



## Demographic and Socioeconomic Profile 2010

TRACT: 83.48

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>5,259</b>	<b>100%</b>
Asian	2,576	49%
White	1,554	30%
Hispanic	654	12%
Two or More	276	5%
Black	126	2%
Pacific Islander	35	1%
Other	23	<1%
American Indian	15	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>5,259</b>	<b>2,765</b>	<b>2,494</b>	<b>47%</b>
Under 5	340	185	155	46%
5 to 9	255	124	131	51%
10 to 14	275	148	127	46%
15 to 17	180	105	75	42%
18 and 19	106	70	36	34%
20 to 24	403	241	162	40%
25 to 29	546	305	241	44%
30 to 34	493	262	231	47%
35 to 39	430	222	208	48%
40 to 44	381	205	176	46%
45 to 49	386	207	179	46%
50 to 54	432	202	230	53%
55 to 59	312	166	146	47%
60 and 61	125	64	61	49%
62 to 64	151	72	79	52%
65 to 69	171	77	94	55%
70 to 74	113	55	58	51%
75 to 79	70	29	41	59%
80 to 84	45	11	34	76%
85 and Older	45	15	30	67%
Under 18	1,050	562	488	46%
65 and older	444	187	257	58%
<b>Median</b>	<b>35.4</b>	<b>33.9</b>	<b>37.1</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,389</b>	<b>100%</b>
Never Married	1,602	37%
Married, excluding separated	2,145	49%
Separated	24	<1%
Widowed	183	4%
Divorced	435	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>5,259</b>	<b>100%</b>
Household	5,241	100%
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>5,259</b>	<b>654</b>	<b>1,554</b>	<b>126</b>	<b>15</b>	<b>2,576</b>	<b>35</b>	<b>23</b>	<b>276</b>
Under 5	340	67	65	2	3	160	1	3	39
5 to 9	255	55	45	7	1	108	1	1	37
10 to 14	275	50	64	13	0	121	6	0	21
15 to 17	180	42	39	4	0	80	2	3	10
18 and 19	106	24	28	5	0	39	0	1	9
20 to 24	403	56	122	4	1	188	4	1	27
25 to 29	546	51	159	12	2	288	0	5	29
30 to 34	493	63	106	13	0	288	1	3	19
35 to 39	430	54	127	8	2	221	2	1	15
40 to 44	381	37	135	10	0	179	4	1	15
45 to 49	386	45	147	13	1	161	5	3	11
50 to 54	432	35	155	13	2	213	2	1	11
55 to 59	312	19	117	8	1	153	2	0	12
60 and 61	125	8	50	3	1	62	0	0	1
62 to 64	151	13	55	0	0	78	0	0	5
65 to 69	171	14	55	1	1	90	0	0	10
70 to 74	113	9	32	6	0	59	4	0	3
75 to 79	70	7	28	0	0	34	1	0	0
80 to 84	45	3	10	1	0	31	0	0	0
85 and Older	45	2	15	3	0	23	0	0	2
Under 18	1,050	214	213	26	4	469	10	7	107
65 and older	444	35	140	11	1	237	5	0	15
<b>Median</b>		<b>28.2</b>	<b>40.8</b>	<b>36.9</b>	<b>36.3</b>	<b>35.4</b>	<b>40.6</b>	<b>27.5</b>	<b>24.1</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>4,919</b>	<b>100%</b>
Speak Only English	2,202	45%
Speak Spanish:	428	9%
Speak English "well" or "very well"	353	7%
Speak English "not well" or "not at all"	75	2%
Speak Asian/Pacific Island language:	2,009	41%
Speak English "well" or "very well"	1,433	29%
Speak English "not well" or "not at all"	576	12%
Speak other language:	280	5%
Speak English "well" or "very well"	241	5%
Speak English "not well" or "not at all"	39	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>3,700</b>	<b>100%</b>
Less than 9th grade	169	5%
9th through 12th grade, no diploma	254	7%
High school grad (incl. equivalency)	623	17%
Some college, no degree	648	18%
Associate degree	335	9%
Bachelor's degree	1,066	29%
Master's degree	405	11%
Professional school degree	78	2%
Doctorate degree	122	3%

