



Demographic and Socioeconomic Profile 2010

TRACT: 170.42

Population by Race

	Population	Percent
Total Population	7,869	100%
White	4,088	52%
Asian	2,557	32%
Hispanic	647	8%
Two or More	367	5%
Black	169	2%
Pacific Islander	16	<1%
American Indian	13	<1%
Other	12	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,869	3,891	3,978	51%
Under 5	638	329	309	48%
5 to 9	763	378	385	50%
10 to 14	725	367	358	49%
15 to 17	391	205	186	48%
18 and 19	125	68	57	46%
20 to 24	354	170	184	52%
25 to 29	448	211	237	53%
30 to 34	561	258	303	54%
35 to 39	800	390	410	51%
40 to 44	850	404	446	52%
45 to 49	774	389	385	50%
50 to 54	545	285	260	48%
55 to 59	344	179	165	48%
60 and 61	101	48	53	52%
62 to 64	116	69	47	41%
65 to 69	130	56	74	57%
70 to 74	75	31	44	59%
75 to 79	66	30	36	55%
80 to 84	35	13	22	63%
85 and Older	28	11	17	61%
Under 18	2,517	1,279	1,238	49%
65 and older	334	141	193	58%
Median	34.4	34.2	34.5	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,743	100%
Never Married	1,577	27%
Married, excluding separated	3,458	60%
Separated	37	<1%
Widowed	112	2%
Divorced	559	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	7,869	100%
Household	7,868	100%
Group Quarters - Other	1	<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
Total Pop.	7,869	647	4,088	169	13	2,557	16	12	367
Under 5	638	64	255	9	1	245	1	1	62
5 to 9	763	72	348	20	3	245	0	1	74
10 to 14	725	69	381	17	1	198	1	4	54
15 to 17	391	43	211	7	1	96	1	0	32
18 and 19	125	15	69	5	0	28	1	1	6
20 to 24	354	43	193	9	0	88	1	0	20
25 to 29	448	43	244	9	1	122	2	0	27
30 to 34	561	45	230	10	1	250	1	2	22
35 to 39	800	62	342	11	0	364	1	2	18
40 to 44	850	60	462	25	1	289	1	0	12
45 to 49	774	58	484	20	1	189	1	1	20
50 to 54	545	28	345	13	0	147	4	0	8
55 to 59	344	18	218	6	0	96	1	0	5
60 and 61	101	5	70	3	0	23	0	0	0
62 to 64	116	6	72	2	0	34	0	0	2
65 to 69	130	6	62	2	1	59	0	0	0
70 to 74	75	3	31	0	2	37	0	0	2
75 to 79	66	2	36	0	0	27	0	0	1
80 to 84	35	2	19	1	0	12	0	0	1
85 and Older	28	3	16	0	0	8	0	0	1
Under 18	2,517	248	1,195	53	6	784	3	6	222
65 and older	334	16	164	3	3	143	0	0	5
Median		27.0	36.7	34.3	27.5	35.1	35.0	18.0	14.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	7,231	100%
Speak Only English	4,732	65%
Speak Spanish:	435	6%
Speak English "well" or "very well"	426	6%
Speak English "not well" or "not at all"	9	<1%
Speak Asian/Pacific Island language:	1,416	20%
Speak English "well" or "very well"	1,240	17%
Speak English "not well" or "not at all"	176	2%
Speak other language:	648	9%
Speak English "well" or "very well"	632	9%
Speak English "not well" or "not at all"	16	<1%

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	4,873	100%
Less than 9th grade	26	1%
9th through 12th grade, no diploma	115	2%
High school grad (incl. equivalency)	324	7%
Some college, no degree	785	16%
Associate degree	278	6%
Bachelor's degree	1,844	38%
Master's degree	1,095	22%
Professional school degree	165	3%
Doctorate degree	241	5%

