



Population by Race

	Population	Percent
Total Population	48,335	100%
White	35,154	73%
Hispanic	6,752	14%
Asian	2,622	5%
Black	1,681	3%
Two or More	1,668	3%
Pacific Islander	185	<1%
American Indian	168	<1%
Other	105	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	48,335	23,246	25,089	52%
Under 5	2,454	1,231	1,223	50%
5 to 9	2,450	1,251	1,199	49%
10 to 14	2,667	1,353	1,314	49%
15 to 17	1,608	823	785	49%
18 and 19	939	481	458	49%
20 to 24	3,004	1,507	1,497	50%
25 to 29	3,065	1,606	1,459	48%
30 to 34	2,703	1,329	1,374	51%
35 to 39	3,008	1,534	1,474	49%
40 to 44	3,207	1,541	1,666	52%
45 to 49	3,560	1,729	1,831	51%
50 to 54	3,608	1,760	1,848	51%
55 to 59	3,276	1,569	1,707	52%
60 and 61	1,254	584	670	53%
62 to 64	1,750	804	946	54%
65 to 69	2,346	1,039	1,307	56%
70 to 74	2,113	860	1,253	59%
75 to 79	2,050	896	1,154	56%
80 to 84	1,755	737	1,018	58%
85 and Older	1,518	612	906	60%
Under 18	9,179	4,658	4,521	49%
65 and older	9,782	4,144	5,638	58%
Median	43.5	41.6	45.3	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	40,764	100%
Never Married	11,444	28%
Married, excluding separated	21,221	52%
Separated	493	1%
Widowed	2,683	7%
Divorced	4,923	12%

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	48,335	100%
Household	48,214	100%
Group Quarters - Other	121	<1%
Group Quarters - College	0	0%
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
Total Pop.	48,335	6,752	35,154	1,681	168	2,622	185	105	1,668
Under 5	2,454	598	1,407	68	10	113	11	9	238
5 to 9	2,450	552	1,423	82	10	111	12	20	240
10 to 14	2,667	583	1,571	147	12	123	12	9	210
15 to 17	1,608	312	1,036	81	8	59	7	7	98
18 and 19	939	207	584	35	8	34	3	1	67
20 to 24	3,004	552	1,892	130	16	255	20	7	132
25 to 29	3,065	570	1,940	134	6	260	18	10	127
30 to 34	2,703	493	1,734	124	11	205	16	5	115
35 to 39	3,008	494	1,996	151	5	253	9	7	93
40 to 44	3,207	541	2,204	132	12	217	15	6	80
45 to 49	3,560	451	2,705	115	17	188	10	6	68
50 to 54	3,608	353	2,849	123	14	175	16	10	68
55 to 59	3,276	268	2,702	85	9	157	12	2	41
60 and 61	1,254	97	1,036	37	3	64	3	0	14
62 to 64	1,750	126	1,486	35	7	68	5	2	21
65 to 69	2,346	158	2,022	45	2	102	1	0	16
70 to 74	2,113	125	1,812	65	8	83	6	2	12
75 to 79	2,050	109	1,802	44	4	81	3	0	7
80 to 84	1,755	102	1,564	30	4	42	3	0	10
85 and Older	1,518	61	1,389	18	2	32	3	2	11
Under 18	9,179	2,045	5,437	378	40	406	42	45	786
65 and older	9,782	555	8,589	202	20	340	16	4	56
Median		30.0	48.3	36.3	38.0	38.0	33.0	24.6	19.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	45,881	100%
Speak Only English	37,344	81%
Speak Spanish:	3,723	8%
Speak English "well" or "very well"	3,389	7%
Speak English "not well" or "not at all"	334	1%
Speak Asian/Pacific Island language:	1,867	4%
Speak English "well" or "very well"	1,517	3%
Speak English "not well" or "not at all"	350	1%
Speak other language:	2,947	5%
Speak English "well" or "very well"	2,489	5%
Speak English "not well" or "not at all"	458	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	35,213	100%
Less than 9th grade	779	2%
9th through 12th grade, no diploma	1,187	3%
High school grad (incl. equivalency)	5,548	16%
Some college, no degree	9,435	27%
Associate degree	3,130	9%
Bachelor's degree	9,198	26%
Master's degree	4,162	12%
Professional school degree	1,173	3%
Doctorate degree	601	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
Total population age 3 and older	46,831	100%	---	---	---	---
Enrolled in school	12,182	26%	9,994	21%	2,188	5%
Nursery / Preschool	705	6%	186	2%	519	24%
Kindergarten to grade 4	2,247	18%	1,981	20%	266	12%
Grade 5 to grade 8	2,246	18%	1,872	19%	374	17%
Grade 9 to grade 12	2,205	18%	1,793	18%	412	19%
College, undergraduate	4,003	33%	3,599	36%	404	18%
Graduate or Professional school	776	6%	563	6%	213	10%
Not enrolled in school	34,649	74%	---	---	---	---