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>5,043</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,459	29%	1,186	24%	273	5%
Nursery / Preschool	54	4%	0	0%	54	20%
Kindergarten to grade 4	161	11%	132	11%	29	11%
Grade 5 to grade 8	253	17%	157	13%	96	35%
Grade 9 to grade 12	247	17%	247	21%	0	0%
College, undergraduate	613	42%	590	50%	23	8%
Graduate or Professional school	131	9%	60	5%	71	26%
Not enrolled in school	3,584	71%	---	---	---	---

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>1,767</b>	<b>100%</b>	<b>562</b>	<b>100%</b>	<b>1,205</b>	<b>100%</b>
Family Households:	1,121	63%	562	100%	559	46%
Married couple family	888	50%	502	89%	386	32%
Other family:	233	13%	60	11%	173	14%
Male householder, no wife	139	8%	28	5%	111	9%
Female householder, no husband	94	5%	32	6%	62	5%
Nonfamily households:	646	37%	0	0%	646	54%
Householder living alone	397	22%	----	----	----	----
Other nonfamily households	249	14%	----	----	----	----

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>1,808</b>	<b>100%</b>	<b>1767</b>	<b>41</b>	<b>2%</b>	<b>2.97</b>
Single family (detached)	1,264	70%	1,223	41	3%	3.13
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	156	9%	156	0	0%	2.98
5 to 9 units	378	21%	378	0	0%	2.46
10 or more units	10	1%	10	0	0%	2.50
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>1,254</b>	<b>100%</b>
Less than \$150,000	46	4%
\$150,000 to \$199,999	64	5%
\$200,000 to \$249,999	116	9%
\$250,000 to \$299,999	101	8%
\$300,000 to \$399,999	148	12%
\$400,000 to \$499,999	266	21%
\$500,000 to \$749,999	502	40%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	11	1%

**Median Value** **\$457,143**

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>1,808</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	0	0%
1990 to 1999	493	27%
1980 to 1989	731	40%
1970 to 1979	473	26%
1960 to 1969	93	5%
1950 to 1959	0	0%
1940 to 1949	0	0%
1939 or earlier	18	1%

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>1,767</b>	<b>100%</b>	<b>513</b>	<b>100%</b>	<b>1,254</b>	<b>100%</b>
1.00 occupant housing per room or less	1,712	97%	489	95%	1,223	98%
1.01 to 1.50 occupants per room	50	3%	24	5%	26	2%
1.51 to 2.00 occupants per room	5	<1%	0	0%	5	<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
<b>Total Units</b>	<b>513</b>	<b>100%</b>
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	14	3%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	23	4%
\$1,250 to \$1,499	140	27%
\$1,500 to \$1,999	167	33%
\$2,000 or more	169	33%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,738</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>513</b>	<b>100%</b>
Less than 20 percent	179	35%
20.0 to 24.9 percent	21	4%
25.0 to 29.9 percent	26	5%
30.0 to 34.9 percent	114	22%
35.0 to 39.9 percent	71	14%
40.0 to 49.9 percent	35	7%
50.0 percent or more	67	13%
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
<b>Total Availability</b>	<b>1,767</b>	<b>100%</b>
No vehicle	23	1%
1 vehicle	413	23%
2 vehicles	847	48%
3 vehicles	234	13%
4 or more vehicles	250	14%

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>2,787</b>	<b>100%</b>
Worked in state of residence	2,775	100%
Worked in county of residence	2,701	97%
Worked outside county of residence	74	3%
Worked outside state of residence	12	<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>4,329</b>	<b>100%</b>	<b>2,272</b>	<b>52%</b>
In labor force	3,044	70%	1,827	60%
Armed forces	140	5%	136	97%
Civilian (employed)	2,544	84%	1,483	58%
Civilian (unemployed)	360	12%	208	58%
Not in labor force	1,285	30%	445	35%
Pct. of civilian labor force unemployed	12.4%		12.3%	

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>2,787</b>	<b>100%</b>
Car, truck or van:	2,524	91%
Drove Alone	2,091	75%
Carpooled	433	16%
Public Transportation:	35	1%
Bus	26	1%
Trolley / Streetcar	0	0%
Railroad	9	<1%
Other public transportation	0	0%
Motorcycle	34	1%
Bicycle	17	1%
Walked	52	2%
Other means	0	0%
Worked at home	125	4%

