



## Demographic and Socioeconomic Profile 2010

TRACT: 85.03

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,599</b>	<b>100%</b>
White	4,465	68%
Hispanic	1,421	22%
Asian	354	5%
Two or More	198	3%
Black	93	1%
American Indian	24	<1%
Other	22	<1%
Pacific Islander	22	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,599</b>	<b>3,342</b>	<b>3,257</b>	<b>49%</b>
Under 5	368	187	181	49%
5 to 9	316	174	142	45%
10 to 14	260	139	121	47%
15 to 17	174	99	75	43%
18 and 19	99	56	43	43%
20 to 24	471	236	235	50%
25 to 29	659	339	320	49%
30 to 34	560	293	267	48%
35 to 39	499	267	232	46%
40 to 44	460	234	226	49%
45 to 49	503	263	240	48%
50 to 54	443	230	213	48%
55 to 59	433	225	208	48%
60 and 61	143	65	78	55%
62 to 64	186	97	89	48%
65 to 69	255	119	136	53%
70 to 74	215	80	135	63%
75 to 79	212	104	108	51%
80 to 84	170	75	95	56%
85 and Older	173	60	113	65%
Under 18	1,118	599	519	46%
65 and older	1,025	438	587	57%
<b>Median</b>	<b>38.9</b>	<b>37.8</b>	<b>40.3</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,655</b>	<b>100%</b>
Never Married	2,023	36%
Married, excluding separated	2,370	42%
Separated	155	3%
Widowed	293	5%
Divorced	814	14%

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>6,599</b>	<b>100%</b>
Household	6,585	100%
Group Quarters - Other	14	<1%
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>6,599</b>	<b>1,421</b>	<b>4,465</b>	<b>93</b>	<b>24</b>	<b>354</b>	<b>22</b>	<b>22</b>	<b>198</b>
Under 5	368	138	179	2	1	11	0	0	37
5 to 9	316	123	169	2	0	5	0	0	17
10 to 14	260	91	134	4	1	13	0	0	17
15 to 17	174	64	93	3	1	3	1	1	8
18 and 19	99	32	57	1	1	5	0	0	3
20 to 24	471	116	284	10	2	36	1	3	19
25 to 29	659	167	395	17	6	48	4	6	16
30 to 34	560	140	352	11	1	40	2	2	12
35 to 39	499	121	316	5	1	35	2	2	17
40 to 44	460	113	293	11	1	31	1	1	9
45 to 49	503	92	354	9	0	29	2	2	15
50 to 54	443	40	357	9	1	25	5	1	5
55 to 59	433	54	349	1	1	17	0	1	10
60 and 61	143	17	117	2	0	2	2	1	2
62 to 64	186	27	145	0	2	8	0	0	4
65 to 69	255	29	211	0	0	9	1	1	4
70 to 74	215	13	184	1	1	13	0	1	2
75 to 79	212	14	183	3	2	9	0	0	1
80 to 84	170	13	147	1	1	8	0	0	0
85 and Older	173	17	146	1	1	7	1	0	0
Under 18	1,118	416	575	11	3	32	1	1	79
65 and older	1,025	86	871	6	5	46	2	2	7
<b>Median</b>		<b>29.4</b>	<b>44.3</b>	<b>33.4</b>	<b>30.0</b>	<b>37.3</b>	<b>45.0</b>	<b>32.5</b>	<b>24.5</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>6,231</b>	<b>100%</b>
Speak Only English	4,554	73%
Speak Spanish:	1,036	17%
Speak English "well" or "very well"	644	10%
Speak English "not well" or "not at all"	392	6%
Speak Asian/Pacific Island language:	186	3%
Speak English "well" or "very well"	186	3%
Speak English "not well" or "not at all"	0	0%
Speak other language:	455	6%
Speak English "well" or "very well"	373	6%
Speak English "not well" or "not at all"	82	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>4,911</b>	<b>100%</b>
Less than 9th grade	268	5%
9th through 12th grade, no diploma	172	4%
High school grad (incl. equivalency)	750	15%
Some college, no degree	1,467	30%
Associate degree	251	5%
Bachelor's degree	1,323	27%
Master's degree	362	7%
Professional school degree	213	4%
Doctorate degree	105	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>6,378</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,264	20%	963	15%	301	5%
Nursery / Preschool	89	7%	0	0%	89	30%
Kindergarten to grade 4	206	16%	183	19%	23	8%
Grade 5 to grade 8	135	11%	112	12%	23	8%
Grade 9 to grade 12	356	28%	356	37%	0	0%
College, undergraduate	321	25%	259	27%	62	21%
Graduate or Professional school	157	12%	53	6%	104	35%
Not enrolled in school	5,114	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
<b>Total households</b>	<b>2,829</b>	<b>100%</b>	<b>656</b>	<b>100%</b>	<b>2,173</b>	<b>100%</b>
Family Households:	1,390	49%	656	100%	734	34%
Married couple family	1,098	39%	488	74%	610	28%
Other family:	292	10%	168	26%	124	6%
Male householder, no wife	147	5%	89	14%	58	3%
Female householder, no husband	145	5%	79	12%	66	3%
Nonfamily households:	1,439	51%	0	0%	1,439	66%
Householder living alone	1,026	36%	----	----	----	----
Other nonfamily households	413	15%	----	----	----	----

