



## Demographic and Socioeconomic Profile 2010

TRACT: 165.02

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>6,915</b>	<b>100%</b>
White	3,942	57%
Hispanic	1,987	29%
Two or More	376	5%
Black	352	5%
Asian	181	3%
Pacific Islander	43	1%
American Indian	28	<1%
Other	6	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>6,915</b>	<b>3,419</b>	<b>3,496</b>	<b>51%</b>
Under 5	500	248	252	50%
5 to 9	505	261	244	48%
10 to 14	505	260	245	49%
15 to 17	345	194	151	44%
18 and 19	253	145	108	43%
20 to 24	554	279	275	50%
25 to 29	509	266	243	48%
30 to 34	467	234	233	50%
35 to 39	424	202	222	52%
40 to 44	480	245	235	49%
45 to 49	519	259	260	50%
50 to 54	519	257	262	50%
55 to 59	387	192	195	50%
60 and 61	113	62	51	45%
62 to 64	190	81	109	57%
65 to 69	217	99	118	54%
70 to 74	134	48	86	64%
75 to 79	137	52	85	62%
80 to 84	76	17	59	78%
85 and Older	81	18	63	78%
Under 18	1,855	963	892	48%
65 and older	645	234	411	64%
<b>Median</b>	<b>33.1</b>	<b>31.2</b>	<b>34.9</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>5,405</b>	<b>100%</b>
Never Married	1,779	33%
Married, excluding separated	2,168	40%
Separated	135	2%
Widowed	304	6%
Divorced	1,019	19%

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>6,915</b>	<b>100%</b>
Household	6,823	99%
Group Quarters - Other	92	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>6,915</b>	<b>1,987</b>	<b>3,942</b>	<b>352</b>	<b>28</b>	<b>181</b>	<b>43</b>	<b>6</b>	<b>376</b>
Under 5	500	208	216	26	2	8	2	0	38
5 to 9	505	205	191	26	2	10	5	1	65
10 to 14	505	208	218	25	1	4	4	0	45
15 to 17	345	126	161	27	1	6	0	1	23
18 and 19	253	93	113	11	0	6	1	0	29
20 to 24	554	166	310	28	5	14	1	0	30
25 to 29	509	155	266	29	0	23	4	2	30
30 to 34	467	145	245	28	4	11	5	0	29
35 to 39	424	140	220	24	1	18	4	0	17
40 to 44	480	145	267	40	1	9	5	0	13
45 to 49	519	129	328	28	3	14	1	0	16
50 to 54	519	95	367	24	2	16	2	1	12
55 to 59	387	60	287	15	1	12	2	0	10
60 and 61	113	16	83	5	0	4	2	1	2
62 to 64	190	19	151	4	0	6	1	0	9
65 to 69	217	22	176	5	3	7	1	0	3
70 to 74	134	19	107	2	1	2	1	0	2
75 to 79	137	22	105	2	0	7	0	0	1
80 to 84	76	9	62	1	0	2	1	0	1
85 and Older	81	5	69	2	1	2	1	0	1
Under 18	1,855	747	786	104	6	28	11	2	171
65 and older	645	77	519	12	5	20	4	0	8
<b>Median</b>		<b>24.6</b>	<b>40.6</b>	<b>30.7</b>	<b>33.8</b>	<b>37.4</b>	<b>34.5</b>	<b>27.5</b>	<b>19.2</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>6,415</b>	<b>100%</b>
Speak Only English	4,401	69%
Speak Spanish:	1,283	20%
Speak English "well" or "very well"	1,093	17%
Speak English "not well" or "not at all"	190	3%
Speak Asian/Pacific Island language:	120	2%
Speak English "well" or "very well"	120	2%
Speak English "not well" or "not at all"	0	0%
Speak other language:	611	7%
Speak English "well" or "very well"	447	7%
Speak English "not well" or "not at all"	164	3%

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>4,253</b>	<b>100%</b>
Less than 9th grade	333	8%
9th through 12th grade, no diploma	521	12%
High school grad (incl. equivalency)	1,234	29%
Some college, no degree	1,207	28%
Associate degree	307	7%
Bachelor's degree	523	12%
Master's degree	115	3%
Professional school degree	0	0%
Doctorate degree	13	<1%

