



Demographic and Socioeconomic Profile 2010

CPA: Pacific Highlands Ranch

Population by Race

	Population	Percent
Total Population	5,134	100%
White	3,224	63%
Asian	1,238	24%
Hispanic	479	9%
Two or More	141	3%
Black	42	1%
Other	7	<1%
American Indian	2	<1%
Pacific Islander	1	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	5,134	2,609	2,525	49%
Under 5	375	220	155	41%
5 to 9	449	191	258	57%
10 to 14	516	318	198	38%
15 to 17	410	194	216	53%
18 and 19	143	78	65	45%
20 to 24	153	78	75	49%
25 to 29	146	70	76	52%
30 to 34	212	98	114	54%
35 to 39	295	131	164	56%
40 to 44	510	245	265	52%
45 to 49	556	272	284	51%
50 to 54	442	201	241	55%
55 to 59	284	154	130	46%
60 and 61	129	78	51	40%
62 to 64	127	86	41	32%
65 to 69	150	80	70	47%
70 to 74	66	35	31	47%
75 to 79	98	31	67	68%
80 to 84	24	12	12	50%
85 and Older	49	37	12	24%
Under 18	1,750	923	827	47%
65 and older	387	195	192	50%
Median	37.8	37.2	38.2	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	3,794	100%
Never Married	759	20%
Married, excluding separated	2,710	71%
Separated	59	2%
Widowed	53	1%
Divorced	213	6%

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	5,134	100%
Household	5,134	100%
Group Quarters - Other	0	0%
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
Total Pop.	5,134	479	3,224	42	2	1,238	1	7	141
Under 5	375	54	215	1	0	78	0	1	26
5 to 9	449	49	257	4	0	124	0	0	15
10 to 14	516	23	365	9	0	90	0	2	27
15 to 17	410	39	279	1	0	65	0	0	26
18 and 19	143	18	78	5	0	41	0	0	1
20 to 24	153	17	83	1	0	46	0	1	5
25 to 29	146	15	63	9	1	56	0	0	2
30 to 34	212	30	112	2	0	66	0	0	2
35 to 39	295	57	124	4	0	107	0	3	0
40 to 44	510	53	289	0	0	160	0	0	8
45 to 49	556	36	361	2	0	150	0	0	7
50 to 54	442	13	314	0	0	106	0	0	9
55 to 59	284	7	225	1	1	45	1	0	4
60 and 61	129	13	91	1	0	20	0	0	4
62 to 64	127	6	104	0	0	17	0	0	0
65 to 69	150	18	101	1	0	28	0	0	2
70 to 74	66	7	38	0	0	20	0	0	1
75 to 79	98	9	80	1	0	8	0	0	0
80 to 84	24	6	14	0	0	3	0	0	1
85 and Older	49	9	31	0	0	8	0	0	1
Under 18	1,750	165	1,116	15	0	357	0	3	94
65 and older	387	49	264	2	0	67	0	0	5
Median		34.1	40.6	25.0	55.0	37.5	57.5	22.5	15.3

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	4,759	100%
Speak Only English	3,408	72%
Speak Spanish:	261	5%
Speak English "well" or "very well"	203	4%
Speak English "not well" or "not at all"	58	1%
Speak Asian/Pacific Island language:	774	16%
Speak English "well" or "very well"	638	13%
Speak English "not well" or "not at all"	136	3%
Speak other language:	316	6%
Speak English "well" or "very well"	279	6%
Speak English "not well" or "not at all"	37	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	3,088	100%
Less than 9th grade	34	1%
9th through 12th grade, no diploma	55	2%
High school grad (incl. equivalency)	152	5%
Some college, no degree	419	14%
Associate degree	145	5%
Bachelor's degree	1,103	36%
Master's degree	548	18%
Professional school degree	353	11%
Doctorate degree	279	9%