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>3,047</b>	<b>100%</b>	<b>2829</b>	<b>218</b>	<b>7%</b>	<b>2.33</b>
Single family (detached)	1,755	58%	1,702	53	3%	2.45
Single family (attached)	247	8%	237	10	4%	2.84
2 to 4 units	60	2%	57	3	5%	3.09
5 to 9 units	224	7%	183	41	18%	1.97
10 or more units	761	25%	650	111	15%	1.86
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>1,743</b>	<b>100%</b>
Less than \$150,000	27	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	59	3%
\$250,000 to \$299,999	42	2%
\$300,000 to \$399,999	191	11%
\$400,000 to \$499,999	402	23%
\$500,000 to \$749,999	774	44%
\$750,000 to \$999,999	248	14%
\$1,000,000 or more	0	0%

**Median Value** **\$548,997**

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>3,047</b>	<b>100%</b>
2005 or Later	20	1%
2000 to 2004	6	<1%
1990 to 1999	46	2%
1980 to 1989	273	9%
1970 to 1979	807	26%
1960 to 1969	698	23%
1950 to 1959	1,081	35%
1940 to 1949	116	4%
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>2,829</b>	<b>100%</b>	<b>1,086</b>	<b>100%</b>	<b>1,743</b>	<b>100%</b>
1.00 occupant housing per room or less	2,734	97%	991	91%	1,743	100%
1.01 to 1.50 occupants per room	54	2%	54	5%	0	0%
1.51 to 2.00 occupants per room	40	1%	40	4%	0	0%
2.01 or more occupants per room	1	<1%	1	<1%	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>1,086</b>	<b>100%</b>
Less than \$500	38	3%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	44	4%
\$800 to \$899	131	12%
\$900 to \$999	54	5%
\$1,000 to \$1,249	319	29%
\$1,250 to \$1,499	156	14%
\$1,500 to \$1,999	257	24%
\$2,000 or more	63	6%
No cash rent	24	2%
<b>Median contract rent</b>	<b>\$1,217</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>1,086</b>	<b>100%</b>
Less than 20 percent	288	27%
20.0 to 24.9 percent	162	15%
25.0 to 29.9 percent	79	7%
30.0 to 34.9 percent	137	13%
35.0 to 39.9 percent	16	1%
40.0 to 49.9 percent	75	7%
50.0 percent or more	277	26%
Not computed	52	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>2,829</b>	<b>100%</b>
No vehicle	92	3%
1 vehicle	914	32%
2 vehicles	1,240	44%
3 vehicles	466	16%
4 or more vehicles	117	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
<b>Total Workers</b>	<b>3,527</b>	<b>100%</b>
Worked in state of residence	3,476	99%
Worked in county of residence	3,400	96%
Worked outside county of residence	76	2%
Worked outside state of residence	51	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>5,593</b>	<b>100%</b>	<b>2,804</b>	<b>50%</b>
In labor force	3,695	66%	1,981	54%
Armed forces	6	<1%	6	100%
Civilian (employed)	3,482	94%	1,884	54%
Civilian (unemployed)	207	6%	91	44%
Not in labor force	1,898	34%	823	43%
Pct. of civilian labor force unemployed	5.6%		4.6%	