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>6,623</b>	<b>100%</b>	---	---	---	---
Enrolled in school	2,108	32%	1,956	30%	152	2%
Nursery / Preschool	146	7%	60	3%	86	57%
Kindergarten to grade 4	605	29%	605	31%	0	0%
Grade 5 to grade 8	396	19%	374	19%	22	14%
Grade 9 to grade 12	321	15%	321	16%	0	0%
College, undergraduate	494	23%	450	23%	44	29%
Graduate or Professional school	146	7%	146	7%	0	0%
Not enrolled in school	4,515	68%	---	---	---	---

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>2,327</b>	<b>100%</b>	<b>886</b>	<b>100%</b>	<b>1,441</b>	<b>100%</b>
Family Households:	1,528	66%	886	100%	642	45%
Married couple family	910	39%	503	57%	407	28%
Other family:	618	27%	383	43%	235	16%
Male householder, no wife	150	6%	57	6%	93	6%
Female householder, no husband	468	20%	326	37%	142	10%
Nonfamily households:	799	34%	0	0%	799	55%
Householder living alone	731	31%	----	----	----	----
Other nonfamily households	68	3%	----	----	----	----

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>2,369</b>	<b>100%</b>	<b>2327</b>	<b>42</b>	<b>2%</b>	<b>2.93</b>
Single family (detached)	944	40%	931	13	1%	3.11
Single family (attached)	537	23%	530	7	1%	2.98
2 to 4 units	277	12%	271	6	2%	3.23
5 to 9 units	157	7%	152	5	3%	2.43
10 or more units	454	19%	443	11	2%	2.48
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>680</b>	<b>100%</b>
Less than \$150,000	2	<1%
\$150,000 to \$199,999	77	11%
\$200,000 to \$249,999	49	7%
\$250,000 to \$299,999	38	6%
\$300,000 to \$399,999	121	18%
\$400,000 to \$499,999	276	41%
\$500,000 to \$749,999	117	17%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

**Median Value** **\$419,928**

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>2,369</b>	<b>100%</b>
2005 or Later	0	0%
2000 to 2004	115	5%
1990 to 1999	166	7%
1980 to 1989	397	17%
1970 to 1979	697	29%
1960 to 1969	318	13%
1950 to 1959	555	23%
1940 to 1949	96	4%
1939 or earlier	25	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>2,327</b>	<b>100%</b>	<b>1,647</b>	<b>100%</b>	<b>680</b>	<b>100%</b>
1.00 occupant housing per room or less	2,209	95%	1,564	95%	645	95%
1.01 to 1.50 occupants per room	90	4%	55	3%	35	5%
1.51 to 2.00 occupants per room	17	1%	17	1%	0	0%
2.01 or more occupants per room	11	<1%	11	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>1,647</b>	<b>100%</b>
Less than \$500	147	9%
\$500 to \$599	86	5%
\$600 to \$699	328	20%
\$700 to \$799	91	6%
\$800 to \$899	150	9%
\$900 to \$999	144	9%
\$1,000 to \$1,249	282	17%
\$1,250 to \$1,499	205	12%
\$1,500 to \$1,999	190	12%
\$2,000 or more	11	1%
No cash rent	13	1%
<b>Median contract rent</b>	<b>\$916</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>1,647</b>	<b>100%</b>
Less than 20 percent	279	17%
20.0 to 24.9 percent	269	16%
25.0 to 29.9 percent	76	5%
30.0 to 34.9 percent	255	15%
35.0 to 39.9 percent	93	6%
40.0 to 49.9 percent	57	3%
50.0 percent or more	605	37%
Not computed	13	1%

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>2,327</b>	<b>100%</b>
No vehicle	153	7%
1 vehicle	866	37%
2 vehicles	850	37%
3 vehicles	342	15%
4 or more vehicles	116	5%

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>3,002</b>	<b>100%</b>
Worked in state of residence	2,980	99%
Worked in county of residence	2,927	98%
Worked outside county of residence	53	2%
Worked outside state of residence	22	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>5,280</b>	<b>100%</b>	<b>2,574</b>	<b>49%</b>
In labor force	3,312	63%	1,882	57%
Armed forces	41	1%	41	100%
Civilian (employed)	2,901	88%	1,592	55%
Civilian (unemployed)	370	11%	249	67%
Not in labor force	1,968	37%	692	35%
Pct. of civilian labor force unemployed	11.3%		13.5%	