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	4,922	100%	---	---	---	---
Enrolled in school	1,844	37%	1,382	28%	462	9%
Nursery / Preschool	146	8%	46	3%	100	22%
Kindergarten to grade 4	522	28%	428	31%	94	20%
Grade 5 to grade 8	496	27%	416	30%	80	17%
Grade 9 to grade 12	457	25%	366	26%	91	20%
College, undergraduate	194	11%	114	8%	80	17%
Graduate or Professional school	29	2%	12	1%	17	4%
Not enrolled in school	3,078	63%	---	---	---	---

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	1,697	100%	1,069	100%	628	100%
Family Households:	1,519	90%	1,069	100%	450	72%
Married couple family	1,299	77%	896	84%	403	64%
Other family:	220	13%	173	16%	47	7%
Male householder, no wife	38	2%	37	3%	1	<1%
Female householder, no husband	182	11%	136	13%	46	7%
Nonfamily households:	178	10%	0	0%	178	28%
Householder living alone	151	9%	----	----	----	----
Other nonfamily households	27	2%	----	----	----	----

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	1,697	100%	1697	0	0%	3.03
Single family (detached)	1,211	71%	1,211	0	0%	3.07
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	99	6%	99	0	0%	2.58
5 to 9 units	232	14%	232	0	0%	3.05
10 or more units	155	9%	155	0	0%	2.93
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
Total Owner-Occupied Units	1,426	100%
Less than \$150,000	31	2%
\$150,000 to \$199,999	11	1%
\$200,000 to \$249,999	8	1%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	7	<1%
\$400,000 to \$499,999	43	3%
\$500,000 to \$749,999	220	15%
\$750,000 to \$999,999	466	33%
\$1,000,000 or more	640	45%

Median Value **\$960,921**

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	1,697	100%
2005 or Later	452	27%
2000 to 2004	502	30%
1990 to 1999	443	26%
1980 to 1989	230	14%
1970 to 1979	39	2%
1960 to 1969	19	1%
1950 to 1959	5	<1%
1940 to 1949	7	<1%
1939 or earlier	0	0%

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	1,697	100%	271	100%	1,426	100%
1.00 occupant housing per room or less	1,693	100%	267	99%	1,426	100%
1.01 to 1.50 occupants per room	4	<1%	4	1%	0	0%
1.51 to 2.00 occupants per room	0	0%	0	0%	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
Total Units	271	100%
Less than \$500	0	0%
\$500 to \$599	21	8%
\$600 to \$699	13	5%
\$700 to \$799	0	0%
\$800 to \$899	12	4%
\$900 to \$999	29	11%
\$1,000 to \$1,249	60	22%
\$1,250 to \$1,499	0	0%
\$1,500 to \$1,999	10	4%
\$2,000 or more	115	42%
No cash rent	11	4%
Median contract rent	\$1,525	

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	271	100%
Less than 20 percent	59	22%
20.0 to 24.9 percent	22	8%
25.0 to 29.9 percent	24	9%
30.0 to 34.9 percent	17	6%
35.0 to 39.9 percent	17	6%
40.0 to 49.9 percent	59	22%
50.0 percent or more	62	23%
Not computed	11	4%

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	1,697	100%
No vehicle	17	1%
1 vehicle	258	15%
2 vehicles	975	57%
3 vehicles	350	21%
4 or more vehicles	97	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
Total Workers	2,166	100%
Worked in state of residence	2,121	98%
Worked in county of residence	2,035	94%
Worked outside county of residence	86	4%
Worked outside state of residence	45	2%

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	3,666	100%	1,820	50%	1,846	50%
In labor force	2,404	66%	1,417	59%	987	41%
Armed forces	4	<1%	4	100%	0	0%
Civilian (employed)	2,318	96%	1,369	59%	949	41%
Civilian (unemployed)	82	3%	44	54%	38	46%
Not in labor force	1,262	34%	403	32%	859	68%
Pct. of civilian labor force unemployed	3.4%		3.1%		3.9%	

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	2,166	100%
Car, truck or van:	1,955	90%
Drove Alone	1,776	82%
Carpooled	179	8%
Public Transportation:	7	<1%
Bus	0	0%
Trolley / Streetcar	1	<1%
Railroad	6	<1%
Other public transportation	0	0%
Motorcycle	9	<1%
Bicycle	8	<1%
Walked	6	<1%
Other means	0	0%
Worked at home	181	8%

