



**Population by Race**

	Population	Percent
<b>Total Population</b>	<b>31,494</b>	<b>100%</b>
White	18,046	57%
Hispanic	7,015	22%
Black	2,830	9%
Asian	2,369	8%
Two or More	905	3%
American Indian	167	1%
Other	91	<1%
Pacific Islander	71	<1%

Source: SANDAG, Current Estimates (2010)

**Population by Age and Sex**

	Total	Male	Female	Percent Female
<b>Total Population</b>	<b>31,494</b>	<b>19,011</b>	<b>12,483</b>	<b>40%</b>
Under 5	780	395	385	49%
5 to 9	428	205	223	52%
10 to 14	360	170	190	53%
15 to 17	289	160	129	45%
18 and 19	398	234	164	41%
20 to 24	2,918	1,664	1,254	43%
25 to 29	5,300	3,061	2,239	42%
30 to 34	4,184	2,570	1,614	39%
35 to 39	2,996	1,994	1,002	33%
40 to 44	2,268	1,594	674	30%
45 to 49	2,271	1,577	694	31%
50 to 54	2,162	1,353	809	37%
55 to 59	2,035	1,254	781	38%
60 and 61	697	411	286	41%
62 to 64	941	545	396	42%
65 to 69	1,119	642	477	43%
70 to 74	853	447	406	48%
75 to 79	666	347	319	48%
80 to 84	497	248	249	50%
85 and Older	332	140	192	58%
Under 18	1,857	930	927	50%
65 and older	3,467	1,824	1,643	47%
<b>Median</b>	<b>36.8</b>	<b>37.6</b>	<b>35.2</b>	

Source: SANDAG, Current Estimates (2010)

## Population by Marital Status

	Number	Percent
<b>Total population age 15 and over</b>	<b>29,926</b>	<b>100%</b>
Never Married	14,634	49%
Married, excluding separated	8,397	28%
Separated	1,139	4%
Widowed	900	3%
Divorced	4,856	16%

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>31,494</b>	<b>100%</b>
Household	25,839	82%
Group Quarters - Other	5,655	18%
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>31,494</b>	<b>7,015</b>	<b>18,046</b>	<b>2,830</b>	<b>167</b>	<b>2,369</b>	<b>71</b>	<b>91</b>	<b>905</b>
Under 5	780	332	270	78	4	43	2	1	50
5 to 9	428	227	106	46	2	11	2	0	34
10 to 14	360	196	76	46	2	22	0	2	16
15 to 17	289	145	77	43	0	13	1	3	7
18 and 19	398	187	112	51	3	18	4	1	22
20 to 24	2,918	805	1,601	204	14	177	4	19	94
25 to 29	5,300	1,107	3,214	297	17	433	13	12	207
30 to 34	4,184	950	2,434	248	18	371	7	14	142
35 to 39	2,996	806	1,590	253	9	256	4	12	66
40 to 44	2,268	543	1,229	264	19	146	3	5	59
45 to 49	2,271	467	1,279	320	18	121	6	6	54
50 to 54	2,162	382	1,270	325	25	104	9	7	40
55 to 59	2,035	280	1,323	260	16	109	10	1	36
60 and 61	697	76	494	79	6	27	0	2	13
62 to 64	941	120	690	81	6	31	1	0	12
65 to 69	1,119	120	799	91	6	88	2	1	12
70 to 74	853	97	558	64	0	119	1	3	11
75 to 79	666	76	426	39	2	108	2	1	12
80 to 84	497	58	311	17	0	97	0	1	13
85 and Older	332	41	187	24	0	75	0	0	5
Under 18	1,857	900	529	213	8	89	5	6	107
65 and older	3,467	392	2,281	235	8	487	5	6	53
<b>Median</b>		<b>32.7</b>	<b>38.6</b>	<b>42.8</b>	<b>43.8</b>	<b>36.9</b>	<b>38.1</b>	<b>32.7</b>	<b>30.8</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>30,714</b>	<b>100%</b>
Speak Only English	22,848	74%
Speak Spanish:	4,618	15%
Speak English "well" or "very well"	3,284	11%
Speak English "not well" or "not at all"	1,334	4%
Speak Asian/Pacific Island language:	1,544	5%
Speak English "well" or "very well"	1,085	4%
Speak English "not well" or "not at all"	459	1%
Speak other language:	1,704	5%
Speak English "well" or "very well"	1,526	5%
Speak English "not well" or "not at all"	178	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>26,321</b>	<b>100%</b>
Less than 9th grade	1,020	4%
9th through 12th grade, no diploma	1,912	7%
High school grad (incl. equivalency)	3,532	13%
Some college, no degree	5,595	21%
Associate degree	1,928	7%
Bachelor's degree	6,843	26%
Master's degree	3,167	12%
Professional school degree	1,491	6%
Doctorate degree	833	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>30,955</b>	<b>100%</b>	---	---	---	---
Enrolled in school	4,857	16%	3,245	10%	1,612	5%
Nursery / Preschool	26	1%	5	<1%	21	1%
Kindergarten to grade 4	221	5%	221	7%	0	0%
Grade 5 to grade 8	339	7%	339	10%	0	0%
Grade 9 to grade 12	679	14%	568	18%	111	7%
College, undergraduate	2,275	47%	1,700	52%	575	36%
Graduate or Professional school	1,317	27%	412	13%	905	56%
Not enrolled in school	26,098	84%	---	---	---	---

