



## Demographic and Socioeconomic Profile 2010

ZIP: 92131

### Population by Race

	Population	Percent
<b>Total Population</b>	<b>34,326</b>	<b>100%</b>
White	21,398	62%
Asian	7,634	22%
Hispanic	2,925	9%
Two or More	1,370	4%
Black	766	2%
Other	98	<1%
American Indian	76	<1%
Pacific Islander	59	<1%

Source: SANDAG, Current Estimates (2010)

### Population by Age and Sex

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>34,326</b>	<b>16,859</b>	<b>17,467</b>	<b>51%</b>
Under 5	2,468	1,274	1,194	48%
5 to 9	2,811	1,397	1,414	50%
10 to 14	2,745	1,390	1,355	49%
15 to 17	1,687	876	811	48%
18 and 19	577	285	292	51%
20 to 24	1,354	687	667	49%
25 to 29	1,579	758	821	52%
30 to 34	2,060	953	1,107	54%
35 to 39	2,780	1,359	1,421	51%
40 to 44	3,049	1,432	1,617	53%
45 to 49	3,316	1,621	1,695	51%
50 to 54	2,971	1,447	1,524	51%
55 to 59	2,297	1,093	1,204	52%
60 and 61	852	391	461	54%
62 to 64	1,137	563	574	50%
65 to 69	1,086	569	517	48%
70 to 74	610	328	282	46%
75 to 79	460	233	227	49%
80 to 84	281	129	152	54%
85 and Older	206	74	132	64%
Under 18	9,711	4,937	4,774	49%
65 and older	2,643	1,333	1,310	50%
<b>Median</b>	<b>38.4</b>	<b>38.0</b>	<b>38.8</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>26,302</b>	<b>100%</b>
Never Married	6,029	23%
Married, excluding separated	17,747	67%
Separated	118	<1%
Widowed	648	2%
Divorced	1,760	7%

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>34,326</b>	<b>100%</b>
Household	34,268	100%
Group Quarters - College	45	<1%
Group Quarters - Other	13	<1%
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>34,326</b>	<b>2,925</b>	<b>21,398</b>	<b>766</b>	<b>76</b>	<b>7,634</b>	<b>59</b>	<b>98</b>	<b>1,370</b>
Under 5	2,468	279	1,267	55	9	605	0	11	242
5 to 9	2,811	317	1,522	55	3	663	5	11	235
10 to 14	2,745	291	1,663	69	7	509	5	13	188
15 to 17	1,687	192	1,077	33	9	265	2	5	104
18 and 19	577	63	354	17	1	114	0	2	26
20 to 24	1,354	177	774	40	3	285	2	2	71
25 to 29	1,579	162	854	39	6	438	3	8	69
30 to 34	2,060	192	1,060	58	2	664	4	11	69
35 to 39	2,780	235	1,448	63	5	934	3	13	79
40 to 44	3,049	236	1,876	66	8	784	7	4	68
45 to 49	3,316	236	2,261	89	5	642	5	8	70
50 to 54	2,971	195	2,139	63	4	507	7	3	53
55 to 59	2,297	127	1,668	50	3	399	6	5	39
60 and 61	852	41	646	19	0	133	1	0	12
62 to 64	1,137	53	878	12	3	165	5	0	21
65 to 69	1,086	49	819	14	3	188	1	1	11
70 to 74	610	28	431	10	2	129	2	1	7
75 to 79	460	26	309	5	1	114	0	0	5
80 to 84	281	13	195	6	0	67	0	0	0
85 and Older	206	13	157	3	2	29	1	0	1
Under 18	9,711	1,079	5,529	212	28	2,042	12	40	769
65 and older	2,643	129	1,911	38	8	527	4	2	24
<b>Median</b>		<b>29.4</b>	<b>41.8</b>	<b>36.3</b>	<b>30.0</b>	<b>36.5</b>	<b>43.9</b>	<b>28.1</b>	<b>15.6</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>31,858</b>	<b>100%</b>
Speak Only English	23,647	74%
Speak Spanish:	1,447	5%
Speak English "well" or "very well"	1,380	4%
Speak English "not well" or "not at all"	67	<1%
Speak Asian/Pacific Island language:	4,356	14%
Speak English "well" or "very well"	3,872	12%
Speak English "not well" or "not at all"	484	2%
Speak other language:	2,408	7%
Speak English "well" or "very well"	2,257	7%
Speak English "not well" or "not at all"	151	<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>22,684</b>	<b>100%</b>
Less than 9th grade	153	1%
9th through 12th grade, no diploma	393	2%
High school grad (incl. equivalency)	1,773	8%
Some college, no degree	3,717	16%
Associate degree	1,962	9%
Bachelor's degree	8,003	35%
Master's degree	4,639	20%
Professional school degree	1,253	6%
Doctorate degree	791	3%