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	2,166	100%
Did not work at home	1,985	92%
Less than 10 minutes	109	5%
10 to 19 minutes	685	32%
20 to 29 minutes	652	30%
30 to 44 minutes	406	19%
45 to 59 minutes	34	2%
60 to 89 minutes	46	2%
90 minutes or more	53	2%
Worked at home	181	8%
Average time to work (minutes)	28	--

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+	2,166	100%
Agriculture, forestry, mining	8	<1%
Utilities	9	<1%
Construction	91	4%
Manufacturing	322	15%
Wholesale trade	37	2%
Retail trade	111	5%
Transportation & warehousing	89	4%
Information & communications	67	3%
Finance, insurance, & real estate	307	14%
Professional, scientific, management, administration	37	2%
Educational, social, & health services	371	17%
Art, entertainment, recreation, accommodations, food	133	6%
Other services	42	2%
Public administration	542	25%

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+	2,166	100%
Management, professional & related:	1,525	70%
Management (incl. farm managers)	459	21%
Business & financial	244	11%
Computer & mathematical	105	5%
Architecture & engineering	73	3%
Life, physical & social science	148	7%
Community & social service	0	0%
Legal	157	7%
Education, training, & library	109	5%
Art, entertainment, sports & media	67	3%
Healthcare practitioners	163	8%
Service:	127	6%
Healthcare support	19	1%
Protective service	0	0%
Food preparation & serving	44	2%
Building & grounds cleaning / maintenance	21	1%
Personal care & service	43	2%
Sales & office	384	18%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	25	1%
Production, transport & material moving	105	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	1,697	100%
Less than \$15,000	58	3%
\$15,000 to \$29,999	121	7%
\$30,000 to \$44,999	74	4%
\$45,000 to \$59,999	63	4%
\$60,000 to \$74,999	69	4%
\$75,000 to \$99,999	103	6%
\$100,000 to \$124,999	116	7%
\$125,000 to \$149,999	132	8%
\$150,000 to \$199,999	310	18%
\$200,000 or more	651	38%
Median Income	\$168,145	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	1,697	100%
With earnings	1,584	93%
With wage and salary income	1,489	88%
With self-employment income	449	26%
With interest, dividend, or net rental income	861	51%
With Social Security income	230	14%
With Supplemental Security income	29	2%
With public assistance income	32	2%
With retirement income	68	4%
With other types of income	189	11%

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	5,127	100%
Under .50	63	1%
.50 to .99	110	2%
1.00 to 1.24	75	1%
1.25 to 1.49	93	2%
1.50 to 1.84	121	2%
1.85 to 1.99	19	<1%
2.00 and over	4,646	91%

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	5,127	100%
Above Poverty	4,954	97%
Below Poverty	173	3%

