



## Demographic and Socioeconomic Profile 2010

ZIP: 92106

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>21,847</b>	<b>100%</b>
White	17,237	79%
Hispanic	2,440	11%
Asian	716	3%
Two or More	613	3%
Black	602	3%
Other	89	<1%
American Indian	83	<1%
Pacific Islander	67	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>21,847</b>	<b>11,540</b>	<b>10,307</b>	<b>47%</b>
Under 5	1,267	652	615	49%
5 to 9	1,218	594	624	51%
10 to 14	864	486	378	44%
15 to 17	576	340	236	41%
18 and 19	663	368	295	44%
20 to 24	2,342	1,479	863	37%
25 to 29	1,762	1,046	716	41%
30 to 34	1,418	725	693	49%
35 to 39	1,440	797	643	45%
40 to 44	1,568	796	772	49%
45 to 49	1,472	679	793	54%
50 to 54	1,685	927	758	45%
55 to 59	1,553	841	712	46%
60 and 61	450	218	232	52%
62 to 64	676	341	335	50%
65 to 69	885	381	504	57%
70 to 74	585	288	297	51%
75 to 79	489	246	243	50%
80 to 84	474	154	320	68%
85 and Older	460	182	278	60%
Under 18	3,925	2,072	1,853	47%
65 and older	2,893	1,251	1,642	57%
<b>Median</b>	<b>37.8</b>	<b>35.5</b>	<b>40.6</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>18,498</b>	<b>100%</b>
Never Married	6,644	36%
Married, excluding separated	8,574	46%
Separated	337	2%
Widowed	1,153	6%
Divorced	1,790	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>21,847</b>	<b>100%</b>
Household	18,821	86%
Group Quarters - College	1,586	7%
Group Quarters - Military	1,424	7%
Group Quarters - Other	16	<1%

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>21,847</b>	<b>2,440</b>	<b>17,237</b>	<b>602</b>	<b>83</b>	<b>716</b>	<b>67</b>	<b>89</b>	<b>613</b>
Under 5	1,267	246	764	62	5	33	7	10	140
5 to 9	1,218	201	824	32	4	49	8	8	92
10 to 14	864	186	547	32	2	25	5	4	63
15 to 17	576	120	377	21	2	27	1	2	26
18 and 19	663	95	475	42	4	25	1	1	20
20 to 24	2,342	263	1,802	110	12	72	10	17	56
25 to 29	1,762	272	1,241	75	15	97	8	10	44
30 to 34	1,418	202	1,031	62	10	58	8	9	38
35 to 39	1,440	202	1,066	54	4	71	5	2	36
40 to 44	1,568	185	1,213	33	4	93	3	6	31
45 to 49	1,472	118	1,265	25	1	38	0	8	17
50 to 54	1,685	169	1,432	18	7	36	4	3	16
55 to 59	1,553	70	1,420	10	9	27	4	2	11
60 and 61	450	18	409	4	1	12	0	3	3
62 to 64	676	25	633	5	1	8	0	1	3
65 to 69	885	18	836	7	0	19	0	1	4
70 to 74	585	17	550	3	1	7	0	1	6
75 to 79	489	11	462	2	1	9	1	1	2
80 to 84	474	13	450	3	0	5	0	0	3
85 and Older	460	9	440	2	0	5	2	0	2
Under 18	3,925	753	2,512	147	13	134	21	24	321
65 and older	2,893	68	2,738	17	2	45	3	3	17
<b>Median</b>		<b>27.0</b>	<b>42.0</b>	<b>25.1</b>	<b>29.2</b>	<b>32.6</b>	<b>25.9</b>	<b>26.3</b>	<b>16.3</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>20,580</b>	<b>100%</b>
Speak Only English	17,859	87%
Speak Spanish:	1,349	7%
Speak English "well" or "very well"	1,185	6%
Speak English "not well" or "not at all"	164	1%
Speak Asian/Pacific Island language:	292	1%
Speak English "well" or "very well"	279	1%
Speak English "not well" or "not at all"	13	<1%
Speak other language:	1,080	5%
Speak English "well" or "very well"	969	5%
Speak English "not well" or "not at all"	111	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>14,917</b>	<b>100%</b>
Less than 9th grade	354	2%
9th through 12th grade, no diploma	391	3%
High school grad (incl. equivalency)	2,174	15%
Some college, no degree	3,465	23%
Associate degree	946	6%
Bachelor's degree	4,226	28%
Master's degree	2,077	14%
Professional school degree	949	6%
Doctorate degree	335	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>21,071</b>	<b>100%</b>	---	---	---	---
Enrolled in school	5,735	27%	3,056	15%	2,679	13%
Nursery / Preschool	296	5%	125	4%	171	6%
Kindergarten to grade 4	843	15%	700	23%	143	5%
Grade 5 to grade 8	827	14%	607	20%	220	8%
Grade 9 to grade 12	723	13%	562	18%	161	6%
College, undergraduate	2,520	44%	791	26%	1,729	65%
Graduate or Professional school	526	9%	271	9%	255	10%
Not enrolled in school	15,336	73%	---	---	---	---