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	20,039	100%	5,438	100%	14,601	100%
Family Households:	13,057	65%	5,410	99%	7,647	52%
Married couple family	10,165	51%	3,918	72%	6,247	43%
Other family:	2,892	14%	1,492	27%	1,400	10%
Male householder, no wife	801	4%	404	7%	397	3%
Female householder, no husband	2,091	10%	1,088	20%	1,003	7%
Nonfamily households:	6,982	35%	28	1%	6,954	48%
Householder living alone	5,122	26%	----	----	----	----
Other nonfamily households	1,860	9%	----	----	----	----

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	20,754	100%	20039	715	3%	2.41
Single family (detached)	14,281	69%	13,826	455	3%	2.54
Single family (attached)	1,775	9%	1,715	60	3%	2.16
2 to 4 units	570	3%	549	21	4%	2.18
5 to 9 units	542	3%	515	27	5%	2.07
10 or more units	3,216	15%	3,076	140	4%	2.07
Mobile home and Other	370	2%	358	12	3%	2.04

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	14,734	100%
Less than \$150,000	493	3%
\$150,000 to \$199,999	321	2%
\$200,000 to \$249,999	433	3%
\$250,000 to \$299,999	472	3%
\$300,000 to \$399,999	2,603	18%
\$400,000 to \$499,999	3,348	23%
\$500,000 to \$749,999	5,589	38%
\$750,000 to \$999,999	1,030	7%
\$1,000,000 or more	445	3%

Median Value **\$490,980**

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	20,754	100%
2005 or Later	169	1%
2000 to 2004	405	2%
1990 to 1999	351	2%
1980 to 1989	2,175	10%
1970 to 1979	6,595	32%
1960 to 1969	6,641	32%
1950 to 1959	3,975	19%
1940 to 1949	253	1%
1939 or earlier	190	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	20,039	100%	5,305	100%	14,734	100%
1.00 occupant housing per room or less	19,769	99%	5,145	97%	14,624	99%
1.01 to 1.50 occupants per room	177	1%	91	2%	86	1%
1.51 to 2.00 occupants per room	93	<1%	69	1%	24	<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
Total Units	5,305	100%
Less than \$500	213	4%
\$500 to \$599	80	2%
\$600 to \$699	66	1%
\$700 to \$799	151	3%
\$800 to \$899	401	8%
\$900 to \$999	295	6%
\$1,000 to \$1,249	846	16%
\$1,250 to \$1,499	1,115	21%
\$1,500 to \$1,999	1,491	28%
\$2,000 or more	373	7%
No cash rent	274	5%
Median contract rent	\$1,387	

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	5,305	100%
Less than 20 percent	877	17%
20.0 to 24.9 percent	805	15%
25.0 to 29.9 percent	701	13%
30.0 to 34.9 percent	417	8%
35.0 to 39.9 percent	340	6%
40.0 to 49.9 percent	504	10%
50.0 percent or more	1,319	25%
Not computed	342	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
Total Availability	20,039	100%
No vehicle	643	3%
1 vehicle	5,809	29%
2 vehicles	8,834	44%
3 vehicles	3,267	16%
4 or more vehicles	1,486	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	23,667	100%
Worked in state of residence	23,619	100%
Worked in county of residence	23,305	98%
Worked outside county of residence	314	1%
Worked outside state of residence	48	<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	40,240	100%	19,144	48%	21,096	52%
In labor force	25,375	63%	13,057	51%	12,318	49%
Armed forces	365	1%	237	65%	128	35%
Civilian (employed)	23,447	92%	11,876	51%	11,571	49%
Civilian (unemployed)	1,563	6%	944	60%	619	40%
Not in labor force	14,865	37%	6,087	41%	8,778	59%
Pct. of civilian labor force unemployed	6.2%		7.4%		5.1%	