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>17,539</b>	<b>100%</b>	<b>786</b>	<b>100%</b>	<b>16,753</b>	<b>100%</b>
Family Households:	4,254	24%	757	96%	3,497	21%
Married couple family	3,558	20%	440	56%	3,118	19%
Other family:	696	4%	317	40%	379	2%
Male householder, no wife	143	1%	33	4%	110	1%
Female householder, no husband	553	3%	284	36%	269	2%
Nonfamily households:	13,285	76%	29	4%	13,256	79%
Householder living alone	11,299	64%	----	----	----	----
Other nonfamily households	1,986	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>23,689</b>	<b>100%</b>	<b>17,539</b>	<b>6,150</b>	<b>26%</b>	<b>1.47</b>
Single family (detached)	115	<1%	91	24	21%	1.84
Single family (attached)	81	<1%	61	20	25%	1.92
2 to 4 units	585	2%	415	170	29%	1.58
5 to 9 units	298	1%	189	109	37%	1.55
10 or more units	22,610	95%	16,783	5,827	26%	1.47
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>4,290</b>	<b>100%</b>
Less than \$150,000	7	<1%
\$150,000 to \$199,999	53	1%
\$200,000 to \$249,999	171	4%
\$250,000 to \$299,999	281	7%
\$300,000 to \$399,999	667	16%
\$400,000 to \$499,999	862	20%
\$500,000 to \$749,999	918	21%
\$750,000 to \$999,999	679	16%
\$1,000,000 or more	652	15%

**Median Value**                      **\$530,361**

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>23,689</b>	<b>100%</b>
2005 or Later	2,760	12%
2000 to 2004	8,389	35%
1990 to 1999	3,347	14%
1980 to 1989	3,084	13%
1970 to 1979	1,599	7%
1960 to 1969	925	4%
1950 to 1959	651	3%
1940 to 1949	410	2%
1939 or earlier	2,524	11%

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>17,539</b>	<b>100%</b>	<b>13,249</b>	<b>100%</b>	<b>4,290</b>	<b>100%</b>
1.00 occupant housing per room or less	16,703	95%	12,498	94%	4,205	98%
1.01 to 1.50 occupants per room	138	1%	116	1%	22	1%
1.51 to 2.00 occupants per room	659	4%	597	5%	62	1%
2.01 or more occupants per room	39	<1%	38	<1%	1	<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>13,249</b>	<b>100%</b>
Less than \$500	2,045	15%
\$500 to \$599	972	7%
\$600 to \$699	1,095	8%
\$700 to \$799	881	7%
\$800 to \$899	670	5%
\$900 to \$999	535	4%
\$1,000 to \$1,249	1,197	9%
\$1,250 to \$1,499	1,356	10%
\$1,500 to \$1,999	2,732	21%
\$2,000 or more	1,510	11%
No cash rent	256	2%
<b>Median contract rent</b>	<b>\$1,088</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>13,249</b>	<b>100%</b>
Less than 20 percent	2,292	17%
20.0 to 24.9 percent	1,634	12%
25.0 to 29.9 percent	1,634	12%
30.0 to 34.9 percent	1,305	10%
35.0 to 39.9 percent	992	7%
40.0 to 49.9 percent	1,053	8%
50.0 percent or more	3,616	27%
Not computed	723	5%

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>17,539</b>	<b>100%</b>
No vehicle	4,962	28%
1 vehicle	8,730	50%
2 vehicles	3,157	18%
3 vehicles	446	3%
4 or more vehicles	244	1%

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>18,409</b>	<b>100%</b>
Worked in state of residence	18,186	99%
Worked in county of residence	17,766	97%
Worked outside county of residence	420	2%
Worked outside state of residence	223	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>29,867</b>	<b>100%</b>	<b>18,214</b>	<b>61%</b>	<b>11,653</b>	<b>39%</b>
In labor force	19,288	65%	11,315	59%	7,973	41%
Armed forces	775	4%	616	79%	159	21%
Civilian (employed)	17,301	90%	9,904	57%	7,397	43%
Civilian (unemployed)	1,212	6%	795	66%	417	34%
Not in labor force	10,579	35%	6,899	65%	3,680	35%
Pct. of civilian labor force unemployed	6.5%		7.4%		5.3%	