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>32,860</b>	<b>100%</b>	---	---	---	---
Enrolled in school	10,462	32%	8,233	25%	2,229	7%
Nursery / Preschool	837	8%	205	2%	632	28%
Kindergarten to grade 4	2,884	28%	2,532	31%	352	16%
Grade 5 to grade 8	2,062	20%	1,753	21%	309	14%
Grade 9 to grade 12	2,512	24%	2,121	26%	391	18%
College, undergraduate	1,671	16%	1,407	17%	264	12%
Graduate or Professional school	496	5%	215	3%	281	13%
Not enrolled in school	22,398	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>11,962</b>	<b>100%</b>	<b>5,728</b>	<b>100%</b>	<b>6,234</b>	<b>100%</b>
Family Households:	9,724	81%	5,699	99%	4,025	65%
Married couple family	8,446	71%	4,837	84%	3,609	58%
Other family:	1,278	11%	862	15%	416	7%
Male householder, no wife	335	3%	193	3%	142	2%
Female householder, no husband	943	8%	669	12%	274	4%
Nonfamily households:	2,238	19%	29	1%	2,209	35%
Householder living alone	1,770	15%	----	----	----	----
Other nonfamily households	468	4%	----	----	----	----

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>12,239</b>	<b>100%</b>	<b>11962</b>	<b>277</b>	<b>2%</b>	<b>2.86</b>
Single family (detached)	8,087	66%	7,973	114	1%	2.96
Single family (attached)	1,546	13%	1,493	53	3%	2.67
2 to 4 units	951	8%	905	46	5%	2.95
5 to 9 units	730	6%	707	23	3%	2.66
10 or more units	925	8%	884	41	4%	2.39
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>10,101</b>	<b>100%</b>
Less than \$150,000	119	1%
\$150,000 to \$199,999	47	<1%
\$200,000 to \$249,999	148	1%
\$250,000 to \$299,999	141	1%
\$300,000 to \$399,999	759	8%
\$400,000 to \$499,999	1,135	11%
\$500,000 to \$749,999	3,760	37%
\$750,000 to \$999,999	2,529	25%
\$1,000,000 or more	1,463	14%

**Median Value** **\$679,804**

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>12,239</b>	<b>100%</b>
2005 or Later	739	6%
2000 to 2004	1,544	13%
1990 to 1999	4,385	36%
1980 to 1989	3,221	26%
1970 to 1979	2,051	17%
1960 to 1969	192	2%
1950 to 1959	29	<1%
1940 to 1949	24	<1%
1939 or earlier	54	<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>11,962</b>	<b>100%</b>	<b>1,861</b>	<b>100%</b>	<b>10,101</b>	<b>100%</b>
1.00 occupant housing per room or less	11,796	99%	1,749	94%	10,047	99%
1.01 to 1.50 occupants per room	137	1%	83	4%	54	1%
1.51 to 2.00 occupants per room	29	<1%	29	2%	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
<b>Total Units</b>	<b>1,861</b>	<b>100%</b>
Less than \$500	11	1%
\$500 to \$599	18	1%
\$600 to \$699	10	1%
\$700 to \$799	20	1%
\$800 to \$899	0	0%
\$900 to \$999	25	1%
\$1,000 to \$1,249	152	8%
\$1,250 to \$1,499	173	9%
\$1,500 to \$1,999	766	41%
\$2,000 or more	627	34%
No cash rent	59	3%
<b>Median contract rent</b>	<b>\$1,840</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>1,861</b>	<b>100%</b>
Less than 20 percent	366	20%
20.0 to 24.9 percent	362	19%
25.0 to 29.9 percent	197	11%
30.0 to 34.9 percent	159	9%
35.0 to 39.9 percent	155	8%
40.0 to 49.9 percent	161	9%
50.0 percent or more	355	19%
Not computed	106	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>11,962</b>	<b>100%</b>
No vehicle	82	1%
1 vehicle	2,260	19%
2 vehicles	6,297	53%
3 vehicles	2,582	22%
4 or more vehicles	741	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>17,721</b>	<b>100%</b>
Worked in state of residence	17,598	99%
Worked in county of residence	17,317	98%
Worked outside county of residence	281	2%
Worked outside state of residence	123	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>25,735</b>	<b>100%</b>	<b>12,528</b>	<b>49%</b>
In labor force	18,466	72%	9,936	54%
Armed forces	300	2%	233	78%
Civilian (employed)	17,246	93%	9,180	53%
Civilian (unemployed)	920	5%	523	57%
Not in labor force	7,269	28%	2,592	36%
Pct. of civilian labor force unemployed	5.1%		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>17,721</b>	<b>100%</b>
Car, truck or van:	16,115	91%
Drove Alone	14,698	83%
Carpooled	1,417	8%
Public Transportation:	148	1%
Bus	50	<1%
Trolley / Streetcar	35	<1%
Railroad	54	<1%
Other public transportation	9	<1%
Motorcycle	26	<1%
Bicycle	71	<1%
Walked	88	0%
Other means	148	1%
Worked at home	1,125	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>17,721</b>	<b>100%</b>
Did not work at home	16,596	94%
Less than 10 minutes	1,328	7%
10 to 19 minutes	4,627	26%
20 to 29 minutes	5,984	34%
30 to 44 minutes	3,609	20%
45 to 59 minutes	643	4%
60 to 89 minutes	145	1%
90 minutes or more	260	1%
Worked at home	1,125	6%
<b>Average time to work (minutes)</b>	<b>27</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>17,393</b>	<b>100%</b>
Agriculture, forestry, mining	7	<1%
Utilities	154	1%
Construction	311	2%
Manufacturing	2,507	14%
Wholesale trade	560	3%
Retail trade	1,446	8%
Transportation & warehousing	352	2%
Information & communications	783	5%
Finance, insurance, & real estate	1,643	9%
Professional, scientific, management, administration	1,077	6%
Educational, social, & health services	3,720	21%
Art, entertainment, recreation, accommodations, food	1,018	6%
Other services	584	3%
Public administration	3,231	19%