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>3,002</b>	<b>100%</b>
Car, truck or van:	2,719	91%
Drove Alone	2,341	78%
Carpooled	378	13%
Public Transportation:	91	3%
Bus	91	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	22	1%
Bicycle	12	<1%
Walked	67	2%
Other means	0	0%
Worked at home	91	3%

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>3,002</b>	<b>100%</b>
Did not work at home	2,911	97%
Less than 10 minutes	332	11%
10 to 19 minutes	901	30%
20 to 29 minutes	610	20%
30 to 44 minutes	728	24%
45 to 59 minutes	194	6%
60 to 89 minutes	82	3%
90 minutes or more	64	2%
Worked at home	91	3%
<b>Average time to work (minutes)</b>	<b>28</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>2,998</b>	<b>100%</b>
Agriculture, forestry, mining	31	1%
Utilities	5	<1%
Construction	366	12%
Manufacturing	201	7%
Wholesale trade	7	<1%
Retail trade	655	22%
Transportation & warehousing	123	4%
Information & communications	121	4%
Finance, insurance, & real estate	206	7%
Professional, scientific, management, administration	157	5%
Educational, social, & health services	505	17%
Art, entertainment, recreation, accommodations, food	220	7%
Other services	225	8%
Public administration	176	6%

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>2,998</b>	<b>100%</b>
Management, professional & related:	523	17%
Management (incl. farm managers)	138	5%
Business & financial	37	1%
Computer & mathematical	12	<1%
Architecture & engineering	47	2%
Life, physical & social science	13	<1%
Community & social service	11	<1%
Legal	11	<1%
Education, training, & library	120	4%
Art, entertainment, sports & media	65	2%
Healthcare practitioners	69	2%
Service:	515	17%
Healthcare support	78	3%
Protective service	75	3%
Food preparation & serving	101	3%
Building & grounds cleaning / maintenance	105	4%
Personal care & service	156	5%
Sales & office	1,143	38%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	501	17%
Production, transport & material moving	316	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>2,327</b>	<b>100%</b>
Less than \$15,000	426	18%
\$15,000 to \$29,999	449	19%
\$30,000 to \$44,999	383	16%
\$45,000 to \$59,999	192	8%
\$60,000 to \$74,999	269	12%
\$75,000 to \$99,999	431	19%
\$100,000 to \$124,999	132	6%
\$125,000 to \$149,999	26	1%
\$150,000 to \$199,999	19	1%
\$200,000 or more	0	0%
<b>Median Income</b>	<b>\$41,299</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>2,327</b>	<b>100%</b>
With earnings	1,770	76%
With wage and salary income	1,740	75%
With self-employment income	218	9%
With interest, dividend, or net rental income	269	12%
With Social Security income	641	28%
With Supplemental Security income	308	13%
With public assistance income	189	8%
With retirement income	451	19%
With other types of income	448	19%

*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>6,915</b>	<b>100%</b>
Under .50	514	7%
.50 to .99	873	13%
1.00 to 1.24	541	8%
1.25 to 1.49	413	6%
1.50 to 1.84	58	1%
1.85 to 1.99	58	1%
2.00 and over	4,458	64%

*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>6,915</b>	<b>100%</b>
Above Poverty	5,528	80%
Below Poverty	1,387	20%

