



Demographic and Socioeconomic Profile 2010

CPA: Torrey Highlands

Population by Race

	Population	Percent
Total Population	6,875	100%
White	3,517	51%
Asian	2,372	35%
Hispanic	558	8%
Two or More	260	4%
Black	117	2%
Other	35	1%
American Indian	8	<1%
Pacific Islander	8	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,875	3,749	3,126	45%
Under 5	501	319	182	36%
5 to 9	578	285	293	51%
10 to 14	611	396	215	35%
15 to 17	429	218	211	49%
18 and 19	173	112	61	35%
20 to 24	370	213	157	42%
25 to 29	304	175	129	42%
30 to 34	403	190	213	53%
35 to 39	488	238	250	51%
40 to 44	648	364	284	44%
45 to 49	660	355	305	46%
50 to 54	503	243	260	52%
55 to 59	458	258	200	44%
60 and 61	77	30	47	61%
62 to 64	201	137	64	32%
65 to 69	201	119	82	41%
70 to 74	143	48	95	66%
75 to 79	69	19	50	72%
80 to 84	32	22	10	31%
85 and Older	26	8	18	69%
Under 18	2,119	1,218	901	43%
65 and older	471	216	255	54%
Median	35.7	34.1	37.0	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,185	100%
Never Married	1,175	23%
Married, excluding separated	3,590	69%
Separated	27	<1%
Widowed	166	3%
Divorced	227	4%

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	6,875	100%
Household	6,870	100%
Group Quarters - Other	5	<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.	6,875	558	3,517	117	8	2,372	8	35	260
Under 5	501	33	249	11	0	154	2	1	51
5 to 9	578	69	258	2	1	194	1	6	47
10 to 14	611	51	298	3	0	208	1	3	47
15 to 17	429	40	241	4	0	99	0	12	33
18 and 19	173	15	63	20	0	70	0	0	5
20 to 24	370	35	217	13	0	92	0	7	6
25 to 29	304	48	108	8	0	137	0	0	3
30 to 34	403	45	151	18	1	173	3	2	10
35 to 39	488	48	208	5	0	220	1	1	5
40 to 44	648	50	330	16	6	235	0	2	9
45 to 49	660	44	350	6	0	239	0	1	20
50 to 54	503	36	296	4	0	147	0	0	20
55 to 59	458	25	297	4	0	129	0	0	3
60 and 61	77	0	49	0	0	28	0	0	0
62 to 64	201	2	139	0	0	60	0	0	0
65 to 69	201	7	105	2	0	87	0	0	0
70 to 74	143	8	89	0	0	45	0	0	1
75 to 79	69	1	15	1	0	52	0	0	0
80 to 84	32	0	29	0	0	3	0	0	0
85 and Older	26	1	25	0	0	0	0	0	0
Under 18	2,119	193	1,046	20	1	655	4	22	178
65 and older	471	17	263	3	0	187	0	0	1
Median		28.8	39.2	28.4	41.7	36.3	30.0	16.9	13.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,374	100%
Speak Only English	3,770	59%
Speak Spanish:	318	5%
Speak English "well" or "very well"	277	4%
Speak English "not well" or "not at all"	41	1%
Speak Asian/Pacific Island language:	1,588	25%
Speak English "well" or "very well"	1,291	20%
Speak English "not well" or "not at all"	297	5%
Speak other language:	698	9%
Speak English "well" or "very well"	568	9%
Speak English "not well" or "not at all"	130	2%

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	4,213	100%
Less than 9th grade	97	2%
9th through 12th grade, no diploma	94	2%
High school grad (incl. equivalency)	213	5%
Some college, no degree	471	11%
Associate degree	227	5%
Bachelor's degree	1,622	38%
Master's degree	954	23%
Professional school degree	214	5%
Doctorate degree	321	8%

