



## Demographic and Socioeconomic Profile 2010

TRACT: 164.01

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>4,996</b>	<b>100%</b>
White	3,523	71%
Hispanic	958	19%
Two or More	168	3%
Black	164	3%
Asian	140	3%
Pacific Islander	22	<1%
American Indian	13	<1%
Other	8	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>4,996</b>	<b>2,358</b>	<b>2,638</b>	<b>53%</b>
Under 5	289	127	162	56%
5 to 9	280	134	146	52%
10 to 14	321	159	162	50%
15 to 17	244	120	124	51%
18 and 19	124	65	59	48%
20 to 24	316	162	154	49%
25 to 29	265	126	139	52%
30 to 34	256	130	126	49%
35 to 39	299	149	150	50%
40 to 44	314	153	161	51%
45 to 49	386	190	196	51%
50 to 54	377	197	180	48%
55 to 59	303	141	162	53%
60 and 61	98	44	54	55%
62 to 64	185	83	102	55%
65 to 69	254	113	141	56%
70 to 74	189	75	114	60%
75 to 79	172	81	91	53%
80 to 84	143	50	93	65%
85 and Older	181	59	122	67%
Under 18	1,134	540	594	52%
65 and older	939	378	561	60%
<b>Median</b>	<b>41.7</b>	<b>40.2</b>	<b>43.0</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>4,106</b>	<b>100%</b>
Never Married	1,227	30%
Married, excluding separated	1,883	46%
Separated	127	3%
Widowed	457	11%
Divorced	412	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>4,996</b>	<b>100%</b>
Household	4,670	93%
Group Quarters - Other	326	7%
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>4,996</b>	<b>958</b>	<b>3,523</b>	<b>164</b>	<b>13</b>	<b>140</b>	<b>22</b>	<b>8</b>	<b>168</b>
Under 5	289	77	187	7	1	5	1	0	11
5 to 9	280	73	161	8	0	8	2	0	28
10 to 14	321	80	184	18	1	11	1	0	26
15 to 17	244	73	130	14	0	3	1	1	22
18 and 19	124	32	73	9	0	3	0	0	7
20 to 24	316	94	189	8	2	8	1	0	14
25 to 29	265	68	174	7	0	9	1	1	5
30 to 34	256	50	171	14	1	11	1	1	7
35 to 39	299	60	200	11	2	18	4	0	4
40 to 44	314	58	221	17	1	7	1	0	9
45 to 49	386	73	270	8	3	13	3	0	16
50 to 54	377	67	277	11	0	13	2	2	5
55 to 59	303	43	242	6	0	7	0	1	4
60 and 61	98	12	76	3	1	4	1	0	1
62 to 64	185	18	155	2	0	6	2	1	1
65 to 69	254	27	212	8	0	4	0	0	3
70 to 74	189	19	160	5	0	4	0	0	1
75 to 79	172	10	158	1	0	1	0	0	2
80 to 84	143	14	118	5	1	3	0	1	1
85 and Older	181	10	165	2	0	2	1	0	1
Under 18	1,134	303	662	47	2	27	5	1	87
65 and older	939	80	813	21	1	14	1	1	8
<b>Median</b>		<b>28.7</b>	<b>46.3</b>	<b>33.9</b>	<b>38.8</b>	<b>38.3</b>	<b>38.8</b>	<b>52.5</b>	<b>17.6</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>4,707</b>	<b>100%</b>
Speak Only English	3,844	82%
Speak Spanish:	479	10%
Speak English "well" or "very well"	391	8%
Speak English "not well" or "not at all"	88	2%
Speak Asian/Pacific Island language:	215	5%
Speak English "well" or "very well"	215	5%
Speak English "not well" or "not at all"	0	0%
Speak other language:	169	3%
Speak English "well" or "very well"	141	3%
Speak English "not well" or "not at all"	28	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>3,422</b>	<b>100%</b>
Less than 9th grade	163	5%
9th through 12th grade, no diploma	338	10%
High school grad (incl. equivalency)	1,026	30%
Some college, no degree	1,108	32%
Associate degree	329	10%
Bachelor's degree	363	11%
Master's degree	85	2%
Professional school degree	5	<1%
Doctorate degree	5	<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>4,810</b>	<b>100%</b>	---	---	---	---
Enrolled in school	1,211	25%	1,032	21%	179	4%
Nursery / Preschool	157	13%	65	6%	92	51%
Kindergarten to grade 4	174	14%	174	17%	0	0%
Grade 5 to grade 8	153	13%	146	14%	7	4%
Grade 9 to grade 12	372	31%	366	35%	6	3%
College, undergraduate	337	28%	269	26%	68	38%
Graduate or Professional school	18	1%	12	1%	6	3%
Not enrolled in school	3,599	75%	---	---	---	---

