



Demographic and Socioeconomic Profile 2010

TRACT: 173.05

Population by Race

| | Population | Percent |
|-------------------------|--------------|-------------|
| Total Population | 2,969 | 100% |
| White | 2,542 | 86% |
| Hispanic | 172 | 6% |
| Asian | 157 | 5% |
| Two or More | 69 | 2% |
| Black | 13 | <1% |
| American Indian | 9 | <1% |
| Other | 4 | <1% |
| Pacific Islander | 3 | <1% |

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

| | Total | Male | Female | Percent Female |
|-------------------------|--------------|--------------|--------------|----------------|
| Total Population | 2,969 | 1,412 | 1,557 | 52% |
| Under 5 | 134 | 71 | 63 | 47% |
| 5 to 9 | 169 | 87 | 82 | 49% |
| 10 to 14 | 165 | 83 | 82 | 50% |
| 15 to 17 | 95 | 50 | 45 | 47% |
| 18 and 19 | 42 | 24 | 18 | 43% |
| 20 to 24 | 71 | 31 | 40 | 56% |
| 25 to 29 | 70 | 34 | 36 | 51% |
| 30 to 34 | 128 | 59 | 69 | 54% |
| 35 to 39 | 165 | 71 | 94 | 57% |
| 40 to 44 | 196 | 96 | 100 | 51% |
| 45 to 49 | 224 | 101 | 123 | 55% |
| 50 to 54 | 208 | 98 | 110 | 53% |
| 55 to 59 | 229 | 108 | 121 | 53% |
| 60 and 61 | 99 | 41 | 58 | 59% |
| 62 to 64 | 178 | 88 | 90 | 51% |
| 65 to 69 | 276 | 124 | 152 | 55% |
| 70 to 74 | 165 | 72 | 93 | 56% |
| 75 to 79 | 153 | 78 | 75 | 49% |
| 80 to 84 | 106 | 53 | 53 | 50% |
| 85 and Older | 96 | 43 | 53 | 55% |
| Under 18 | 563 | 291 | 272 | 48% |
| 65 and older | 796 | 370 | 426 | 54% |
| Median | 50.6 | 50.0 | 51.2 | |

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

| | Number | Percent |
|---|--------------|-------------|
| Total population age 15 and over | 2,501 | 100% |
| Never Married | 547 | 22% |
| Married, excluding separated | 1,475 | 59% |
| Separated | 68 | 3% |
| Widowed | 169 | 7% |
| Divorced | 242 | 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 |
|---------------------------|--------------|-------------|
| Total population | 2,969 | 100% |
| Household | 2,969 | 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 |
|-------------------|--------------|-------------|--------------|-------------|-----------------|-------------|------------------|-------------|-------------|
| Total Pop. | 2,969 | 172 | 2,542 | 13 | 9 | 157 | 3 | 4 | 69 |
| Under 5 | 134 | 11 | 107 | 0 | 2 | 8 | 0 | 1 | 5 |
| 5 to 9 | 169 | 8 | 141 | 0 | 0 | 7 | 0 | 0 | 13 |
| 10 to 14 | 165 | 19 | 126 | 0 | 1 | 6 | 0 | 1 | 12 |
| 15 to 17 | 95 | 11 | 73 | 1 | 1 | 2 | 0 | 1 | 6 |
| 18 and 19 | 42 | 7 | 32 | 0 | 0 | 1 | 0 | 0 | 2 |
| 20 to 24 | 71 | 9 | 57 | 0 | 0 | 3 | 0 | 0 | 2 |
| 25 to 29 | 70 | 7 | 55 | 0 | 0 | 5 | 0 | 0 | 3 |
| 30 to 34 | 128 | 11 | 101 | 1 | 1 | 12 | 1 | 0 | 1 |
| 35 to 39 | 165 | 15 | 133 | 0 | 0 | 12 | 0 | 0 | 5 |
| 40 to 44 | 196 | 18 | 161 | 3 | 0 | 9 | 0 | 0 | 5 |
| 45 to 49 | 224 | 12 | 192 | 1 | 0 | 12 | 1 | 0 | 6 |
| 50 to 54 | 208 | 8 | 187 | 1 | 0 | 9 | 0 | 1 | 2 |
| 55 to 59 | 229 | 6 | 204 | 2 | 2 | 12 | 1 | 0 | 2 |
| 60 and 61 | 99 | 2 | 88 | 0 | 0 | 9 | 0 | 0 | 0 |
| 62 to 64 | 178 | 6 | 157 | 1 | 0 | 14 | 0 | 0 | 0 |
| 65 to 69 | 276 | 8 | 247 | 1 | 1 | 15 | 0 | 0 | 4 |
| 70 to 74 | 165 | 3 | 153 | 0 | 1 | 8 | 0 | 0 | 0 |
| 75 to 79 | 153 | 6 | 141 | 1 | 0 | 5 | 0 | 0 | 0 |
| 80 to 84 | 106 | 2 | 99 | 1 | 0 | 4 | 0 | 0 | 0 |
| 85 and Older | 96 | 3 | 88 | 0 | 0 | 4 | 0 | 0 | 1 |
| Under 18 | 563 | 49 | 447 | 1 | 4 | 23 | 0 | 3 | 36 |
| 65 and older | 796 | 22 | 728 | 3 | 2 | 36 | 0 | 0 | 5 |
| Median | | 36.0 | 52.5 | 52.5 | 32.5 | 50.8 | 47.5 | 15.0 | 17.3 |