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	6,610	100%	---	---	---	---
Enrolled in school	2,170	33%	1,830	28%	340	5%
Nursery / Preschool	235	11%	108	6%	127	37%
Kindergarten to grade 4	564	26%	511	28%	53	16%
Grade 5 to grade 8	462	21%	417	23%	45	13%
Grade 9 to grade 12	491	23%	461	25%	30	9%
College, undergraduate	342	16%	283	15%	59	17%
Graduate or Professional school	76	4%	50	3%	26	8%
Not enrolled in school	4,440	67%	---	---	---	---

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	2,094	100%	1,145	100%	949	100%
Family Households:	1,829	87%	1,145	100%	684	72%
Married couple family	1,635	78%	1,025	90%	610	64%
Other family:	194	9%	120	10%	74	8%
Male householder, no wife	67	3%	39	3%	28	3%
Female householder, no husband	127	6%	81	7%	46	5%
Nonfamily households:	265	13%	0	0%	265	28%
Householder living alone	204	10%	----	----	----	----
Other nonfamily households	61	3%	----	----	----	----

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	2,111	100%	2094	17	1%	3.28
Single family (detached)	1,415	67%	1,403	12	1%	3.29
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	94	4%	93	1	1%	2.98
5 to 9 units	135	6%	134	1	1%	3.28
10 or more units	467	22%	464	3	1%	3.30
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	1,788	100%
Less than \$150,000	24	1%
\$150,000 to \$199,999	6	<1%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	12	1%
\$300,000 to \$399,999	30	2%
\$400,000 to \$499,999	147	8%
\$500,000 to \$749,999	754	42%
\$750,000 to \$999,999	567	32%
\$1,000,000 or more	248	14%

Median Value **\$724,436**

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	2,111	100%
2005 or Later	100	5%
2000 to 2004	1,078	51%
1990 to 1999	348	16%
1980 to 1989	542	26%
1970 to 1979	29	1%
1960 to 1969	12	1%
1950 to 1959	2	<1%
1940 to 1949	0	0%
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	2,094	100%	306	100%	1,788	100%
1.00 occupant housing per room or less	2,084	100%	306	100%	1,778	99%
1.01 to 1.50 occupants per room	10	<1%	0	0%	10	1%
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	306	100%
Less than \$500	13	4%
\$500 to \$599	19	6%
\$600 to \$699	13	4%
\$700 to \$799	0	0%
\$800 to \$899	25	8%
\$900 to \$999	26	8%
\$1,000 to \$1,249	52	17%
\$1,250 to \$1,499	10	3%
\$1,500 to \$1,999	28	9%
\$2,000 or more	118	39%
No cash rent	2	1%
Median contract rent	\$1,375	

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	306	100%
Less than 20 percent	67	22%
20.0 to 24.9 percent	34	11%
25.0 to 29.9 percent	80	26%
30.0 to 34.9 percent	35	11%
35.0 to 39.9 percent	13	4%
40.0 to 49.9 percent	35	11%
50.0 percent or more	40	13%
Not computed	2	1%

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	2,094	100%
No vehicle	0	0%
1 vehicle	287	14%
2 vehicles	1,154	55%
3 vehicles	461	22%
4 or more vehicles	192	9%

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	3,370	100%
Worked in state of residence	3,356	100%
Worked in county of residence	3,286	98%
Worked outside county of residence	70	2%
Worked outside state of residence	14	<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	5,042	100%	2,678	53%	2,364	47%
In labor force	3,549	70%	2,140	60%	1,409	40%
Armed forces	29	1%	29	100%	0	0%
Civilian (employed)	3,362	95%	1,996	59%	1,366	41%
Civilian (unemployed)	158	4%	115	73%	43	27%
Not in labor force	1,493	30%	538	36%	955	64%
Pct. of civilian labor force unemployed	4.5%		5.4%		3.1%	

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	3,370	100%
Car, truck or van:	3,041	90%
Drove Alone	2,721	81%
Carpooled	320	9%
Public Transportation:	23	1%
Bus	19	1%
Trolley / Streetcar	0	0%
Railroad	0	0%
Other public transportation	4	<1%
Motorcycle	11	<1%
Bicycle	0	0%
Walked	9	<1%
Other means	31	1%
Worked at home	255	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	3,370	100%
Did not work at home	3,115	92%
Less than 10 minutes	86	3%
10 to 19 minutes	791	23%
20 to 29 minutes	1,143	34%
30 to 44 minutes	835	25%
45 to 59 minutes	159	5%
60 to 89 minutes	54	2%
90 minutes or more	47	1%
Worked at home	255	8%
Average time to work (minutes)	29	--