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	23,667	100%
Car, truck or van:	21,495	91%
Drove Alone	20,027	85%
Carpooled	1,468	6%
Public Transportation:	413	2%
Bus	288	1%
Trolley / Streetcar	125	1%
Railroad	0	0%
Other public transportation	0	0%
Motorcycle	201	1%
Bicycle	60	<1%
Walked	213	1%
Other means	156	1%
Worked at home	1,129	5%

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	23,667	100%
Did not work at home	22,538	95%
Less than 10 minutes	2,205	9%
10 to 19 minutes	7,678	32%
20 to 29 minutes	6,702	28%
30 to 44 minutes	4,085	17%
45 to 59 minutes	915	4%
60 to 89 minutes	572	2%
90 minutes or more	381	2%
Worked at home	1,129	5%
Average time to work (minutes)	26	--

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+	23,251	100%
Agriculture, forestry, mining	92	<1%
Utilities	264	1%
Construction	1,235	5%
Manufacturing	1,388	6%
Wholesale trade	596	3%
Retail trade	2,750	12%
Transportation & warehousing	536	2%
Information & communications	741	3%
Finance, insurance, & real estate	2,010	9%
Professional, scientific, management, administration	1,484	6%
Educational, social, & health services	5,555	24%
Art, entertainment, recreation, accommodations, food	2,042	9%
Other services	1,164	5%
Public administration	3,394	15%

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+	23,251	100%
Management, professional & related:	11,342	49%
Management (incl. farm managers)	2,882	12%
Business & financial	1,640	7%
Computer & mathematical	743	3%
Architecture & engineering	547	2%
Life, physical & social science	404	2%
Community & social service	480	2%
Legal	387	2%
Education, training, & library	2,008	9%
Art, entertainment, sports & media	732	3%
Healthcare practitioners	1,519	7%
Service:	2,994	13%
Healthcare support	258	1%
Protective service	637	3%
Food preparation & serving	792	3%
Building & grounds cleaning / maintenance	337	1%
Personal care & service	970	4%
Sales & office	6,319	27%
Farming, fishing & forestry	63	<1%
Construction, extraction & maintenance	1,302	6%
Production, transport & material moving	1,231	5%

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table C24010

Household Income

	Number	Percent
Total Households	20,039	100%
Less than \$15,000	1,449	7%
\$15,000 to \$29,999	1,757	9%
\$30,000 to \$44,999	2,309	12%
\$45,000 to \$59,999	2,406	12%
\$60,000 to \$74,999	1,924	10%
\$75,000 to \$99,999	3,184	16%
\$100,000 to \$124,999	2,426	12%
\$125,000 to \$149,999	1,847	9%
\$150,000 to \$199,999	1,600	8%
\$200,000 or more	1,137	6%
Median Income	\$76,370	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	20,039	100%
With earnings	15,077	75%
With wage and salary income	14,407	72%
With self-employment income	2,727	14%
With interest, dividend, or net rental income	7,876	39%
With Social Security income	6,936	35%
With Supplemental Security income	542	3%
With public assistance income	256	1%
With retirement income	5,155	26%
With other types of income	3,551	18%

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	48,262	100%
Under .50	1,940	4%
.50 to .99	1,455	3%
1.00 to 1.24	1,027	2%
1.25 to 1.49	1,052	2%
1.50 to 1.84	1,694	4%
1.85 to 1.99	1,216	3%
2.00 and over	39,878	83%

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	48,262	100%
Above Poverty	44,867	93%
Below Poverty	3,395	7%

