



Population by Race

	Population	Percent
Total Population	6,595	100%
White	5,442	83%
Asian	519	8%
Hispanic	360	5%
Two or More	189	3%
Black	46	1%
Other	29	<1%
American Indian	6	<1%
Pacific Islander	4	<1%

Source: SANDAG, Current Estimates (2010)

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	6,595	3,458	3,137	48%
Under 5	281	129	152	54%
5 to 9	281	143	138	49%
10 to 14	422	226	196	46%
15 to 17	221	147	74	33%
18 and 19	50	37	13	26%
20 to 24	308	242	66	21%
25 to 29	363	161	202	56%
30 to 34	303	163	140	46%
35 to 39	570	235	335	59%
40 to 44	484	286	198	41%
45 to 49	520	283	237	46%
50 to 54	749	489	260	35%
55 to 59	700	320	380	54%
60 and 61	117	36	81	69%
62 to 64	210	110	100	48%
65 to 69	425	125	300	71%
70 to 74	298	207	91	31%
75 to 79	123	44	79	64%
80 to 84	78	29	49	63%
85 and Older	92	46	46	50%
Under 18	1,205	645	560	46%
65 and older	1,016	451	565	56%
Median	45.1	44.3	46.1	

Source: SANDAG, Current Estimates (2010)

Population by Marital Status

	Number	Percent
Total population age 15 and over	5,611	100%
Never Married	1,099	20%
Married, excluding separated	3,597	64%
Separated	96	2%
Widowed	301	5%
Divorced	518	9%

Pop. by Household / Group Quarters Status

	Number	Percent
Total population	6,595	100%
Household	6,595	100%
Group Quarters - Other	0	0%
Group Quarters - College	0	0%
Group Quarters - Military	0	0%

Source: SANDAG, Current Estimates (2010)

Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B12001

Population by Age and Race

	Total	Hispanic	White	Black	American Indian	Asian	Pacific Islander	Other	Two or More
Total Pop.	6,595	360	5,442	46	6	519	4	29	189
Under 5	281	18	191	2	4	6	1	9	50
5 to 9	281	11	189	0	1	55	0	6	19
10 to 14	422	53	310	0	1	16	0	5	37
15 to 17	221	22	158	0	0	11	1	2	27
18 and 19	50	10	30	0	0	5	0	4	1
20 to 24	308	30	207	17	0	31	0	1	22
25 to 29	363	26	245	10	0	80	0	0	2
30 to 34	303	33	248	2	0	9	0	1	10
35 to 39	570	31	492	1	0	45	1	0	0
40 to 44	484	49	375	1	0	55	0	0	4
45 to 49	520	34	451	4	0	17	0	1	13
50 to 54	749	33	595	9	0	108	0	0	4
55 to 59	700	5	668	0	0	26	1	0	0
60 and 61	117	0	101	0	0	16	0	0	0
62 to 64	210	1	201	0	0	8	0	0	0
65 to 69	425	0	417	0	0	8	0	0	0
70 to 74	298	3	277	0	0	18	0	0	0
75 to 79	123	0	120	0	0	3	0	0	0
80 to 84	78	1	76	0	0	1	0	0	0
85 and Older	92	0	91	0	0	1	0	0	0
Under 18	1,205	104	848	2	6	88	2	22	133
65 and older	1,016	4	981	0	0	31	0	0	0
Median		31.5	48.1	27.0	3.8	40.1	35.0	9.6	13.4

Source: SANDAG, Current Estimates (2010)