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>18,409</b>	<b>100%</b>
Car, truck or van:	11,259	61%
Drove Alone	10,243	56%
Carpooled	1,016	6%
Public Transportation:	1,751	10%
Bus	1,527	8%
Trolley / Streetcar	124	1%
Railroad	82	<1%
Other public transportation	18	<1%
Motorcycle	0	0%
Bicycle	164	1%
Walked	3,203	17%
Other means	373	2%
Worked at home	1,659	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
<b>Total Workers</b>	<b>18,409</b>	<b>100%</b>
Did not work at home	16,750	91%
Less than 10 minutes	3,134	17%
10 to 19 minutes	5,629	31%
20 to 29 minutes	3,533	19%
30 to 44 minutes	2,547	14%
45 to 59 minutes	670	4%
60 to 89 minutes	726	4%
90 minutes or more	511	3%
Worked at home	1,659	9%
<b>Average time to work (minutes)</b>	<b>26</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>17,630</b>	<b>100%</b>
Agriculture, forestry, mining	3	<1%
Utilities	67	<1%
Construction	480	3%
Manufacturing	1,612	9%
Wholesale trade	422	2%
Retail trade	1,659	9%
Transportation & warehousing	496	3%
Information & communications	588	3%
Finance, insurance, & real estate	2,501	14%
Professional, scientific, management, administration	899	5%
Educational, social, & health services	3,152	18%
Art, entertainment, recreation, accommodations, food	1,748	10%
Other services	492	3%
Public administration	3,511	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
<b>Total employed civilian age 16+</b>	<b>17,630</b>	<b>100%</b>
Management, professional & related:	9,088	52%
Management (incl. farm managers)	2,362	13%
Business & financial	1,685	10%
Computer & mathematical	456	3%
Architecture & engineering	630	4%
Life, physical & social science	340	2%
Community & social service	277	2%
Legal	784	4%
Education, training, & library	820	5%
Art, entertainment, sports & media	758	4%
Healthcare practitioners	976	6%
Service:	3,021	17%
Healthcare support	120	1%
Protective service	465	3%
Food preparation & serving	1,077	6%
Building & grounds cleaning / maintenance	708	4%
Personal care & service	651	4%
Sales & office	3,938	22%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	576	3%
Production, transport & material moving	1,007	6%

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>17,539</b>	<b>100%</b>
Less than \$15,000	3,970	23%
\$15,000 to \$29,999	2,905	17%
\$30,000 to \$44,999	1,375	8%
\$45,000 to \$59,999	1,814	10%
\$60,000 to \$74,999	1,347	8%
\$75,000 to \$99,999	1,604	9%
\$100,000 to \$124,999	1,412	8%
\$125,000 to \$149,999	731	4%
\$150,000 to \$199,999	1,140	6%
\$200,000 or more	1,241	7%
<b>Median Income</b>	<b>\$49,296</b>	<b>--</b>

Source: SANDAG, Current Estimates (2010)

## Earnings and Income

	Number	Percent
<b>Total households</b>	<b>17,539</b>	<b>100%</b>
With earnings	13,453	77%
With wage and salary income	12,705	72%
With self-employment income	1,827	10%
With interest, dividend, or net rental income	3,501	20%
With Social Security income	3,258	19%
With Supplemental Security income	1,200	7%
With public assistance income	222	1%
With retirement income	1,041	6%
With other types of income	1,528	9%

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>29,181</b>	<b>100%</b>
Under .50	3,070	11%
.50 to .99	3,590	12%
1.00 to 1.24	2,252	8%
1.25 to 1.49	1,768	6%
1.50 to 1.84	1,143	4%
1.85 to 1.99	459	2%
2.00 and over	16,899	58%

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>29,181</b>	<b>100%</b>
Above Poverty	22,521	77%
Below Poverty	6,660	23%