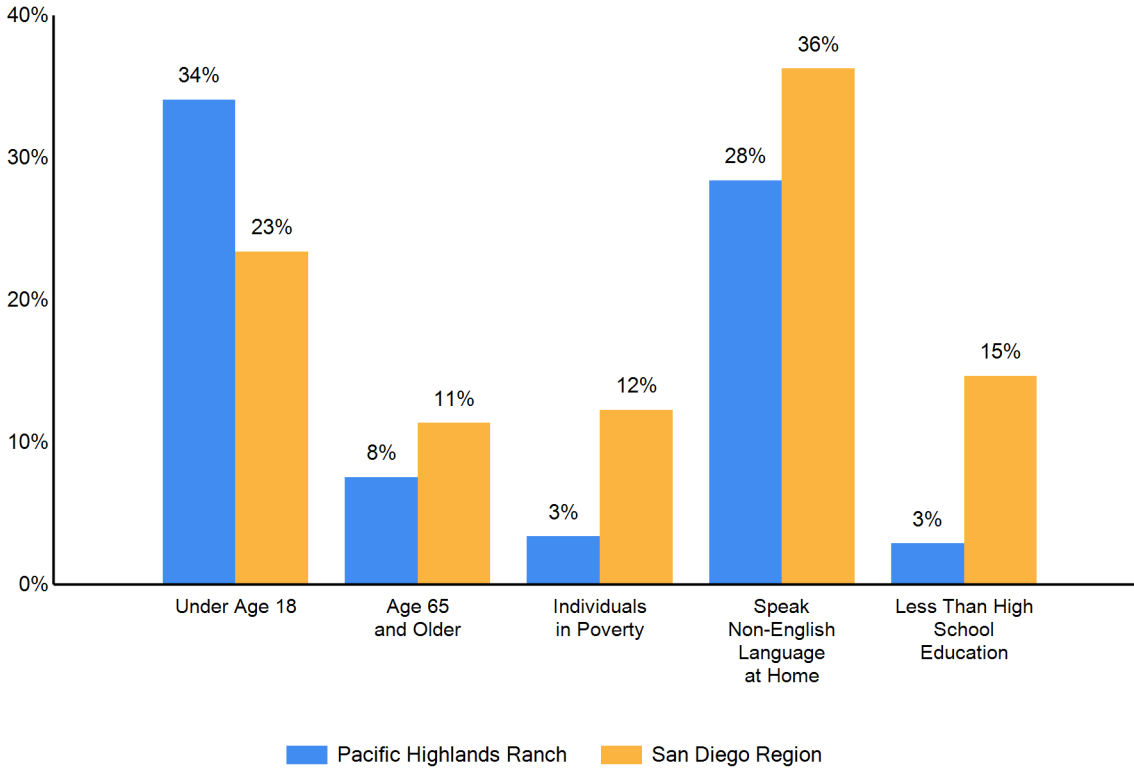
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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
Total Families	1,519	1,069	450	1,463	1,038	425	56	31	25
Married couple family	1,299	896	403	1,257	879	378	42	17	25
Male householder, no wife present	38	37	1	38	37	1	0	0	0
Female householder, no husband present	182	136	46	168	122	46	14	14	0

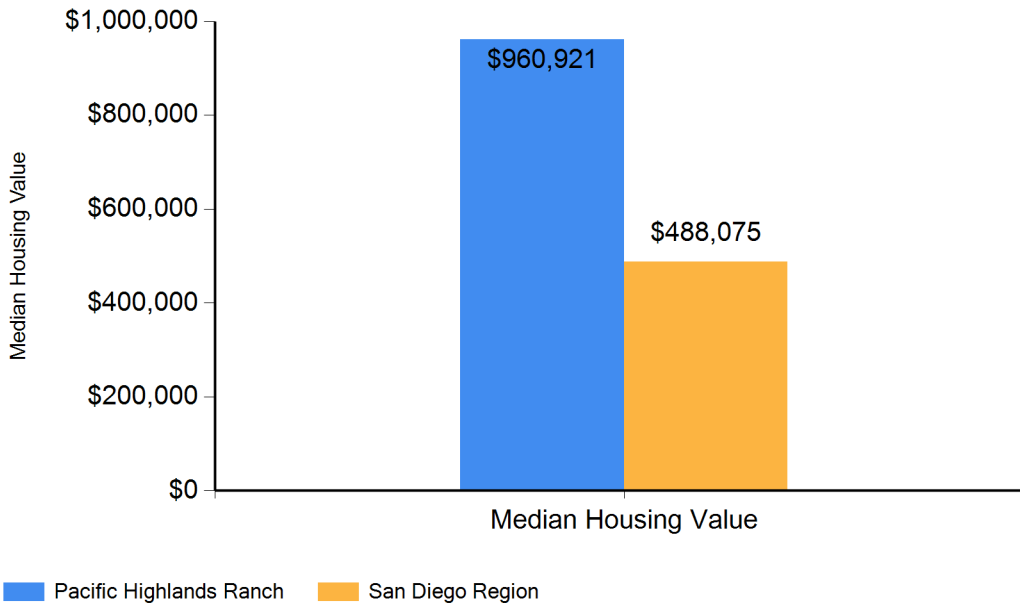
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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