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>1,632</b>	<b>100%</b>	<b>688</b>	<b>100%</b>	<b>944</b>	<b>100%</b>
Family Households:	1,271	78%	673	98%	598	63%
Married couple family	940	58%	488	71%	452	48%
Other family:	331	20%	185	27%	146	15%
Male householder, no wife	131	8%	83	12%	48	5%
Female householder, no husband	200	12%	102	15%	98	10%
Nonfamily households:	361	22%	15	2%	346	37%
Householder living alone	277	17%	----	----	----	----
Other nonfamily households	84	5%	----	----	----	----

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>1,679</b>	<b>100%</b>	<b>1632</b>	<b>47</b>	<b>3%</b>	<b>2.86</b>
Single family (detached)	1,116	66%	1,076	40	4%	2.92
Single family (attached)	157	9%	156	1	1%	3.13
2 to 4 units	130	8%	124	6	5%	2.27
5 to 9 units	51	3%	51	0	0%	2.86
10 or more units	43	3%	43	0	0%	2.88
Mobile home and Other	182	11%	182	0	0%	2.69

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>1,215</b>	<b>100%</b>
Less than \$150,000	172	14%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	28	2%
\$250,000 to \$299,999	42	3%
\$300,000 to \$399,999	292	24%
\$400,000 to \$499,999	363	30%
\$500,000 to \$749,999	318	26%
\$750,000 to \$999,999	0	0%
\$1,000,000 or more	0	0%

**Median Value** **\$421,350**

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>1,679</b>	<b>100%</b>
2005 or Later	24	1%
2000 to 2004	61	4%
1990 to 1999	108	6%
1980 to 1989	162	10%
1970 to 1979	385	23%
1960 to 1969	385	23%
1950 to 1959	534	32%
1940 to 1949	13	1%
1939 or earlier	7	<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>1,632</b>	<b>100%</b>	<b>417</b>	<b>100%</b>	<b>1,215</b>	<b>100%</b>
1.00 occupant housing per room or less	1,572	96%	385	92%	1,187	98%
1.01 to 1.50 occupants per room	46	3%	32	8%	14	1%
1.51 to 2.00 occupants per room	14	1%	0	0%	14	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>417</b>	<b>100%</b>
Less than \$500	38	9%
\$500 to \$599	6	1%
\$600 to \$699	38	9%
\$700 to \$799	10	2%
\$800 to \$899	38	9%
\$900 to \$999	53	13%
\$1,000 to \$1,249	64	15%
\$1,250 to \$1,499	41	10%
\$1,500 to \$1,999	53	13%
\$2,000 or more	76	18%
No cash rent	0	0%
<b>Median contract rent</b>	<b>\$1,100</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>417</b>	<b>100%</b>
Less than 20 percent	88	21%
20.0 to 24.9 percent	17	4%
25.0 to 29.9 percent	133	32%
30.0 to 34.9 percent	50	12%
35.0 to 39.9 percent	57	14%
40.0 to 49.9 percent	0	0%
50.0 percent or more	72	17%
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>1,632</b>	<b>100%</b>
No vehicle	76	5%
1 vehicle	283	17%
2 vehicles	741	45%
3 vehicles	304	19%
4 or more vehicles	228	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>2,282</b>	<b>100%</b>
Worked in state of residence	2,282	100%
Worked in county of residence	2,282	100%
Worked outside county of residence	0	0%
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
<b>Population age 16 and older</b>	<b>4,036</b>	<b>100%</b>	<b>1,901</b>	<b>47%</b>
In labor force	2,387	59%	1,222	51%
Armed forces	11	<1%	11	100%
Civilian (employed)	2,263	95%	1,146	51%
Civilian (unemployed)	113	5%	65	58%
Not in labor force	1,649	41%	679	41%
Pct. of civilian labor force unemployed	4.8%		5.4%	

