 to 17	129	13	107	1	0	0	0	1	7
18 and 19	69	8	54	0	0	0	0	1	6
20 to 24	252	26	201	2	5	8	0	2	8
25 to 29	585	36	505	2	6	18	1	1	16
30 to 34	542	56	448	1	0	21	2	1	13
35 to 39	494	35	413	3	0	28	0	1	14
40 to 44	387	25	329	2	3	17	0	4	7
45 to 49	429	18	385	2	2	12	2	1	7
50 to 54	477	19	425	2	0	17	0	0	14
55 to 59	437	21	400	1	1	8	1	0	5
60 and 61	180	11	165	0	0	3	0	1	0
62 to 64	187	11	171	0	1	2	0	0	2
65 to 69	204	14	179	2	1	3	0	0	5
70 to 74	107	5	97	1	0	4	0	0	0
75 to 79	83	6	77	0	0	0	0	0	0
80 to 84	48	3	42	0	0	3	0	0	0
85 and Older	70	9	59	0	0	1	0	0	1
Under 18	804	72	650	3	7	14	0	7	51
65 and older	512	37	454	3	1	11	0	0	6
<b>Median</b>		<b>34.1</b>	<b>40.4</b>	<b>39.2</b>	<b>25.8</b>	<b>38.3</b>	<b>45.0</b>	<b>23.8</b>	<b>28.0</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>5,131</b>	<b>100%</b>
Speak Only English	4,264	83%
Speak Spanish:	498	10%
Speak English "well" or "very well"	457	9%
Speak English "not well" or "not at all"	41	1%
Speak Asian/Pacific Island language:	35	1%
Speak English "well" or "very well"	35	1%
Speak English "not well" or "not at all"	0	0%
Speak other language:	334	6%
Speak English "well" or "very well"	319	6%
Speak English "not well" or "not at all"	15	<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>4,230</b>	<b>100%</b>
Less than 9th grade	19	<1%
9th through 12th grade, no diploma	161	4%
High school grad (incl. equivalency)	511	12%
Some college, no degree	699	17%
Associate degree	460	11%
Bachelor's degree	1,398	33%
Master's degree	607	14%
Professional school degree	291	7%
Doctorate degree	84	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>5,213</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,178	23%	948	18%	230	4%
Nursery / Preschool	190	16%	115	12%	75	33%
Kindergarten to grade 4	276	23%	221	23%	55	24%
Grade 5 to grade 8	122	10%	122	13%	0	0%
Grade 9 to grade 12	179	15%	179	19%	0	0%
College, undergraduate	300	25%	253	27%	47	20%
Graduate or Professional school	111	9%	58	6%	53	23%
Not enrolled in school	4,035	77%	---	---	---	---

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>2,484</b>	<b>100%</b>	<b>563</b>	<b>100%</b>	<b>1,921</b>	<b>100%</b>
Family Households:	1,182	48%	530	94%	652	34%
Married couple family	922	37%	362	64%	560	29%
Other family:	260	10%	168	30%	92	5%
Male householder, no wife	72	3%	33	6%	39	2%
Female householder, no husband	188	8%	135	24%	53	3%
Nonfamily households:	1,302	52%	33	6%	1,269	66%
Householder living alone	790	32%	----	----	----	----
Other nonfamily households	512	21%	----	----	----	----

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>2,751</b>	<b>100%</b>	<b>2484</b>	<b>267</b>	<b>10%</b>	<b>2.16</b>
Single family (detached)	1,023	37%	958	65	6%	2.28
Single family (attached)	1,185	43%	1,057	128	11%	2.13
2 to 4 units	302	11%	274	28	9%	1.72
5 to 9 units	0	0%	0	0	0%	0.00
10 or more units	241	9%	195	46	19%	2.27
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>1,192</b>	<b>100%</b>
Less than \$150,000	20	2%
\$150,000 to \$199,999	16	1%
\$200,000 to \$249,999	16	1%
\$250,000 to \$299,999	21	2%
\$300,000 to \$399,999	37	3%
\$400,000 to \$499,999	13	1%
\$500,000 to \$749,999	132	11%
\$750,000 to \$999,999	351	29%
\$1,000,000 or more	586	49%

**Median Value** **\$995,726**

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>2,753</b>	<b>100%</b>
2005 or Later	5	<1%
2000 to 2004	111	4%
1990 to 1999	360	13%
1980 to 1989	697	25%
1970 to 1979	765	28%
1960 to 1969	284	10%
1950 to 1959	362	13%
1940 to 1949	62	2%
1939 or earlier	107	4%

