



Demographic and Socioeconomic Profile 2010

CPA: Torrey Hills

Population by Race

	Population	Percent
Total Population	7,157	100%
White	4,149	58%
Asian	2,126	30%
Hispanic	531	7%
Two or More	262	4%
Black	58	1%
Other	22	<1%
American Indian	8	<1%
Pacific Islander	1	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	7,157	3,928	3,229	45%
Under 5	601	340	261	43%
5 to 9	702	365	337	48%
10 to 14	839	504	335	40%
15 to 17	242	99	143	59%
18 and 19	115	37	78	68%
20 to 24	247	176	71	29%
25 to 29	284	188	96	34%
30 to 34	491	250	241	49%
35 to 39	698	320	378	54%
40 to 44	913	494	419	46%
45 to 49	670	351	319	48%
50 to 54	359	198	161	45%
55 to 59	406	304	102	25%
60 and 61	89	55	34	38%
62 to 64	154	110	44	29%
65 to 69	114	61	53	46%
70 to 74	146	22	124	85%
75 to 79	26	6	20	77%
80 to 84	8	1	7	88%
85 and Older	53	47	6	11%
Under 18	2,384	1,308	1,076	45%
65 and older	347	137	210	61%
Median	35.4	35.1	35.7	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,015	100%
Never Married	973	19%
Married, excluding separated	3,546	71%
Separated	44	<1%
Widowed	53	1%
Divorced	399	8%

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	7,157	100%
Household	7,157	100%
Group Quarters - Other	0	0%
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.	7,157	531	4,149	58	8	2,126	1	22	262
Under 5	601	51	360	3	0	135	0	0	52
5 to 9	702	71	313	0	0	223	0	8	87
10 to 14	839	36	478	4	6	274	0	0	41
15 to 17	242	24	118	0	0	77	0	5	18
18 and 19	115	15	91	1	0	4	0	3	1
20 to 24	247	36	96	7	0	99	0	0	9
25 to 29	284	37	206	6	0	35	0	0	0
30 to 34	491	28	280	15	0	153	0	3	12
35 to 39	698	80	364	7	0	244	0	1	2
40 to 44	913	73	506	2	0	326	0	0	6
45 to 49	670	37	433	9	2	169	0	1	19
50 to 54	359	19	216	4	0	106	0	1	13
55 to 59	406	13	269	0	0	123	0	0	1
60 and 61	89	0	83	0	0	6	0	0	0
62 to 64	154	1	103	0	0	50	0	0	0
65 to 69	114	2	76	0	0	35	0	0	1
70 to 74	146	7	87	0	0	51	1	0	0
75 to 79	26	0	11	0	0	15	0	0	0
80 to 84	8	0	8	0	0	0	0	0	0
85 and Older	53	1	51	0	0	1	0	0	0
Under 18	2,384	182	1,269	7	6	709	0	13	198
65 and older	347	10	233	0	0	102	1	0	1
Median		29.4	36.8	32.7	13.3	36.3	72.5	16.8	9.5

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,556	100%
Speak Only English	3,772	58%
Speak Spanish:	291	4%
Speak English "well" or "very well"	278	4%
Speak English "not well" or "not at all"	13	<1%
Speak Asian/Pacific Island language:	1,693	26%
Speak English "well" or "very well"	1,491	23%
Speak English "not well" or "not at all"	202	3%
Speak other language:	800	10%
Speak English "well" or "very well"	673	10%
Speak English "not well" or "not at all"	127	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	4,411	100%
Less than 9th grade	46	1%
9th through 12th grade, no diploma	53	1%
High school grad (incl. equivalency)	214	5%
Some college, no degree	414	9%
Associate degree	282	6%
Bachelor's degree	1,546	35%
Master's degree	1,026	23%
Professional school degree	346	8%
Doctorate degree	484	11%