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

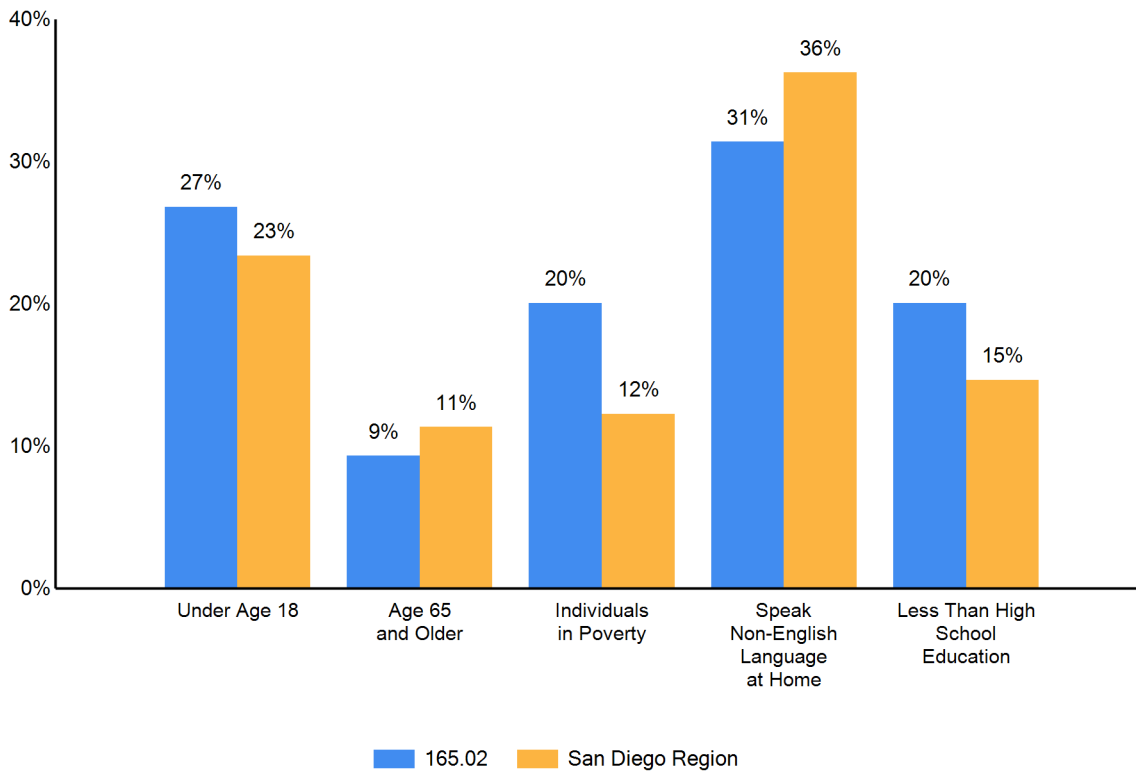
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,528</b>	<b>886</b>	<b>642</b>	<b>1,258</b>	<b>707</b>	<b>551</b>	<b>270</b>	<b>179</b>	<b>91</b>
Married couple family	910	503	407	792	454	338	118	49	69
Male householder, no wife present	150	57	93	88	17	71	62	40	22
Female householder, no husband present	468	326	142	378	236	142	90	90	0

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

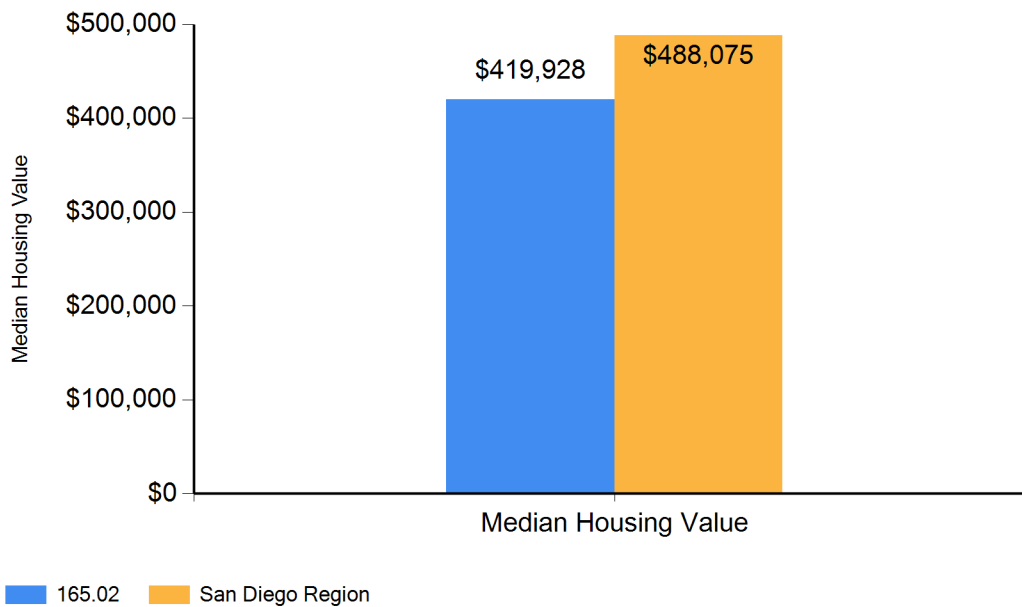


## Demographic and Socioeconomic Characteristics



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