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>3,527</b>	<b>100%</b>
Car, truck or van:	3,111	88%
Drove Alone	2,872	81%
Carpooled	239	7%
Public Transportation:	109	3%
Bus	109	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	17	<1%
Bicycle	73	2%
Walked	71	2%
Other means	22	1%
Worked at home	124	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>3,527</b>	<b>100%</b>
Did not work at home	3,403	96%
Less than 10 minutes	340	10%
10 to 19 minutes	1,544	44%
20 to 29 minutes	870	25%
30 to 44 minutes	406	12%
45 to 59 minutes	110	3%
60 to 89 minutes	22	1%
90 minutes or more	111	3%
Worked at home	124	4%
<b>Average time to work (minutes)</b>	<b>25</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>3,521</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	61	2%
Construction	123	3%
Manufacturing	232	7%
Wholesale trade	180	5%
Retail trade	273	8%
Transportation & warehousing	145	4%
Information & communications	73	2%
Finance, insurance, & real estate	253	7%
Professional, scientific, management, administration	113	3%
Educational, social, & health services	963	27%
Art, entertainment, recreation, accommodations, food	416	12%
Other services	77	2%
Public administration	612	17%

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>3,521</b>	<b>100%</b>
Management, professional & related:	1,625	46%
Management (incl. farm managers)	369	10%
Business & financial	218	6%
Computer & mathematical	126	4%
Architecture & engineering	137	4%
Life, physical & social science	87	2%
Community & social service	34	1%
Legal	33	1%
Education, training, & library	353	10%
Art, entertainment, sports & media	109	3%
Healthcare practitioners	159	5%
Service:	742	21%
Healthcare support	109	3%
Protective service	52	1%
Food preparation & serving	268	8%
Building & grounds cleaning / maintenance	278	8%
Personal care & service	35	1%
Sales & office	772	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	147	4%
Production, transport & material moving	235	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>2,829</b>	<b>100%</b>
Less than \$15,000	294	10%
\$15,000 to \$29,999	320	11%
\$30,000 to \$44,999	277	10%
\$45,000 to \$59,999	293	10%
\$60,000 to \$74,999	297	10%
\$75,000 to \$99,999	523	18%
\$100,000 to \$124,999	308	11%
\$125,000 to \$149,999	163	6%
\$150,000 to \$199,999	242	9%
\$200,000 or more	112	4%
<b>Median Income</b>	<b>\$71,641</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,829</b>	<b>100%</b>
With earnings	2,157	76%
With wage and salary income	2,027	72%
With self-employment income	353	12%
With interest, dividend, or net rental income	864	31%
With Social Security income	793	28%
With Supplemental Security income	47	2%
With public assistance income	41	1%
With retirement income	568	20%
With other types of income	309	11%

*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>6,599</b>	<b>100%</b>
Under .50	341	5%
.50 to .99	590	9%
1.00 to 1.24	82	1%
1.25 to 1.49	185	3%
1.50 to 1.84	254	4%
1.85 to 1.99	145	2%
2.00 and over	5,002	76%

*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>6,599</b>	<b>100%</b>
Above Poverty	5,668	86%
Below Poverty	931	14%