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	6,836	100%	---	---	---	---
Enrolled in school	2,220	32%	1,767	26%	453	7%
Nursery / Preschool	193	9%	40	2%	153	34%
Kindergarten to grade 4	1,006	45%	863	49%	143	32%
Grade 5 to grade 8	362	16%	340	19%	22	5%
Grade 9 to grade 12	322	15%	318	18%	4	1%
College, undergraduate	248	11%	183	10%	65	14%
Graduate or Professional school	89	4%	23	1%	66	15%
Not enrolled in school	4,616	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
Total households	2,493	100%	1,395	100%	1,098	100%
Family Households:	1,996	80%	1,395	100%	601	55%
Married couple family	1,651	66%	1,150	82%	501	46%
Other family:	345	14%	245	18%	100	9%
Male householder, no wife	148	6%	101	7%	47	4%
Female householder, no husband	197	8%	144	10%	53	5%
Nonfamily households:	497	20%	0	0%	497	45%
Householder living alone	411	16%	----	----	----	----
Other nonfamily households	86	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	2,520	100%	2493	27	1%	2.87
Single family (detached)	1,277	51%	1,268	9	1%	3.01
Single family (attached)	0	0%	0	0	0%	0.00
2 to 4 units	18	1%	18	0	0%	3.06
5 to 9 units	203	8%	200	3	1%	2.72
10 or more units	1,022	41%	1,007	15	1%	2.72
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	1,261	100%
Less than \$150,000	35	3%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	0	0%
\$250,000 to \$299,999	0	0%
\$300,000 to \$399,999	7	1%
\$400,000 to \$499,999	0	0%
\$500,000 to \$749,999	111	9%
\$750,000 to \$999,999	403	32%
\$1,000,000 or more	705	56%

Median Value **\$1,105,524**

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	2,520	100%
2005 or Later	132	5%
2000 to 2004	1,650	65%
1990 to 1999	645	26%
1980 to 1989	76	3%
1970 to 1979	5	<1%
1960 to 1969	0	0%
1950 to 1959	8	<1%
1940 to 1949	4	<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	2,493	100%	1,232	100%	1,261	100%
1.00 occupant housing per room or less	2,433	98%	1,176	95%	1,257	100%
1.01 to 1.50 occupants per room	51	2%	47	4%	4	<1%
1.51 to 2.00 occupants per room	9	<1%	9	1%	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	1,232	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	5	<1%
\$700 to \$799	0	0%
\$800 to \$899	15	1%
\$900 to \$999	0	0%
\$1,000 to \$1,249	15	1%
\$1,250 to \$1,499	25	2%
\$1,500 to \$1,999	643	52%
\$2,000 or more	522	42%
No cash rent	7	1%
Median contract rent	\$1,932	

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	1,232	100%
Less than 20 percent	317	26%
20.0 to 24.9 percent	270	22%
25.0 to 29.9 percent	204	17%
30.0 to 34.9 percent	139	11%
35.0 to 39.9 percent	6	<1%
40.0 to 49.9 percent	45	4%
50.0 percent or more	195	16%
Not computed	56	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
Total Availability	2,493	100%
No vehicle	27	1%
1 vehicle	608	24%
2 vehicles	1,487	60%
3 vehicles	329	13%
4 or more vehicles	42	2%

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	3,429	100%
Worked in state of residence	3,369	98%
Worked in county of residence	3,326	97%
Worked outside county of residence	43	1%
Worked outside state of residence	60	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	4,926	100%	2,686	55%	2,240	45%
In labor force	3,739	76%	2,259	60%	1,480	40%
Armed forces	24	1%	24	100%	0	0%
Civilian (employed)	3,547	95%	2,164	61%	1,383	39%
Civilian (unemployed)	168	4%	71	42%	97	58%
Not in labor force	1,187	24%	427	36%	760	64%
Pct. of civilian labor force unemployed	4.5%		3.2%		6.6%	

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	3,429	100%
Car, truck or van:	3,025	88%
Drove Alone	2,685	78%
Carpooled	340	10%
Public Transportation:	11	<1%
Bus	0	0%
Trolley / Streetcar	0	0%
Railroad	7	<1%
Other public transportation	4	<1%
Motorcycle	0	0%
Bicycle	29	1%
Walked	15	<1%
Other means	60	2%
Worked at home	289	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	3,429	100%
Did not work at home	3,140	92%
Less than 10 minutes	335	10%
10 to 19 minutes	1,419	41%
20 to 29 minutes	753	22%
30 to 44 minutes	472	14%
45 to 59 minutes	101	3%
60 to 89 minutes	18	1%
90 minutes or more	42	1%
Worked at home	289	8%
Average time to work (minutes)	23	--