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>2,787</b>	<b>100%</b>
Did not work at home	2,662	96%
Less than 10 minutes	268	10%
10 to 19 minutes	899	32%
20 to 29 minutes	752	27%
30 to 44 minutes	576	21%
45 to 59 minutes	80	3%
60 to 89 minutes	56	2%
90 minutes or more	31	1%
Worked at home	125	4%
<b>Average time to work (minutes)</b>	<b>26</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>2,623</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	15	1%
Construction	26	1%
Manufacturing	366	14%
Wholesale trade	38	1%
Retail trade	272	10%
Transportation & warehousing	64	2%
Information & communications	164	6%
Finance, insurance, & real estate	200	8%
Professional, scientific, management, administration	197	8%
Educational, social, & health services	451	17%
Art, entertainment, recreation, accommodations, food	338	13%
Other services	102	4%
Public administration	390	15%

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>2,623</b>	<b>100%</b>
Management, professional & related:	1,241	47%
Management (incl. farm managers)	236	9%
Business & financial	105	4%
Computer & mathematical	242	9%
Architecture & engineering	156	6%
Life, physical & social science	107	4%
Community & social service	14	1%
Legal	28	1%
Education, training, & library	106	4%
Art, entertainment, sports & media	104	4%
Healthcare practitioners	143	5%
Service:	448	17%
Healthcare support	13	<1%
Protective service	31	1%
Food preparation & serving	166	6%
Building & grounds cleaning / maintenance	56	2%
Personal care & service	182	7%
Sales & office	541	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	103	4%
Production, transport & material moving	290	11%

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>1,767</b>	<b>100%</b>
Less than \$15,000	95	5%
\$15,000 to \$29,999	95	5%
\$30,000 to \$44,999	192	11%
\$45,000 to \$59,999	180	10%
\$60,000 to \$74,999	151	9%
\$75,000 to \$99,999	311	18%
\$100,000 to \$124,999	286	16%
\$125,000 to \$149,999	173	10%
\$150,000 to \$199,999	227	13%
\$200,000 or more	57	3%
<b>Median Income</b>	<b>\$88,706</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,767</b>	<b>100%</b>
With earnings	1,631	92%
With wage and salary income	1,617	92%
With self-employment income	201	11%
With interest, dividend, or net rental income	481	27%
With Social Security income	262	15%
With Supplemental Security income	114	6%
With public assistance income	0	0%
With retirement income	254	14%
With other types of income	222	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
<b>Total</b>	<b>5,259</b>	<b>100%</b>
Under .50	295	6%
.50 to .99	43	1%
1.00 to 1.24	214	4%
1.25 to 1.49	7	<1%
1.50 to 1.84	48	1%
1.85 to 1.99	0	0%
2.00 and over	4,652	88%

*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>5,259</b>	<b>100%</b>
Above Poverty	4,921	94%
Below Poverty	338	6%