Language Spoken at Home and Ability to Speak English

	Number	Percent
Total population age 5 and over	6,314	100%
Speak Only English	5,278	84%
Speak Spanish:	296	5%
Speak English "well" or "very well"	293	5%
Speak English "not well" or "not at all"	3	<1%
Speak Asian/Pacific Island language:	296	5%
Speak English "well" or "very well"	293	5%
Speak English "not well" or "not at all"	3	<1%
Speak other language:	444	7%
Speak English "well" or "very well"	429	7%
Speak English "not well" or "not at all"	15	<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	5,032	100%
Less than 9th grade	52	1%
9th through 12th grade, no diploma	54	1%
High school grad (incl. equivalency)	427	8%
Some college, no degree	669	13%
Associate degree	229	5%
Bachelor's degree	1,864	37%
Master's degree	827	16%
Professional school degree	596	12%
Doctorate degree	314	6%

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	6,445	100%	---	---	---	---
Enrolled in school	1,325	21%	1,042	16%	283	4%
Nursery / Preschool	135	10%	57	5%	78	28%
Kindergarten to grade 4	299	23%	288	28%	11	4%
Grade 5 to grade 8	238	18%	184	18%	54	19%
Grade 9 to grade 12	245	18%	195	19%	50	18%
College, undergraduate	331	25%	302	29%	29	10%
Graduate or Professional school	77	6%	16	2%	61	22%
Not enrolled in school	5,120	79%	---	---	---	---

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	2,859	100%	737	100%	2,122	100%
Family Households:	1,973	69%	737	100%	1,236	58%
Married couple family	1,768	62%	685	93%	1,083	51%
Other family:	205	7%	52	7%	153	7%
Male householder, no wife	83	3%	24	3%	59	3%
Female householder, no husband	122	4%	28	4%	94	4%
Nonfamily households:	886	31%	0	0%	886	42%
Householder living alone	669	23%	----	----	----	----
Other nonfamily households	217	8%	----	----	----	----

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	3,072	100%	2859	213	7%	2.31
Single family (detached)	1,987	65%	1,920	67	3%	2.39
Single family (attached)	542	18%	405	137	25%	2.15
2 to 4 units	43	1%	43	0	0%	2.12
5 to 9 units	239	8%	234	5	2%	2.14
10 or more units	261	8%	257	4	2%	2.15
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	2,210	100%
Less than \$150,000	0	0%
\$150,000 to \$199,999	0	0%
\$200,000 to \$249,999	14	1%
\$250,000 to \$299,999	29	1%
\$300,000 to \$399,999	34	2%
\$400,000 to \$499,999	82	4%
\$500,000 to \$749,999	186	8%
\$750,000 to \$999,999	541	24%
\$1,000,000 or more	1,324	60%

Median Value **\$1,164,653**

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	3,072	100%
2005 or Later	25	1%
2000 to 2004	24	1%
1990 to 1999	152	5%
1980 to 1989	494	16%
1970 to 1979	1,791	58%
1960 to 1969	493	16%
1950 to 1959	62	2%
1940 to 1949	1	<1%
1939 or earlier	30	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	2,859	100%	649	100%	2,210	100%
1.00 occupant housing per room or less	2,833	99%	638	98%	2,195	99%
1.01 to 1.50 occupants per room	26	1%	11	2%	15	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	649	100%
Less than \$500	0	0%
\$500 to \$599	0	0%
\$600 to \$699	13	2%
\$700 to \$799	0	0%
\$800 to \$899	0	0%
\$900 to \$999	14	2%
\$1,000 to \$1,249	64	10%
\$1,250 to \$1,499	135	21%
\$1,500 to \$1,999	173	27%
\$2,000 or more	210	32%
No cash rent	40	6%
Median contract rent	\$1,783	