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>17,393</b>	<b>100%</b>
Management, professional & related:	11,339	65%
Management (incl. farm managers)	2,992	17%
Business & financial	1,632	9%
Computer & mathematical	1,196	7%
Architecture & engineering	1,291	7%
Life, physical & social science	451	3%
Community & social service	211	1%
Legal	452	3%
Education, training, & library	1,064	6%
Art, entertainment, sports & media	388	2%
Healthcare practitioners	1,662	10%
Service:	1,244	7%
Healthcare support	143	1%
Protective service	287	2%
Food preparation & serving	352	2%
Building & grounds cleaning / maintenance	45	<1%
Personal care & service	417	2%
Sales & office	3,733	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	407	2%
Production, transport & material moving	670	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>11,962</b>	<b>100%</b>
Less than \$15,000	294	2%
\$15,000 to \$29,999	326	3%
\$30,000 to \$44,999	763	6%
\$45,000 to \$59,999	648	5%
\$60,000 to \$74,999	723	6%
\$75,000 to \$99,999	1,611	13%
\$100,000 to \$124,999	1,696	14%
\$125,000 to \$149,999	1,340	11%
\$150,000 to \$199,999	2,124	18%
\$200,000 or more	2,437	20%
<b>Median Income</b>	<b>\$123,821</b>	<b>—</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>11,962</b>	<b>100%</b>
With earnings	10,764	90%
With wage and salary income	10,402	87%
With self-employment income	1,836	15%
With interest, dividend, or net rental income	5,227	44%
With Social Security income	1,734	14%
With Supplemental Security income	93	1%
With public assistance income	129	1%
With retirement income	2,094	18%
With other types of income	1,418	12%

*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>34,255</b>	<b>100%</b>
Under .50	585	2%
.50 to .99	583	2%
1.00 to 1.24	303	1%
1.25 to 1.49	195	1%
1.50 to 1.84	269	1%
1.85 to 1.99	600	2%
2.00 and over	31,720	93%

*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>34,255</b>	<b>100%</b>
Above Poverty	33,087	97%
Below Poverty	1,168	3%