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>2,484</b>	<b>100%</b>	<b>1,292</b>	<b>100%</b>	<b>1,192</b>	<b>100%</b>
1.00 occupant housing per room or less	2,418	97%	1,226	95%	1,192	100%
1.01 to 1.50 occupants per room	66	3%	66	5%	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>1,292</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	23	2%
\$800 to \$899	0	0%
\$900 to \$999	61	5%
\$1,000 to \$1,249	168	13%
\$1,250 to \$1,499	303	23%
\$1,500 to \$1,999	510	39%
\$2,000 or more	211	16%
No cash rent	16	1%
<b>Median contract rent</b>	<b>\$1,582</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>1,292</b>	<b>100%</b>
Less than 20 percent	293	23%
20.0 to 24.9 percent	232	18%
25.0 to 29.9 percent	61	5%
30.0 to 34.9 percent	120	9%
35.0 to 39.9 percent	69	5%
40.0 to 49.9 percent	62	5%
50.0 percent or more	356	28%
Not computed	99	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
<b>Total Availability</b>	<b>2,484</b>	<b>100%</b>
No vehicle	114	5%
1 vehicle	789	32%
2 vehicles	1,157	47%
3 vehicles	283	11%
4 or more vehicles	141	6%

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>3,110</b>	<b>100%</b>
Worked in state of residence	3,017	97%
Worked in county of residence	2,908	94%
Worked outside county of residence	109	4%
Worked outside state of residence	93	3%

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>4,655</b>	<b>100%</b>	<b>2,341</b>	<b>50%</b>
In labor force	3,237	70%	1,899	59%
Armed forces	55	2%	42	76%
Civilian (employed)	3,078	95%	1,799	58%
Civilian (unemployed)	104	3%	58	56%
Not in labor force	1,418	30%	442	31%
Pct. of civilian labor force unemployed	3.3%		3.1%	

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>3,110</b>	<b>100%</b>
Car, truck or van:	2,523	81%
Drove Alone	2,235	72%
Carpooled	288	9%
Public Transportation:	15	<1%
Bus	15	<1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	58	2%
Walked	189	6%
Other means	66	2%
Worked at home	259	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
<b>Total Workers</b>	<b>3,110</b>	<b>100%</b>
Did not work at home	2,851	92%
Less than 10 minutes	378	12%
10 to 19 minutes	1,013	33%
20 to 29 minutes	605	19%
30 to 44 minutes	642	21%
45 to 59 minutes	76	2%
60 to 89 minutes	55	2%
90 minutes or more	82	3%
Worked at home	259	8%
<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>3,025</b>	<b>100%</b>
Agriculture, forestry, mining	8	<1%
Utilities	14	<1%
Construction	131	4%
Manufacturing	287	9%
Wholesale trade	62	2%
Retail trade	243	8%
Transportation & warehousing	206	7%
Information & communications	141	5%
Finance, insurance, & real estate	391	13%
Professional, scientific, management, administration	14	<1%
Educational, social, & health services	473	16%
Art, entertainment, recreation, accommodations, food	335	11%
Other services	93	3%
Public administration	627	21%

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>3,025</b>	<b>100%</b>
Management, professional & related:	1,426	47%
Management (incl. farm managers)	357	12%
Business & financial	260	9%
Computer & mathematical	125	4%
Architecture & engineering	119	4%
Life, physical & social science	52	2%
Community & social service	7	<1%
Legal	94	3%
Education, training, & library	124	4%
Art, entertainment, sports & media	107	4%
Healthcare practitioners	181	6%
Service:	317	10%
Healthcare support	0	0%
Protective service	0	0%
Food preparation & serving	143	5%
Building & grounds cleaning / maintenance	63	2%
Personal care & service	111	4%
Sales & office	957	32%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	102	3%
Production, transport & material moving	223	7%

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>2,484</b>	<b>100%</b>
Less than \$15,000	242	10%
\$15,000 to \$29,999	252	10%
\$30,000 to \$44,999	159	6%
\$45,000 to \$59,999	249	10%
\$60,000 to \$74,999	184	7%
\$75,000 to \$99,999	300	12%
\$100,000 to \$124,999	350	14%
\$125,000 to \$149,999	177	7%
\$150,000 to \$199,999	272	11%
\$200,000 or more	299	12%
<b>Median Income</b>	<b>\$88,000</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,484</b>	<b>100%</b>
With earnings	2,099	85%
With wage and salary income	1,900	76%
With self-employment income	539	22%
With interest, dividend, or net rental income	967	39%
With Social Security income	430	17%
With Supplemental Security income	37	1%
With public assistance income	20	1%
With retirement income	241	10%
With other types of income	355	14%

*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>5,345</b>	<b>100%</b>
Under .50	247	5%
.50 to .99	405	8%
1.00 to 1.24	58	1%
1.25 to 1.49	50	1%
1.50 to 1.84	173	3%
1.85 to 1.99	33	1%
2.00 and over	4,379	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
<b>Total</b>	<b>5,345</b>	<b>100%</b>
Above Poverty	4,693	88%
Below Poverty	652	12%