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>8,162</b>	<b>100%</b>	<b>1,976</b>	<b>100%</b>	<b>6,186</b>	<b>100%</b>
Family Households:	4,711	58%	1,918	97%	2,793	45%
Married couple family	3,927	48%	1,448	73%	2,479	40%
Other family:	784	10%	470	24%	314	5%
Male householder, no wife	265	3%	109	6%	156	3%
Female householder, no husband	519	6%	361	18%	158	3%
Nonfamily households:	3,451	42%	58	3%	3,393	55%
Householder living alone	2,571	31%	----	----	----	----
Other nonfamily households	880	11%	----	----	----	----

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>8,611</b>	<b>100%</b>	<b>8162</b>	<b>449</b>	<b>5%</b>	<b>2.31</b>
Single family (detached)	5,207	60%	5,063	144	3%	2.44
Single family (attached)	970	11%	867	103	11%	2.33
2 to 4 units	887	10%	842	45	5%	2.20
5 to 9 units	473	5%	446	27	6%	1.96
10 or more units	1,074	12%	944	130	12%	1.80
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>4,723</b>	<b>100%</b>
Less than \$150,000	41	1%
\$150,000 to \$199,999	70	1%
\$200,000 to \$249,999	29	1%
\$250,000 to \$299,999	22	<1%
\$300,000 to \$399,999	185	4%
\$400,000 to \$499,999	113	2%
\$500,000 to \$749,999	1,032	22%
\$750,000 to \$999,999	1,628	34%
\$1,000,000 or more	1,603	34%

**Median Value** **\$885,154**

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>8,611</b>	<b>100%</b>
2005 or Later	218	3%
2000 to 2004	733	9%
1990 to 1999	141	2%
1980 to 1989	608	7%
1970 to 1979	888	10%
1960 to 1969	1,321	15%
1950 to 1959	2,354	27%
1940 to 1949	1,144	13%
1939 or earlier	1,204	14%

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>8,162</b>	<b>100%</b>	<b>3,439</b>	<b>100%</b>	<b>4,723</b>	<b>100%</b>
1.00 occupant housing per room or less	8,017	98%	3,307	96%	4,710	100%
1.01 to 1.50 occupants per room	77	1%	71	2%	6	<1%
1.51 to 2.00 occupants per room	61	1%	61	2%	0	0%
2.01 or more occupants per room	7	<1%	0	0%	7	<1%

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>3,439</b>	<b>100%</b>
Less than \$500	133	4%
\$500 to \$599	56	2%
\$600 to \$699	66	2%
\$700 to \$799	203	6%
\$800 to \$899	324	9%
\$900 to \$999	192	6%
\$1,000 to \$1,249	636	18%
\$1,250 to \$1,499	429	12%
\$1,500 to \$1,999	649	19%
\$2,000 or more	659	19%
No cash rent	92	3%
<b>Median contract rent</b>	<b>\$1,314</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>3,439</b>	<b>100%</b>
Less than 20 percent	649	19%
20.0 to 24.9 percent	353	10%
25.0 to 29.9 percent	450	13%
30.0 to 34.9 percent	361	10%
35.0 to 39.9 percent	377	11%
40.0 to 49.9 percent	229	7%
50.0 percent or more	826	24%
Not computed	194	6%

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>8,162</b>	<b>100%</b>
No vehicle	534	7%
1 vehicle	2,958	36%
2 vehicles	3,145	39%
3 vehicles	1,007	12%
4 or more vehicles	518	6%

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>11,546</b>	<b>100%</b>
Worked in state of residence	11,404	99%
Worked in county of residence	11,363	98%
Worked outside county of residence	41	<1%
Worked outside state of residence	142	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>17,734</b>	<b>100%</b>	<b>9,141</b>	<b>52%</b>
In labor force	11,338	64%	6,363	56%
Armed forces	1,143	10%	990	87%
Civilian (employed)	9,690	85%	5,005	52%
Civilian (unemployed)	505	4%	368	73%
Not in labor force	6,396	36%	2,778	43%
Pct. of civilian labor force unemployed	5.0%		6.8%	