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+	3,405	100%
Agriculture, forestry, mining	0	0%
Utilities	16	<1%
Construction	40	1%
Manufacturing	753	22%
Wholesale trade	133	4%
Retail trade	253	7%
Transportation & warehousing	19	1%
Information & communications	179	5%
Finance, insurance, & real estate	357	10%
Professional, scientific, management, administration	55	2%
Educational, social, & health services	569	17%
Art, entertainment, recreation, accommodations, food	228	7%
Other services	118	3%
Public administration	685	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
Total employed civilian age 16+	3,405	100%
Management, professional & related:	2,487	73%
Management (incl. farm managers)	713	21%
Business & financial	260	8%
Computer & mathematical	403	12%
Architecture & engineering	298	9%
Life, physical & social science	191	6%
Community & social service	16	<1%
Legal	158	5%
Education, training, & library	167	5%
Art, entertainment, sports & media	59	2%
Healthcare practitioners	222	7%
Service:	127	4%
Healthcare support	23	1%
Protective service	13	<1%
Food preparation & serving	30	1%
Building & grounds cleaning / maintenance	0	0%
Personal care & service	61	2%
Sales & office	719	21%
Farming, fishing & forestry	0	0%
Construction, extraction & maintenance	22	1%
Production, transport & material moving	50	1%

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

Household Income

	Number	Percent
Total Households	2,493	100%
Less than \$15,000	90	4%
\$15,000 to \$29,999	68	3%
\$30,000 to \$44,999	73	3%
\$45,000 to \$59,999	47	2%
\$60,000 to \$74,999	91	4%
\$75,000 to \$99,999	310	12%
\$100,000 to \$124,999	407	16%
\$125,000 to \$149,999	301	12%
\$150,000 to \$199,999	392	16%
\$200,000 or more	714	29%
Median Income	\$138,331	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,493	100%
With earnings	2,368	95%
With wage and salary income	2,221	89%
With self-employment income	430	17%
With interest, dividend, or net rental income	1,075	43%
With Social Security income	100	4%
With Supplemental Security income	8	<1%
With public assistance income	23	1%
With retirement income	128	5%
With other types of income	201	8%

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	7,141	100%
Under .50	169	2%
.50 to .99	108	2%
1.00 to 1.24	7	<1%
1.25 to 1.49	20	<1%
1.50 to 1.84	102	1%
1.85 to 1.99	0	0%
2.00 and over	6,735	94%

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	7,141	100%
Above Poverty	6,864	96%
Below Poverty	277	4%