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

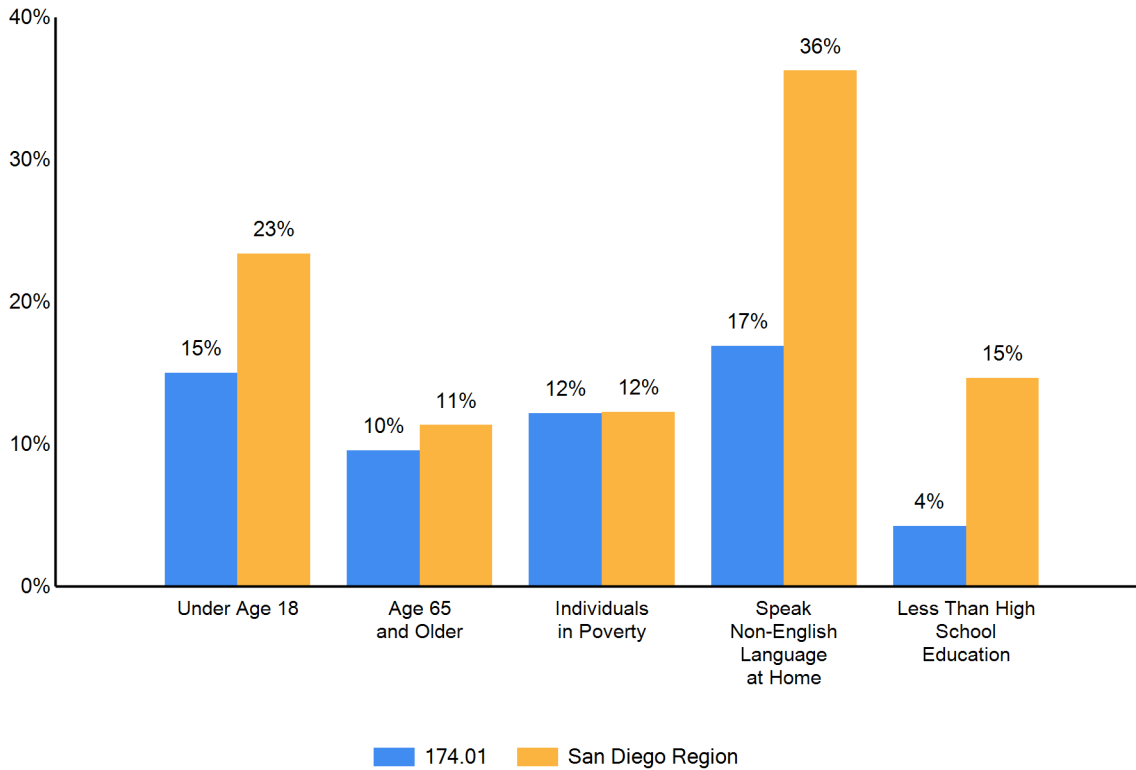
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,182</b>	<b>530</b>	<b>652</b>	<b>1,103</b>	<b>479</b>	<b>624</b>	<b>79</b>	<b>51</b>	<b>28</b>
Married couple family	922	362	560	921	361	560	1	1	0
Male householder, no wife present	72	33	39	44	33	11	28	0	28
Female householder, no husband present	188	135	53	138	85	53	50	50	0

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

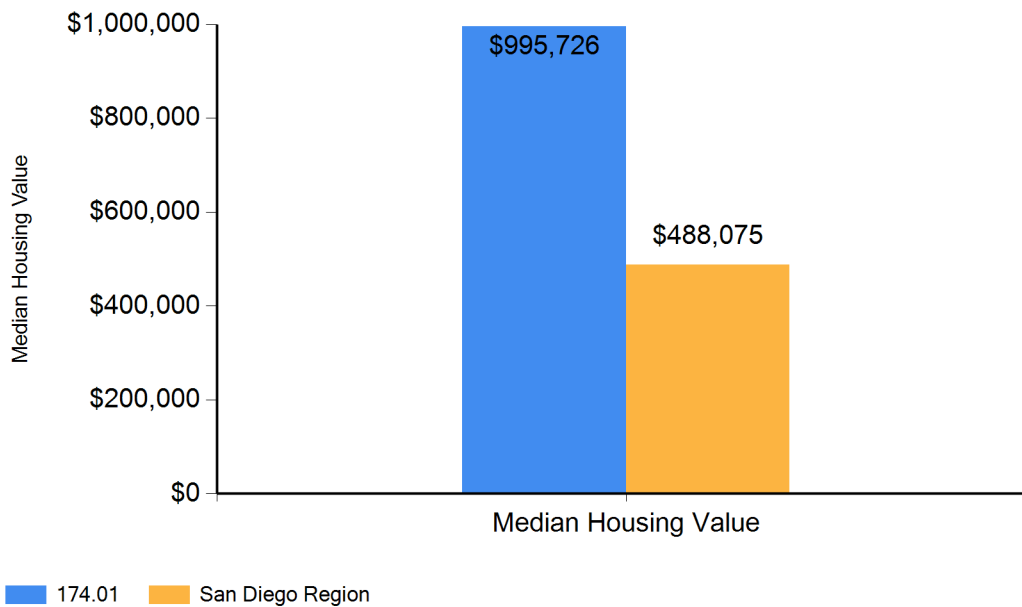


## Demographic and Socioeconomic Characteristics



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