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

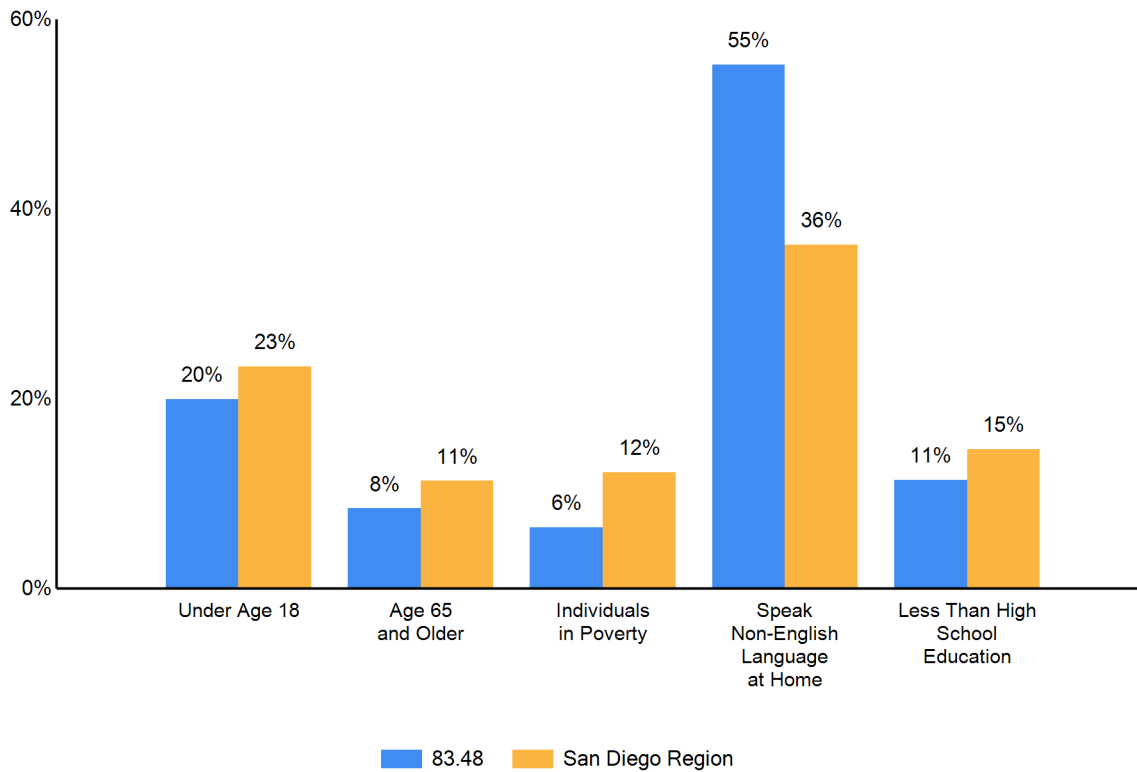
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,121</b>	<b>562</b>	<b>559</b>	<b>1,095</b>	<b>562</b>	<b>533</b>	<b>26</b>	<b>0</b>	<b>26</b>
Married couple family	888	502	386	883	502	381	5	0	5
Male householder, no wife present	139	28	111	118	28	90	21	0	21
Female householder, no husband present	94	32	62	94	32	62	0	0	0

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

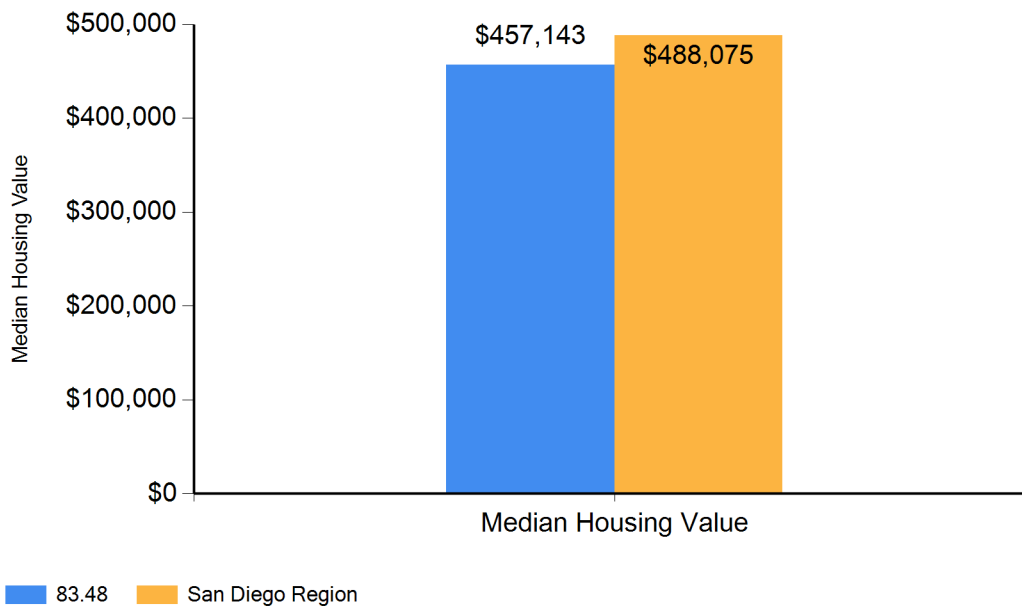


## Demographic and Socioeconomic Characteristics



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