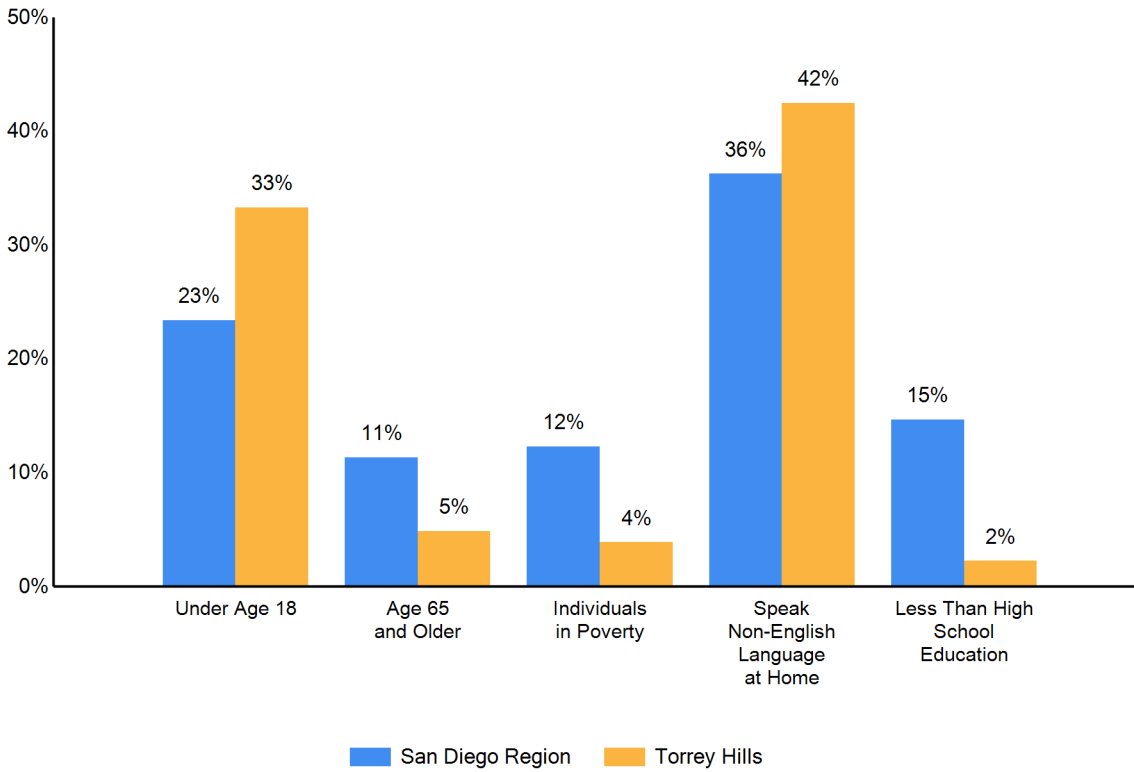
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,996	1,395	601	1,895	1,369	526	101	26	75
Married couple family	1,651	1,150	501	1,592	1,142	450	59	8	51
Male householder, no wife present	148	101	47	132	90	42	16	11	5
Female householder, no husband present	197	144	53	171	137	34	26	7	19

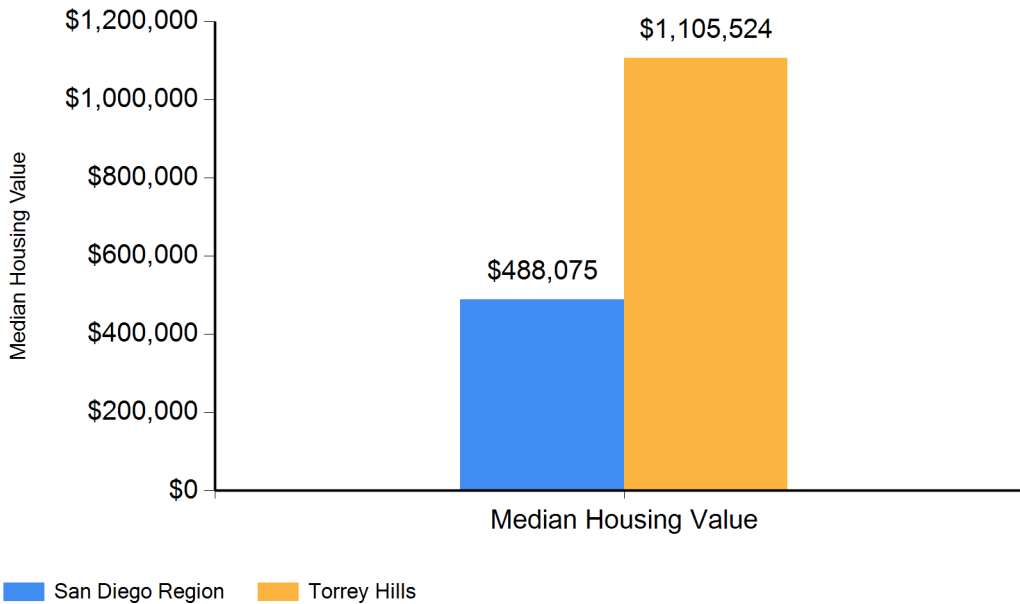
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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