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

| | Number | Percent |
|--|--------------|-------------|
| Total population age 5 and over | 2,835 | 100% |
| Speak Only English | 2,546 | 90% |
| Speak Spanish: | 96 | 3% |
| Speak English "well" or "very well" | 96 | 3% |
| Speak English "not well" or "not at all" | 0 | 0% |
| Speak Asian/Pacific Island language: | 20 | 1% |
| Speak English "well" or "very well" | 0 | 0% |
| Speak English "not well" or "not at all" | 20 | 1% |
| Speak other language: | 173 | 6% |
| Speak English "well" or "very well" | 173 | 6% |
| 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 | 2,293 | 100% |
| Less than 9th grade | 13 | 1% |
| 9th through 12th grade, no diploma | 43 | 2% |
| High school grad (incl. equivalency) | 184 | 8% |
| Some college, no degree | 548 | 24% |
| Associate degree | 132 | 6% |
| Bachelor's degree | 786 | 34% |
| Master's degree | 371 | 16% |
| Professional school degree | 159 | 7% |
| Doctorate degree | 57 | 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 |
| Total population age 3 and older | 2,890 | 100% | --- | --- | --- | --- |
| Enrolled in school | 498 | 17% | 372 | 13% | 126 | 4% |
| Nursery / Preschool | 29 | 6% | 0 | 0% | 29 | 23% |
| Kindergarten to grade 4 | 116 | 23% | 113 | 30% | 3 | 2% |
| Grade 5 to grade 8 | 97 | 19% | 84 | 23% | 13 | 10% |
| Grade 9 to grade 12 | 104 | 21% | 60 | 16% | 44 | 35% |
| College, undergraduate | 119 | 24% | 106 | 28% | 13 | 10% |
| Graduate or Professional school | 33 | 7% | 9 | 2% | 24 | 19% |
| Not enrolled in school | 2,392 | 83% | --- | --- | --- | --- |

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 | 1,279 | 100% | 238 | 100% | 1,041 | 100% |
| Family Households: | 822 | 64% | 238 | 100% | 584 | 56% |
| Married couple family | 751 | 59% | 213 | 89% | 538 | 52% |
| Other family: | 71 | 6% | 25 | 11% | 46 | 4% |
| Male householder, no wife | 9 | 1% | 0 | 0% | 9 | 1% |
| Female householder, no husband | 62 | 5% | 25 | 11% | 37 | 4% |
| Nonfamily households: | 457 | 36% | 0 | 0% | 457 | 44% |
| Householder living alone | 360 | 28% | ---- | ---- | ---- | ---- |
| Other nonfamily households | 97 | 8% | ---- | ---- | ---- | ---- |

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 | 1,358 | 100% | 1279 | 79 | 6% | 2.32 |
| Single family (detached) | 922 | 68% | 889 | 33 | 4% | 2.42 |
| Single family (attached) | 216 | 16% | 205 | 11 | 5% | 2.16 |
| 2 to 4 units | 100 | 7% | 84 | 16 | 16% | 2.30 |
| 5 to 9 units | 36 | 3% | 30 | 6 | 17% | 1.80 |
| 10 or more units | 84 | 6% | 71 | 13 | 15% | 1.79 |
| 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 | 1,045 | 100% |
| Less than \$150,000 | 10 | 1% |
| \$150,000 to \$199,999 | 9 | 1% |
| \$200,000 to \$249,999 | 20 | 2% |
| \$250,000 to \$299,999 | 0 | 0% |
| \$300,000 to \$399,999 | 80 | 8% |
| \$400,000 to \$499,999 | 44 | 4% |
| \$500,000 to \$749,999 | 129 | 12% |
| \$750,000 to \$999,999 | 233 | 22% |
| \$1,000,000 or more | 520 | 50% |