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

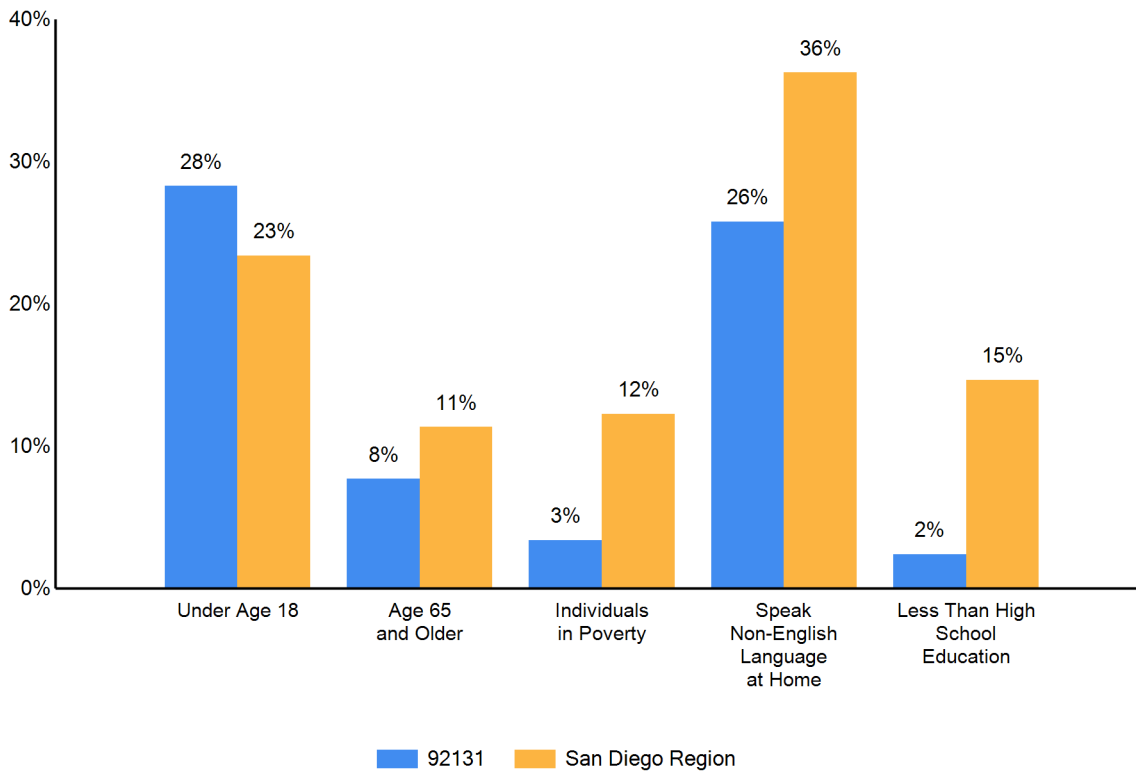
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	Total Families			Above Poverty			Below Poverty		
	Total	With Children	No Children	Total	With Children	No Children	Total	With Children	No Children
<b>Total Families</b>	<b>9,724</b>	<b>5,699</b>	<b>4,025</b>	<b>9,494</b>	<b>5,495</b>	<b>3,999</b>	<b>230</b>	<b>204</b>	<b>26</b>
Married couple family	8,446	4,837	3,609	8,329	4,743	3,586	117	94	23
Male householder, no wife present	335	193	142	335	193	142	0	0	0
Female householder, no husband present	943	669	274	830	559	271	113	110	3

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

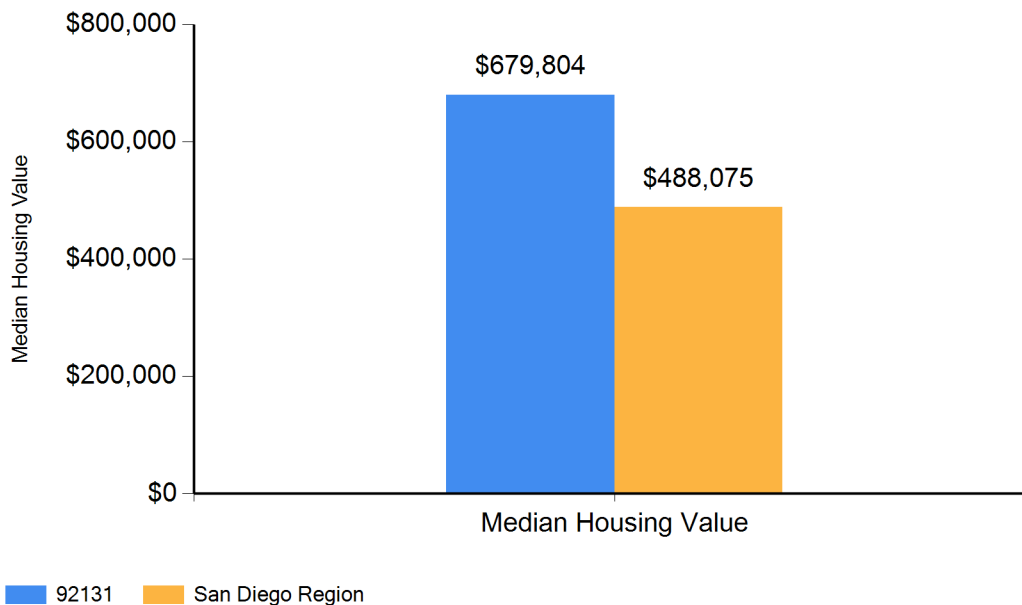


## Demographic and Socioeconomic Characteristics



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