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

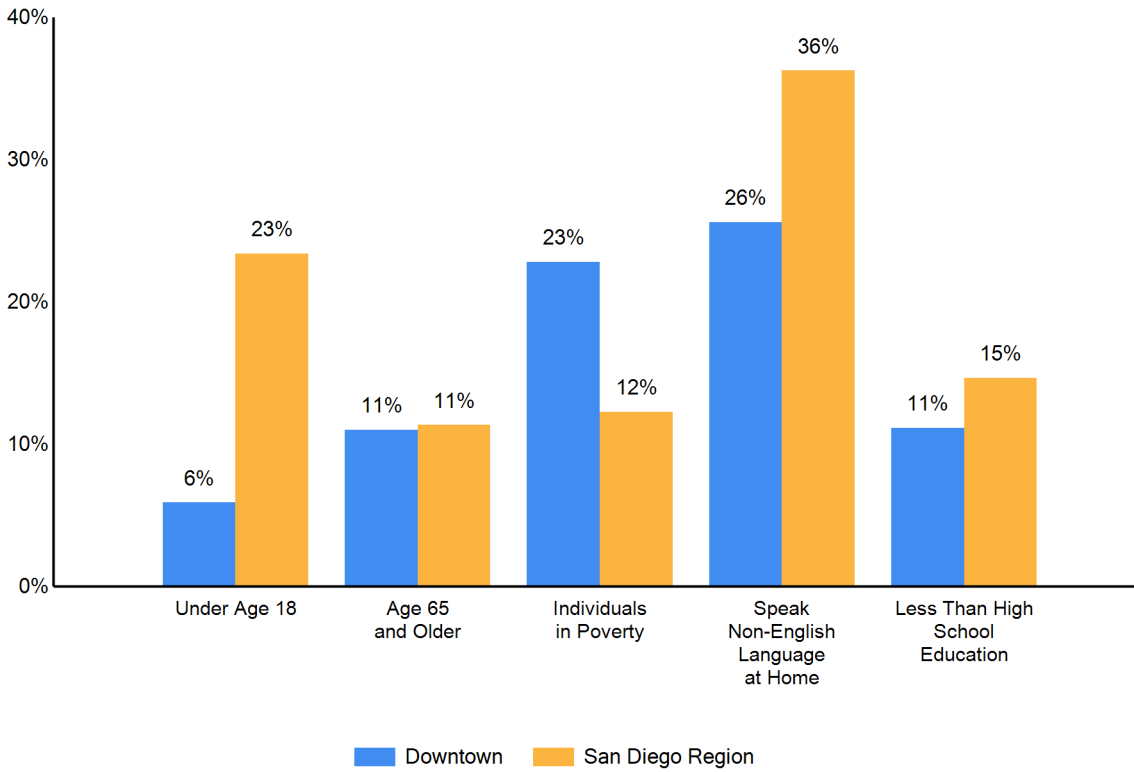
## Poverty Status of Families by Family Type and Presence of Related Children Under 18

	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>4,254</b>	<b>757</b>	<b>3,497</b>	<b>3,837</b>	<b>518</b>	<b>3,319</b>	<b>417</b>	<b>239</b>	<b>178</b>
Married couple family	3,558	440	3,118	3,309	344	2,965	249	96	153
Male householder, no wife present	143	33	110	143	33	110	0	0	0
Female householder, no husband present	553	284	269	385	141	244	168	143	25

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

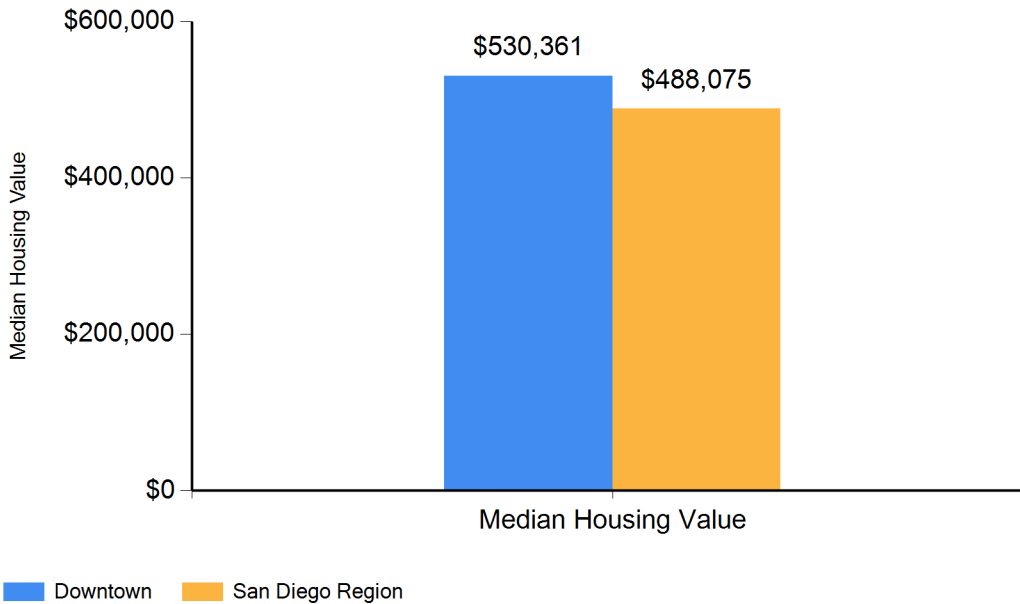


## Demographic and Socioeconomic Characteristics



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