Median Value **\$997,318**

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 | 1,358 | 100% |
| 2005 or Later | 9 | 1% |
| 2000 to 2004 | 0 | 0% |
| 1990 to 1999 | 0 | 0% |
| 1980 to 1989 | 270 | 20% |
| 1970 to 1979 | 1,068 | 79% |
| 1960 to 1969 | 11 | 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 |
| Total occupied housing units | 1,279 | 100% | 234 | 100% | 1,045 | 100% |
| 1.00 occupant housing per room or less | 1,270 | 99% | 234 | 100% | 1,036 | 99% |
| 1.01 to 1.50 occupants per room | 0 | 0% | 0 | 0% | 0 | 0% |
| 1.51 to 2.00 occupants per room | 9 | 1% | 0 | 0% | 9 | 1% |
| 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 | 234 | 100% |
| Less than \$500 | 0 | 0% |
| \$500 to \$599 | 0 | 0% |
| \$600 to \$699 | 9 | 4% |
| \$700 to \$799 | 0 | 0% |
| \$800 to \$899 | 0 | 0% |
| \$900 to \$999 | 0 | 0% |
| \$1,000 to \$1,249 | 31 | 13% |
| \$1,250 to \$1,499 | 59 | 25% |
| \$1,500 to \$1,999 | 6 | 3% |
| \$2,000 or more | 129 | 55% |
| No cash rent | 0 | 0% |
| Median contract rent | \$2,140 | |

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 | 234 | 100% |
| Less than 20 percent | 29 | 12% |
| 20.0 to 24.9 percent | 69 | 29% |
| 25.0 to 29.9 percent | 49 | 21% |
| 30.0 to 34.9 percent | 6 | 3% |
| 35.0 to 39.9 percent | 9 | 4% |
| 40.0 to 49.9 percent | 25 | 11% |
| 50.0 percent or more | 47 | 20% |
| 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 | 1,279 | 100% |
| No vehicle | 18 | 1% |
| 1 vehicle | 314 | 25% |
| 2 vehicles | 678 | 53% |
| 3 vehicles | 221 | 17% |
| 4 or more vehicles | 48 | 4% |

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 | 1,359 | 100% |
| Worked in state of residence | 1,359 | 100% |
| Worked in county of residence | 1,352 | 99% |
| Worked outside county of residence | 7 | 1% |
| Worked outside state of residence | 0 | 0% |

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 | 2,478 | 100% | 1,157 | 47% |
| In labor force | 1,385 | 56% | 742 | 54% |
| Armed forces | 0 | 0% | 0 | 0% |
| Civilian (employed) | 1,263 | 91% | 644 | 51% |
| Civilian (unemployed) | 122 | 9% | 98 | 80% |
| Not in labor force | 1,093 | 44% | 415 | 38% |
| Pct. of civilian labor force unemployed | 8.8% | | 13.2% | |

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 | 1,359 | 100% |
| Car, truck or van: | 1,111 | 82% |
| Drove Alone | 1,075 | 79% |
| Carpooled | 36 | 3% |
| Public Transportation: | 37 | 3% |
| Bus | 0 | 0% |
| Trolley / Streetcar | 0 | 0% |
| Railroad | 37 | 3% |
| Other public transportation | 0 | 0% |
| Motorcycle | 24 | 2% |
| Bicycle | 0 | 0% |
| Walked | 15 | 1% |
| Other means | 0 | 0% |
| Worked at home | 172 | 13% |

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 | 1,359 | 100% |
| Did not work at home | 1,187 | 87% |
| Less than 10 minutes | 183 | 13% |
| 10 to 19 minutes | 265 | 19% |
| 20 to 29 minutes | 370 | 27% |
| 30 to 44 minutes | 328 | 24% |
| 45 to 59 minutes | 41 | 3% |
| 60 to 89 minutes | 0 | 0% |
| 90 minutes or more | 0 | 0% |
| Worked at home | 172 | 13% |
| Average time to work (minutes) | 24 | -- |