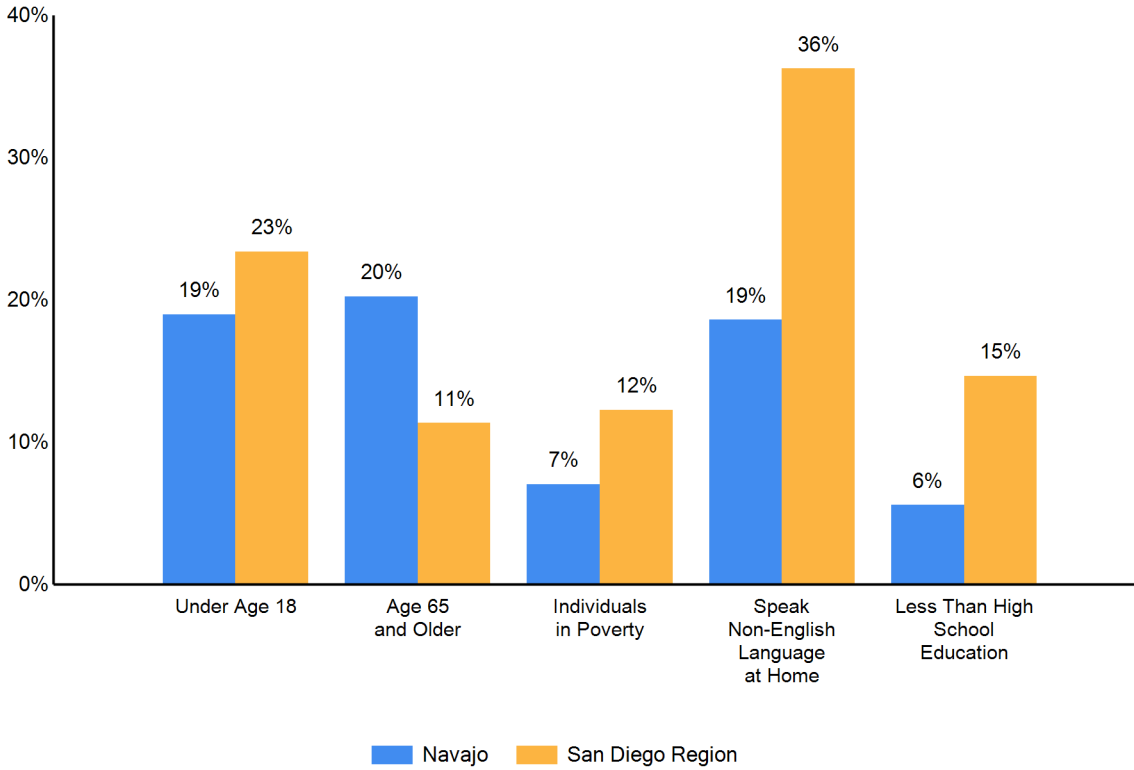
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	13,057	5,410	7,647	12,640	5,133	7,507	417	277	140
Married couple family	10,165	3,918	6,247	10,053	3,864	6,189	112	54	58
Male householder, no wife present	801	404	397	755	387	368	46	17	29
Female householder, no husband present	2,091	1,088	1,003	1,832	882	950	259	206	53

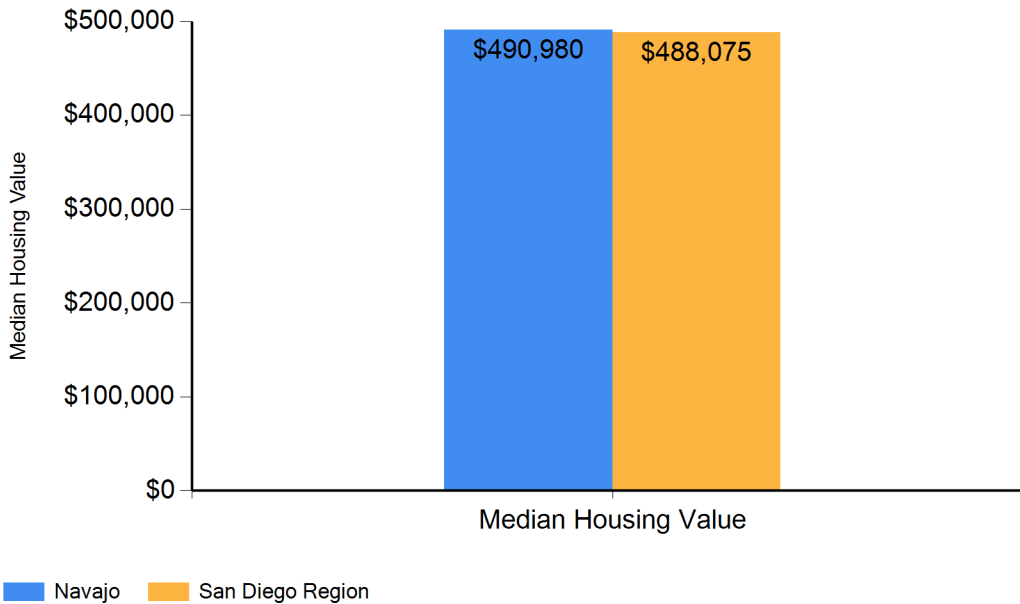
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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