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>11,546</b>	<b>100%</b>
Car, truck or van:	8,741	76%
Drove Alone	7,956	69%
Carpooled	785	7%
Public Transportation:	272	2%
Bus	202	2%
Trolley / Streetcar	68	1%
Railroad	0	0%
Other public transportation	2	<1%
Motorcycle	120	1%
Bicycle	115	1%
Walked	553	5%
Other means	97	1%
Worked at home	1,648	14%

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>11,546</b>	<b>100%</b>
Did not work at home	9,898	86%
Less than 10 minutes	2,109	18%
10 to 19 minutes	3,584	31%
20 to 29 minutes	2,488	22%
30 to 44 minutes	1,265	11%
45 to 59 minutes	211	2%
60 to 89 minutes	107	1%
90 minutes or more	134	1%
Worked at home	1,648	14%
<b>Average time to work (minutes)</b>	<b>21</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>9,570</b>	<b>100%</b>
Agriculture, forestry, mining	25	<1%
Utilities	56	1%
Construction	482	5%
Manufacturing	449	5%
Wholesale trade	140	1%
Retail trade	697	7%
Transportation & warehousing	195	2%
Information & communications	233	2%
Finance, insurance, & real estate	1,036	11%
Professional, scientific, management, administration	750	8%
Educational, social, & health services	2,595	27%
Art, entertainment, recreation, accommodations, food	1,068	11%
Other services	524	5%
Public administration	1,320	14%

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>9,570</b>	<b>100%</b>
Management, professional & related:	4,965	52%
Management (incl. farm managers)	1,260	13%
Business & financial	563	6%
Computer & mathematical	319	3%
Architecture & engineering	401	4%
Life, physical & social science	134	1%
Community & social service	172	2%
Legal	355	4%
Education, training, & library	828	9%
Art, entertainment, sports & media	398	4%
Healthcare practitioners	535	6%
Service:	1,268	13%
Healthcare support	24	<1%
Protective service	61	1%
Food preparation & serving	532	6%
Building & grounds cleaning / maintenance	229	2%
Personal care & service	422	4%
Sales & office	2,365	25%
Farming, fishing & forestry	23	<1%
Construction, extraction & maintenance	523	5%
Production, transport & material moving	426	4%

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>8,162</b>	<b>100%</b>
Less than \$15,000	668	8%
\$15,000 to \$29,999	1,057	13%
\$30,000 to \$44,999	814	10%
\$45,000 to \$59,999	717	9%
\$60,000 to \$74,999	792	10%
\$75,000 to \$99,999	994	12%
\$100,000 to \$124,999	713	9%
\$125,000 to \$149,999	510	6%
\$150,000 to \$199,999	797	10%
\$200,000 or more	1,100	13%
<b>Median Income</b>	<b>\$75,830</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>8,162</b>	<b>100%</b>
With earnings	6,280	77%
With wage and salary income	5,864	72%
With self-employment income	1,127	14%
With interest, dividend, or net rental income	3,499	43%
With Social Security income	2,417	30%
With Supplemental Security income	185	2%
With public assistance income	32	<1%
With retirement income	1,622	20%
With other types of income	1,056	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>19,286</b>	<b>100%</b>
Under .50	1,051	5%
.50 to .99	768	4%
1.00 to 1.24	447	2%
1.25 to 1.49	500	3%
1.50 to 1.84	828	4%
1.85 to 1.99	184	1%
2.00 and over	15,508	80%

*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>19,286</b>	<b>100%</b>
Above Poverty	17,467	91%
Below Poverty	1,819	9%