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	7,491	100%	---	---	---	---
Enrolled in school	2,857	38%	2,291	31%	566	8%
Nursery / Preschool	165	6%	40	2%	125	22%
Kindergarten to grade 4	738	26%	637	28%	101	18%
Grade 5 to grade 8	410	14%	353	15%	57	10%
Grade 9 to grade 12	825	29%	740	32%	85	15%
College, undergraduate	492	17%	364	16%	128	23%
Graduate or Professional school	227	8%	157	7%	70	12%
Not enrolled in school	4,634	62%	---	---	---	---

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	2,643	100%	1,463	100%	1,180	100%
Family Households:	2,172	82%	1,463	100%	709	60%
Married couple family	1,744	66%	1,168	80%	576	49%
Other family:	428	16%	295	20%	133	11%
Male householder, no wife	97	4%	88	6%	9	1%
Female householder, no husband	331	13%	207	14%	124	11%
Nonfamily households:	471	18%	0	0%	471	40%
Householder living alone	304	12%	----	----	----	----
Other nonfamily households	167	6%	----	----	----	----

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	2,720	100%	2643	77	3%	2.98
Single family (detached)	1,360	50%	1,339	21	2%	3.34
Single family (attached)	294	11%	289	5	2%	2.42
2 to 4 units	225	8%	214	11	5%	2.89
5 to 9 units	575	21%	551	24	4%	2.71
10 or more units	226	8%	210	16	7%	2.32
Mobile home and Other	40	1%	40	0	0%	2.40

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	1,819	100%
Less than \$150,000	36	2%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	253	14%
\$400,000 to \$499,999	228	13%
\$500,000 to \$749,999	811	45%
\$750,000 to \$999,999	404	22%
\$1,000,000 or more	87	5%

Median Value **\$620,993**

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	2,720	100%
2005 or Later	157	6%
2000 to 2004	464	17%
1990 to 1999	1,916	70%
1980 to 1989	91	3%
1970 to 1979	50	2%
1960 to 1969	4	<1%
1950 to 1959	20	1%
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
Total occupied housing units	2,643	100%	824	100%	1,819	100%
1.00 occupant housing per room or less	2,552	97%	733	89%	1,819	100%
1.01 to 1.50 occupants per room	91	3%	91	11%	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
Total Units	824	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	0	0%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	0	0%
\$1,000 to \$1,249	18	2%
\$1,250 to \$1,499	192	23%
\$1,500 to \$1,999	462	56%
\$2,000 or more	139	17%
No cash rent	13	2%
Median contract rent	\$1,719	

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	824	100%
Less than 20 percent	55	7%
20.0 to 24.9 percent	252	31%
25.0 to 29.9 percent	133	16%
30.0 to 34.9 percent	95	12%
35.0 to 39.9 percent	104	13%
40.0 to 49.9 percent	81	10%
50.0 percent or more	91	11%
Not computed	13	2%

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	2,643	100%
No vehicle	0	0%
1 vehicle	604	23%
2 vehicles	1,402	53%
3 vehicles	452	17%
4 or more vehicles	185	7%

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	4,155	100%
Worked in state of residence	4,119	99%
Worked in county of residence	4,050	97%
Worked outside county of residence	69	2%
Worked outside state of residence	36	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
Population age 16 and older	5,600	100%	2,742	49%
In labor force	4,133	74%	2,189	53%
Armed forces	100	2%	45	45%
Civilian (employed)	3,885	94%	2,055	53%
Civilian (unemployed)	148	4%	89	60%
Not in labor force	1,467	26%	553	38%
Pct. of civilian labor force unemployed	3.7%		4.2%	

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	4,155	100%
Car, truck or van:	3,677	88%
Drove Alone	3,223	78%
Carpooled	454	11%
Public Transportation:	13	<1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	13	<1%
Other public transportation	0	0%
Motorcycle	14	<1%
Bicycle	0	0%
Walked	0	0%
Other means	61	1%
Worked at home	390	9%