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+ | 1,339 | 100% |
| Agriculture, forestry, mining | 0 | 0% |
| Utilities | 0 | 0% |
| Construction | 47 | 4% |
| Manufacturing | 16 | 1% |
| Wholesale trade | 46 | 3% |
| Retail trade | 105 | 8% |
| Transportation & warehousing | 0 | 0% |
| Information & communications | 49 | 4% |
| Finance, insurance, & real estate | 184 | 14% |
| Professional, scientific, management, administration | 48 | 4% |
| Educational, social, & health services | 296 | 22% |
| Art, entertainment, recreation, accommodations, food | 191 | 14% |
| Other services | 97 | 7% |
| Public administration | 260 | 19% |

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+ | 1,339 | 100% |
| Management, professional & related: | 852 | 64% |
| Management (incl. farm managers) | 274 | 20% |
| Business & financial | 121 | 9% |
| Computer & mathematical | 51 | 4% |
| Architecture & engineering | 24 | 2% |
| Life, physical & social science | 21 | 2% |
| Community & social service | 55 | 4% |
| Legal | 37 | 3% |
| Education, training, & library | 86 | 6% |
| Art, entertainment, sports & media | 73 | 5% |
| Healthcare practitioners | 110 | 8% |
| Service: | 131 | 10% |
| Healthcare support | 0 | 0% |
| Protective service | 0 | 0% |
| Food preparation & serving | 91 | 7% |
| Building & grounds cleaning / maintenance | 0 | 0% |
| Personal care & service | 40 | 3% |
| Sales & office | 287 | 21% |
| Farming, fishing & forestry | 0 | 0% |
| Construction, extraction & maintenance | 31 | 2% |
| Production, transport & material moving | 38 | 3% |

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

Household Income

Number Percent

| | | |
|-------------------------|-----------------|-------------|
| Total Households | 1,279 | 100% |
| Less than \$15,000 | 67 | 5% |
| \$15,000 to \$29,999 | 148 | 12% |
| \$30,000 to \$44,999 | 67 | 5% |
| \$45,000 to \$59,999 | 77 | 6% |
| \$60,000 to \$74,999 | 85 | 7% |
| \$75,000 to \$99,999 | 251 | 20% |
| \$100,000 to \$124,999 | 154 | 12% |
| \$125,000 to \$149,999 | 67 | 5% |
| \$150,000 to \$199,999 | 125 | 10% |
| \$200,000 or more | 238 | 19% |
| Median Income | \$94,472 | — |

Source: SANDAG, Current Estimates (2010)

Earnings and Income

| | Number | Percent |
|---|--------------|-------------|
| Total households | 1,279 | 100% |
| With earnings | 958 | 75% |
| With wage and salary income | 909 | 71% |
| With self-employment income | 229 | 18% |
| With interest, dividend, or net rental income | 810 | 63% |
| With Social Security income | 512 | 40% |
| With Supplemental Security income | 8 | 1% |
| With public assistance income | 44 | 3% |
| With retirement income | 319 | 25% |
| With other types of income | 235 | 18% |

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 | 2,969 | 100% |
| Under .50 | 35 | 1% |
| .50 to .99 | 58 | 2% |
| 1.00 to 1.24 | 93 | 3% |
| 1.25 to 1.49 | 70 | 2% |
| 1.50 to 1.84 | 85 | 3% |
| 1.85 to 1.99 | 66 | 2% |
| 2.00 and over | 2,562 | 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 |
|---------------|--------------|-------------|
| Total | 2,969 | 100% |
| Above Poverty | 2,876 | 97% |
| Below Poverty | 93 | 3% |