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

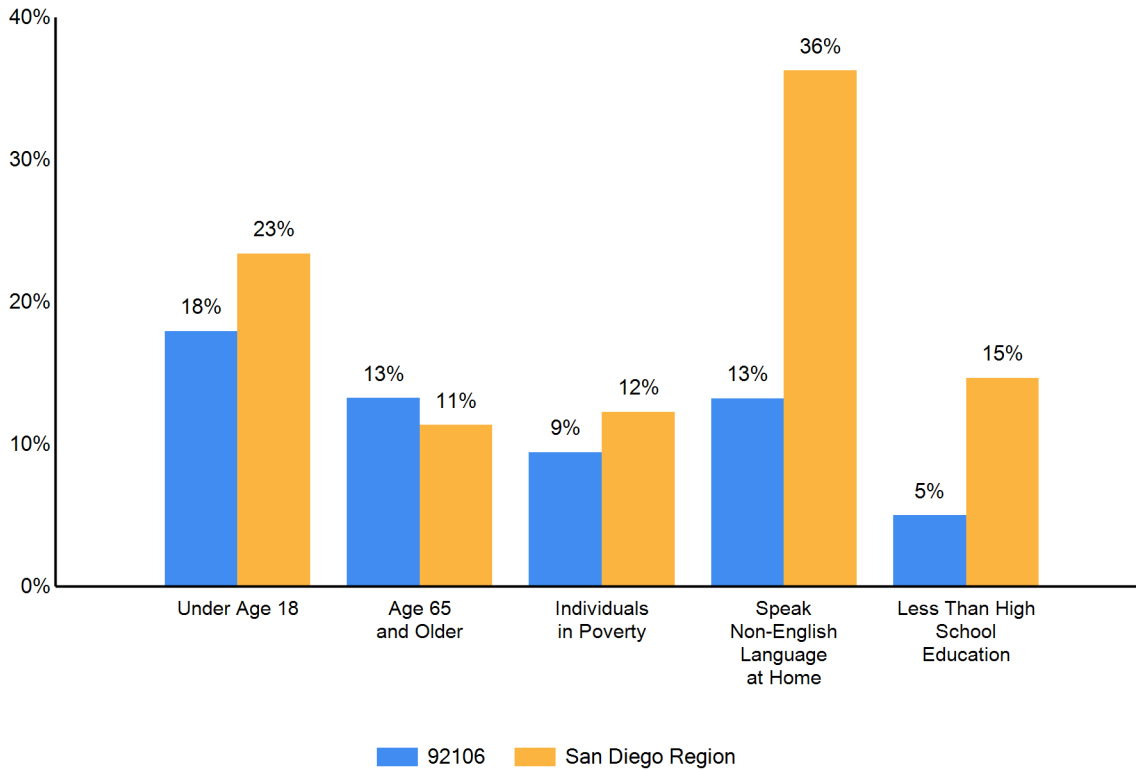
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>4,711</b>	<b>1,918</b>	<b>2,793</b>	<b>4,514</b>	<b>1,796</b>	<b>2,718</b>	<b>197</b>	<b>122</b>	<b>75</b>
Married couple family	3,927	1,448	2,479	3,773	1,361	2,412	154	87	67
Male householder, no wife present	265	109	156	257	109	148	8	0	8
Female householder, no husband present	519	361	158	484	326	158	35	35	0

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

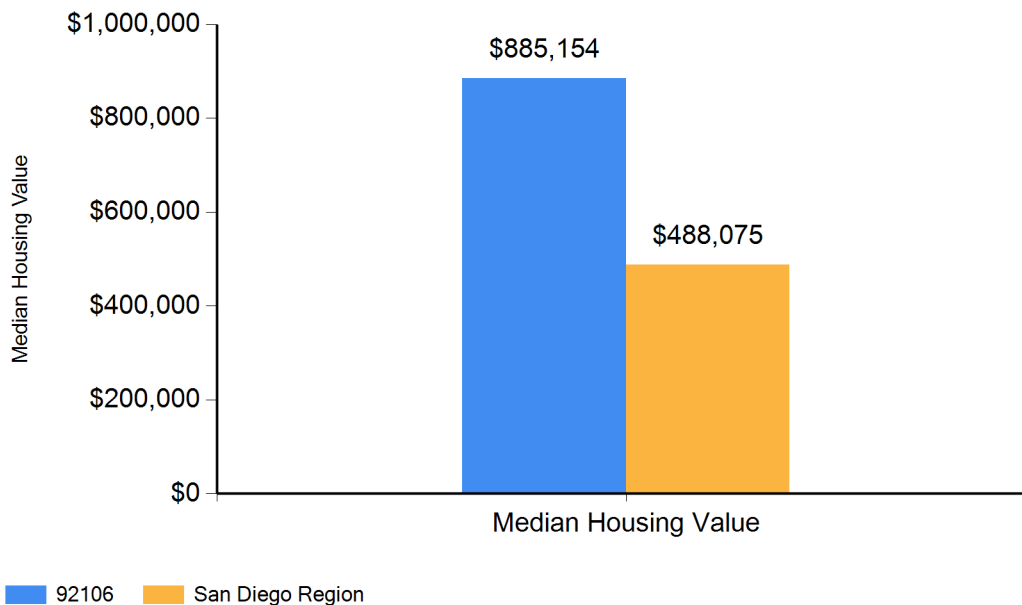


## Demographic and Socioeconomic Characteristics



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