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	4,155	100%
Did not work at home	3,765	91%
Less than 10 minutes	402	10%
10 to 19 minutes	1,059	25%
20 to 29 minutes	1,169	28%
30 to 44 minutes	843	20%
45 to 59 minutes	138	3%
60 to 89 minutes	13	<1%
90 minutes or more	141	3%
Worked at home	390	9%
Average time to work (minutes)	28	--

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+	4,053	100%
Agriculture, forestry, mining	0	0%
Utilities	29	1%
Construction	124	3%
Manufacturing	570	14%
Wholesale trade	118	3%
Retail trade	313	8%
Transportation & warehousing	89	2%
Information & communications	70	2%
Finance, insurance, & real estate	164	4%
Professional, scientific, management, administration	380	9%
Educational, social, & health services	952	23%
Art, entertainment, recreation, accommodations, food	210	5%
Other services	206	5%
Public administration	828	20%

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+	4,053	100%
Management, professional & related:	2,540	63%
Management (incl. farm managers)	628	15%
Business & financial	332	8%
Computer & mathematical	438	11%
Architecture & engineering	313	8%
Life, physical & social science	101	2%
Community & social service	80	2%
Legal	3	<1%
Education, training, & library	212	5%
Art, entertainment, sports & media	118	3%
Healthcare practitioners	315	8%
Service:	429	11%
Healthcare support	16	<1%
Protective service	74	2%
Food preparation & serving	83	2%
Building & grounds cleaning / maintenance	31	1%
Personal care & service	225	6%
Sales & office	805	20%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	158	4%
Production, transport & material moving	121	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	2,643	100%
Less than \$15,000	33	1%
\$15,000 to \$29,999	62	2%
\$30,000 to \$44,999	182	7%
\$45,000 to \$59,999	337	13%
\$60,000 to \$74,999	148	6%
\$75,000 to \$99,999	351	13%
\$100,000 to \$124,999	460	17%
\$125,000 to \$149,999	263	10%
\$150,000 to \$199,999	449	17%
\$200,000 or more	358	14%
Median Income	\$111,332	—

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,643	100%
With earnings	2,511	95%
With wage and salary income	2,422	92%
With self-employment income	465	18%
With interest, dividend, or net rental income	1,018	39%
With Social Security income	165	6%
With Supplemental Security income	9	<1%
With public assistance income	12	<1%
With retirement income	169	6%
With other types of income	354	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
Total	7,869	100%
Under .50	130	2%
.50 to .99	123	2%
1.00 to 1.24	133	2%
1.25 to 1.49	0	0%
1.50 to 1.84	281	4%
1.85 to 1.99	281	4%
2.00 and over	6,921	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
Total	7,869	100%
Above Poverty	7,616	97%
Below Poverty	253	3%