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+	3,338	100%
Agriculture, forestry, mining	2	<1%
Utilities	28	1%
Construction	76	2%
Manufacturing	475	14%
Wholesale trade	92	3%
Retail trade	241	7%
Transportation & warehousing	69	2%
Information & communications	122	4%
Finance, insurance, & real estate	325	10%
Professional, scientific, management, administration	148	4%
Educational, social, & health services	756	23%
Art, entertainment, recreation, accommodations, food	193	6%
Other services	58	2%
Public administration	753	23%

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+	3,338	100%
Management, professional & related:	2,456	74%
Management (incl. farm managers)	603	18%
Business & financial	278	8%
Computer & mathematical	365	11%
Architecture & engineering	228	7%
Life, physical & social science	191	6%
Community & social service	108	3%
Legal	87	3%
Education, training, & library	213	6%
Art, entertainment, sports & media	128	4%
Healthcare practitioners	255	8%
Service:	222	7%
Healthcare support	23	1%
Protective service	29	1%
Food preparation & serving	76	2%
Building & grounds cleaning / maintenance	17	1%
Personal care & service	77	2%
Sales & office	518	16%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	68	2%
Production, transport & material moving	74	2%

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

Household Income

	Number	Percent
Total Households	2,094	100%
Less than \$15,000	47	2%
\$15,000 to \$29,999	52	2%
\$30,000 to \$44,999	96	5%
\$45,000 to \$59,999	94	4%
\$60,000 to \$74,999	93	4%
\$75,000 to \$99,999	231	11%
\$100,000 to \$124,999	324	15%
\$125,000 to \$149,999	272	13%
\$150,000 to \$199,999	441	21%
\$200,000 or more	444	21%
Median Income	\$135,110	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,094	100%
With earnings	1,944	93%
With wage and salary income	1,888	90%
With self-employment income	357	17%
With interest, dividend, or net rental income	924	44%
With Social Security income	232	11%
With Supplemental Security income	77	4%
With public assistance income	10	<1%
With retirement income	209	10%
With other types of income	200	10%

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	6,875	100%
Under .50	54	1%
.50 to .99	26	<1%
1.00 to 1.24	26	<1%
1.25 to 1.49	92	1%
1.50 to 1.84	102	1%
1.85 to 1.99	55	1%
2.00 and over	6,520	95%

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	6,875	100%
Above Poverty	6,795	99%
Below Poverty	80	1%