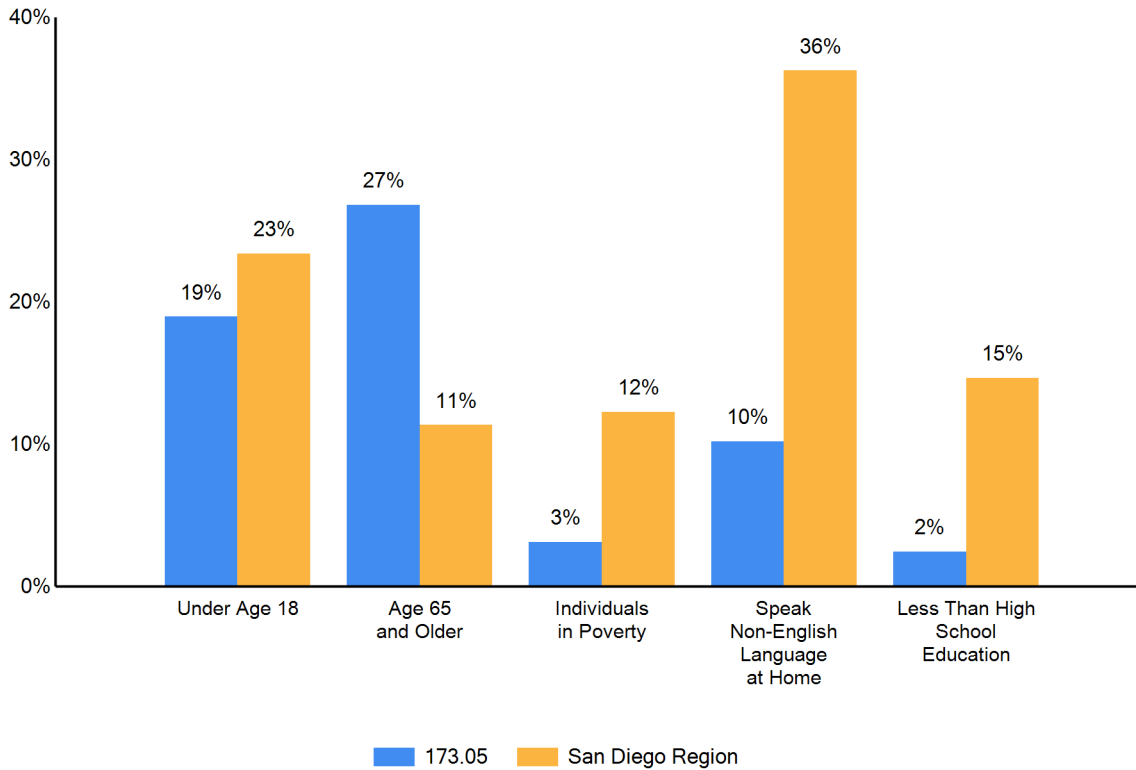
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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 | 822 | 238 | 584 | 812 | 228 | 584 | 10 | 10 | 0 |
| Married couple family | 751 | 213 | 538 | 741 | 203 | 538 | 10 | 10 | 0 |
| Male householder, no wife present | 9 | 0 | 9 | 9 | 0 | 9 | 0 | 0 | 0 |
| Female householder, no husband present | 62 | 25 | 37 | 62 | 25 | 37 | 0 | 0 | 0 |

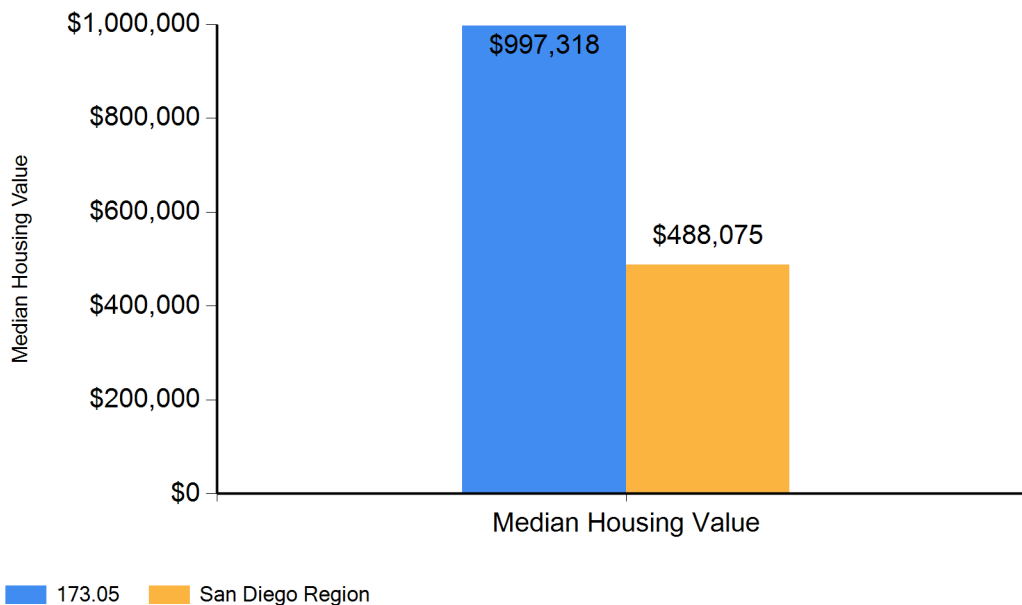
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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