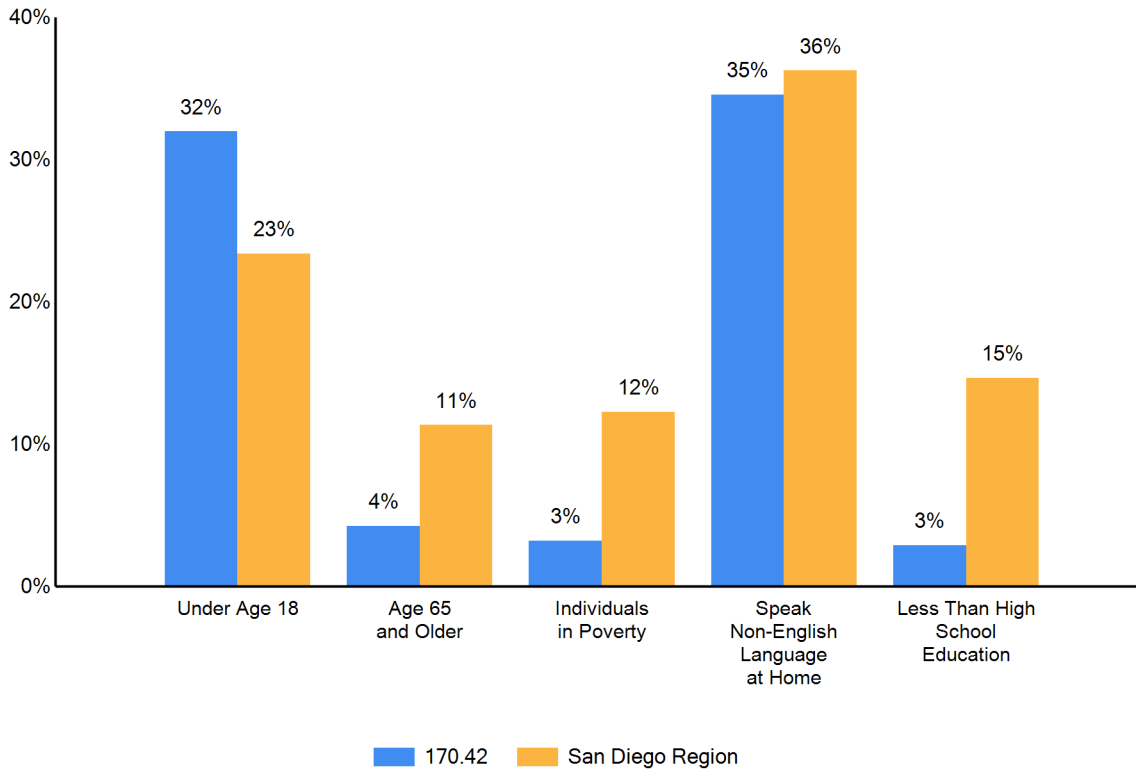
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	2,172	1,463	709	2,133	1,424	709	39	39	0
Married couple family	1,744	1,168	576	1,728	1,152	576	16	16	0
Male householder, no wife present	97	88	9	97	88	9	0	0	0
Female householder, no husband present	331	207	124	308	184	124	23	23	0

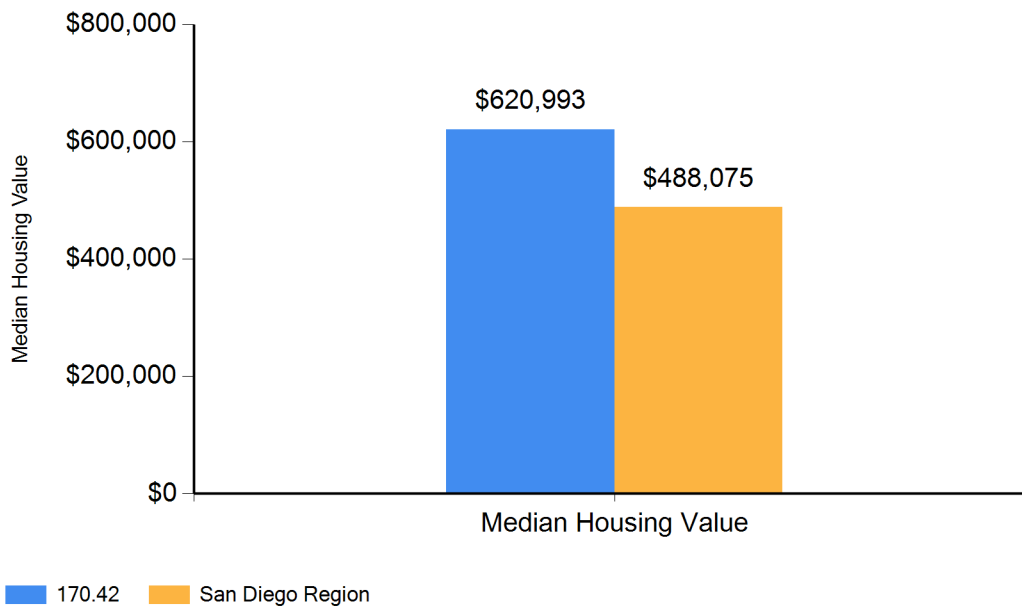
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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