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>2,282</b>	<b>100%</b>
Car, truck or van:	2,006	88%
Drove Alone	1,732	76%
Carpooled	274	12%
Public Transportation:	77	3%
Bus	77	3%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	12	1%
Walked	45	2%
Other means	13	1%
Worked at home	129	6%

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>2,282</b>	<b>100%</b>
Did not work at home	2,153	94%
Less than 10 minutes	272	12%
10 to 19 minutes	670	29%
20 to 29 minutes	479	21%
30 to 44 minutes	479	21%
45 to 59 minutes	135	6%
60 to 89 minutes	75	3%
90 minutes or more	43	2%
Worked at home	129	6%
<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>2,271</b>	<b>100%</b>
Agriculture, forestry, mining	0	0%
Utilities	0	0%
Construction	238	10%
Manufacturing	135	6%
Wholesale trade	12	1%
Retail trade	255	11%
Transportation & warehousing	98	4%
Information & communications	0	0%
Finance, insurance, & real estate	142	6%
Professional, scientific, management, administration	112	5%
Educational, social, & health services	426	19%
Art, entertainment, recreation, accommodations, food	420	18%
Other services	226	10%
Public administration	207	9%

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>2,271</b>	<b>100%</b>
Management, professional & related:	651	29%
Management (incl. farm managers)	186	8%
Business & financial	118	5%
Computer & mathematical	39	2%
Architecture & engineering	71	3%
Life, physical & social science	18	1%
Community & social service	24	1%
Legal	0	0%
Education, training, & library	132	6%
Art, entertainment, sports & media	19	1%
Healthcare practitioners	44	2%
Service:	578	25%
Healthcare support	64	3%
Protective service	26	1%
Food preparation & serving	177	8%
Building & grounds cleaning / maintenance	131	6%
Personal care & service	180	8%
Sales & office	653	29%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	207	9%
Production, transport & material moving	182	8%

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>1,632</b>	<b>100%</b>
Less than \$15,000	47	3%
\$15,000 to \$29,999	219	13%
\$30,000 to \$44,999	206	13%
\$45,000 to \$59,999	165	10%
\$60,000 to \$74,999	259	16%
\$75,000 to \$99,999	372	23%
\$100,000 to \$124,999	165	10%
\$125,000 to \$149,999	95	6%
\$150,000 to \$199,999	63	4%
\$200,000 or more	41	3%
<b>Median Income</b>	<b>\$70,367</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>1,632</b>	<b>100%</b>
With earnings	1,229	75%
With wage and salary income	1,229	75%
With self-employment income	139	9%
With interest, dividend, or net rental income	522	32%
With Social Security income	560	34%
With Supplemental Security income	107	7%
With public assistance income	25	2%
With retirement income	523	32%
With other types of income	343	21%

*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>4,663</b>	<b>100%</b>
Under .50	146	3%
.50 to .99	184	4%
1.00 to 1.24	178	4%
1.25 to 1.49	169	4%
1.50 to 1.84	191	4%
1.85 to 1.99	0	0%
2.00 and over	3,795	81%

*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>4,663</b>	<b>100%</b>
Above Poverty	4,333	93%
Below Poverty	330	7%