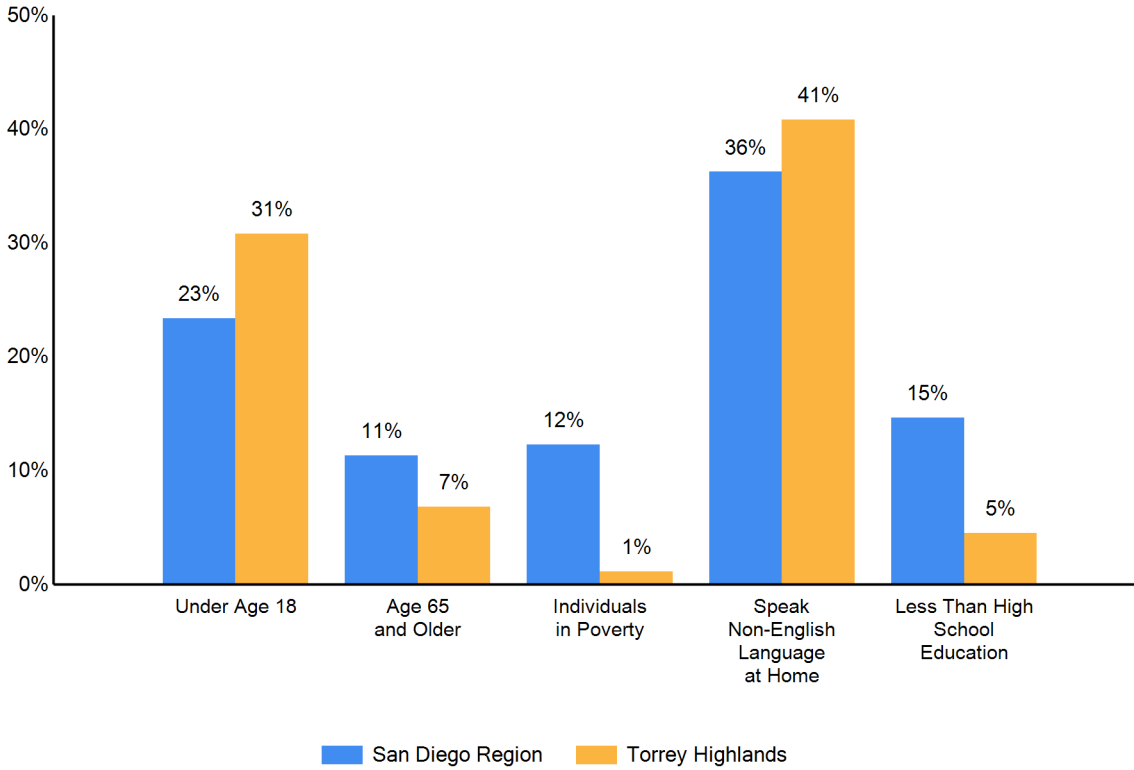
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,829	1,145	684	1,813	1,133	680	16	12	4
Married couple family	1,635	1,025	610	1,631	1,025	606	4	0	4
Male householder, no wife present	67	39	28	67	39	28	0	0	0
Female householder, no husband present	127	81	46	115	69	46	12	12	0

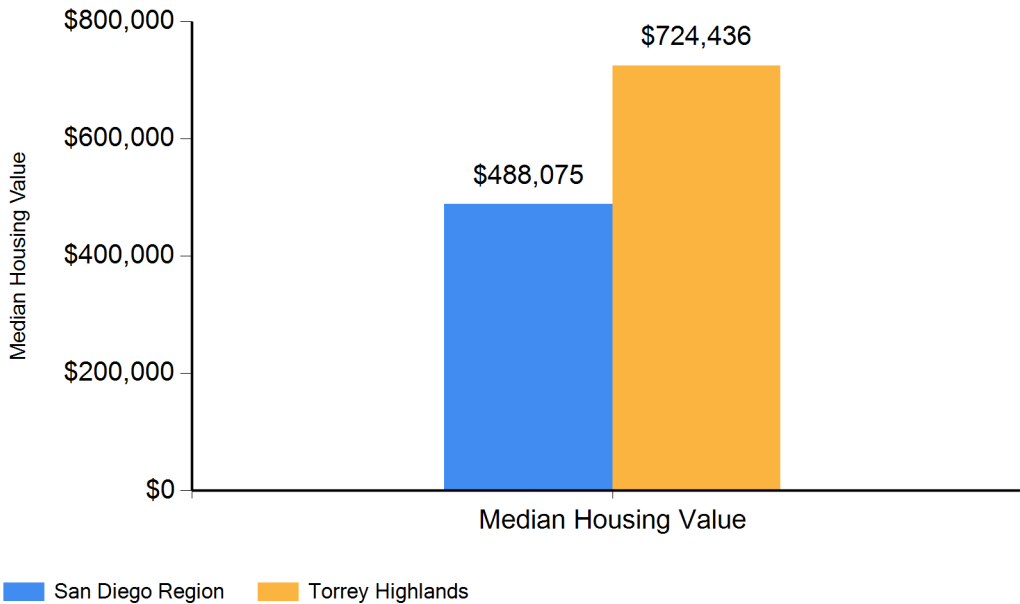
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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