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

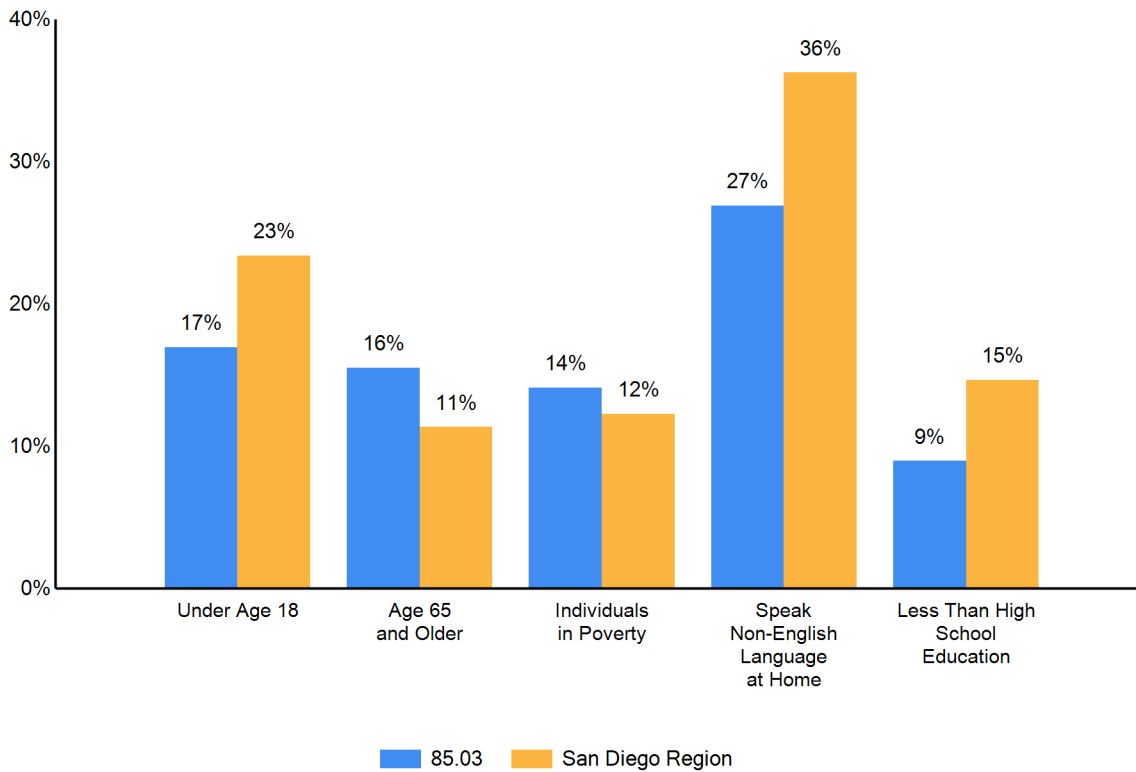
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,390</b>	<b>656</b>	<b>734</b>	<b>1,257</b>	<b>537</b>	<b>720</b>	<b>133</b>	<b>119</b>	<b>14</b>
Married couple family	1,098	488	610	1,031	435	596	67	53	14
Male householder, no wife present	147	89	58	107	49	58	40	40	0
Female householder, no husband present	145	79	66	119	53	66	26	26	0

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

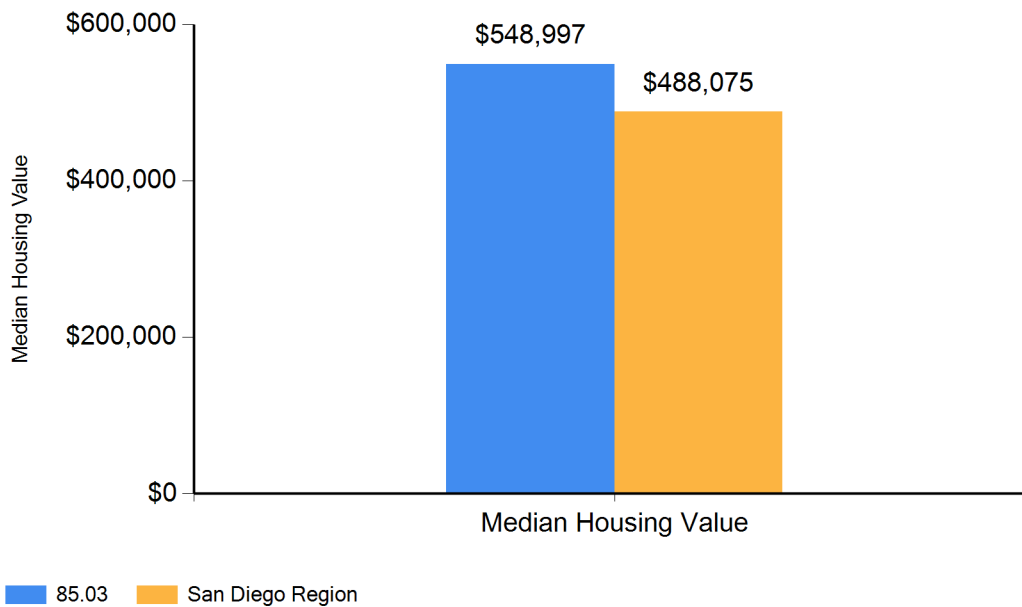


## Demographic and Socioeconomic Characteristics



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