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

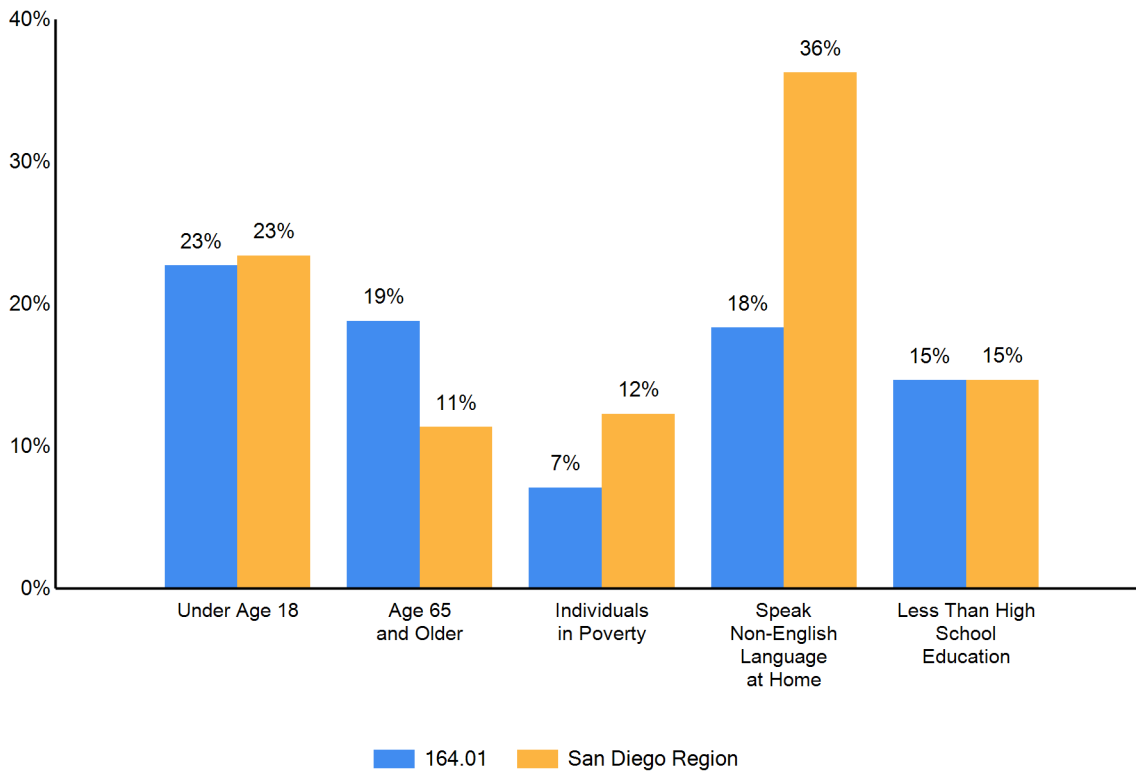
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>1,271</b>	<b>673</b>	<b>598</b>	<b>1,249</b>	<b>651</b>	<b>598</b>	<b>22</b>	<b>22</b>	<b>0</b>
Married couple family	940	488	452	940	488	452	0	0	0
Male householder, no wife present	131	83	48	125	77	48	6	6	0
Female householder, no husband present	200	102	98	184	86	98	16	16	0

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

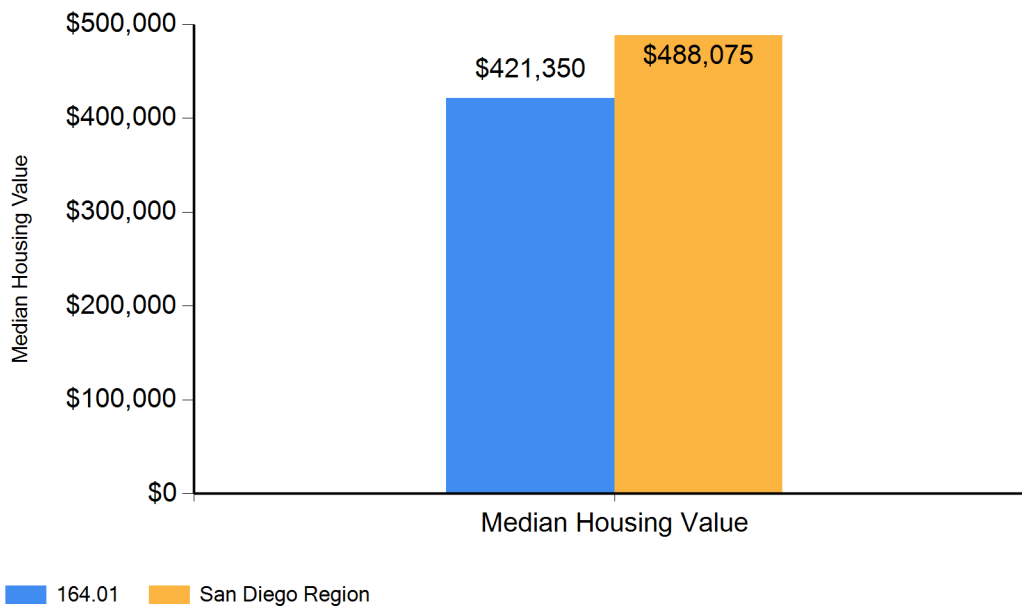


## Demographic and Socioeconomic Characteristics



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