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	649	100%
Less than 20 percent	182	28%
20.0 to 24.9 percent	89	14%
25.0 to 29.9 percent	84	13%
30.0 to 34.9 percent	83	13%
35.0 to 39.9 percent	0	0%
40.0 to 49.9 percent	27	4%
50.0 percent or more	144	22%
Not computed	40	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	2,859	100%
No vehicle	26	1%
1 vehicle	643	22%
2 vehicles	1,527	53%
3 vehicles	498	17%
4 or more vehicles	165	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	3,392	100%
Worked in state of residence	3,376	100%
Worked in county of residence	3,180	94%
Worked outside county of residence	196	6%
Worked outside state of residence	16	<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	5,542	100%	2,911	53%	2,631	47%
In labor force	3,574	64%	2,188	61%	1,386	39%
Armed forces	0	0%	0	0%	0	0%
Civilian (employed)	3,440	96%	2,098	61%	1,342	39%
Civilian (unemployed)	134	4%	90	67%	44	33%
Not in labor force	1,968	36%	723	37%	1,245	63%
Pct. of civilian labor force unemployed	3.7%		4.1%		3.2%	

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	3,392	100%
Car, truck or van:	2,844	84%
Drove Alone	2,662	78%
Carpooled	182	5%
Public Transportation:	51	2%
Bus	14	<1%
Trolley / Streetcar	0	0%
Railroad	37	1%
Other public transportation	0	0%
Motorcycle	0	0%
Bicycle	23	1%
Walked	30	1%
Other means	16	<1%
Worked at home	428	13%

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	3,392	100%
Did not work at home	2,964	87%
Less than 10 minutes	261	8%
10 to 19 minutes	1,341	40%
20 to 29 minutes	511	15%
30 to 44 minutes	483	14%
45 to 59 minutes	185	5%
60 to 89 minutes	37	1%
90 minutes or more	146	4%
Worked at home	428	13%
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+	3,377	100%
Agriculture, forestry, mining	34	1%
Utilities	22	1%
Construction	70	2%
Manufacturing	324	10%
Wholesale trade	37	1%
Retail trade	248	7%
Transportation & warehousing	39	1%
Information & communications	117	3%
Finance, insurance, & real estate	508	15%
Professional, scientific, management, administration	167	5%
Educational, social, & health services	751	22%
Art, entertainment, recreation, accommodations, food	323	10%
Other services	43	1%
Public administration	694	21%

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+	3,377	100%
Management, professional & related:	2,198	65%
Management (incl. farm managers)	569	17%
Business & financial	229	7%
Computer & mathematical	96	3%
Architecture & engineering	144	4%
Life, physical & social science	187	6%
Community & social service	22	1%
Legal	202	6%
Education, training, & library	222	7%
Art, entertainment, sports & media	159	5%
Healthcare practitioners	368	11%
Service:	395	12%
Healthcare support	52	2%
Protective service	49	1%
Food preparation & serving	163	5%
Building & grounds cleaning / maintenance	10	<1%
Personal care & service	121	4%
Sales & office	666	20%
Farming, fishing & forestry	34	1%
Construction, extraction & maintenance	41	1%
Production, transport & material moving	43	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	2,859	100%
Less than \$15,000	171	6%
\$15,000 to \$29,999	124	4%
\$30,000 to \$44,999	117	4%
\$45,000 to \$59,999	167	6%
\$60,000 to \$74,999	164	6%
\$75,000 to \$99,999	321	11%
\$100,000 to \$124,999	238	8%
\$125,000 to \$149,999	216	8%
\$150,000 to \$199,999	331	12%
\$200,000 or more	1,010	35%
Median Income	\$139,757	--

Source: SANDAG, Current Estimates (2010)

Earnings and Income

	Number	Percent
Total households	2,859	100%
With earnings	2,359	83%
With wage and salary income	2,166	76%
With self-employment income	572	20%
With interest, dividend, or net rental income	1,612	56%
With Social Security income	834	29%
With Supplemental Security income	36	1%
With public assistance income	0	0%
With retirement income	654	23%
With other types of income	427	15%

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	6,595	100%
Under .50	207	3%
.50 to .99	84	1%
1.00 to 1.24	0	0%
1.25 to 1.49	70	1%
1.50 to 1.84	46	1%
1.85 to 1.99	1	<1%
2.00 and over	6,187	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	6,595	100%
Above Poverty	6,304	96%
Below Poverty	291	4%

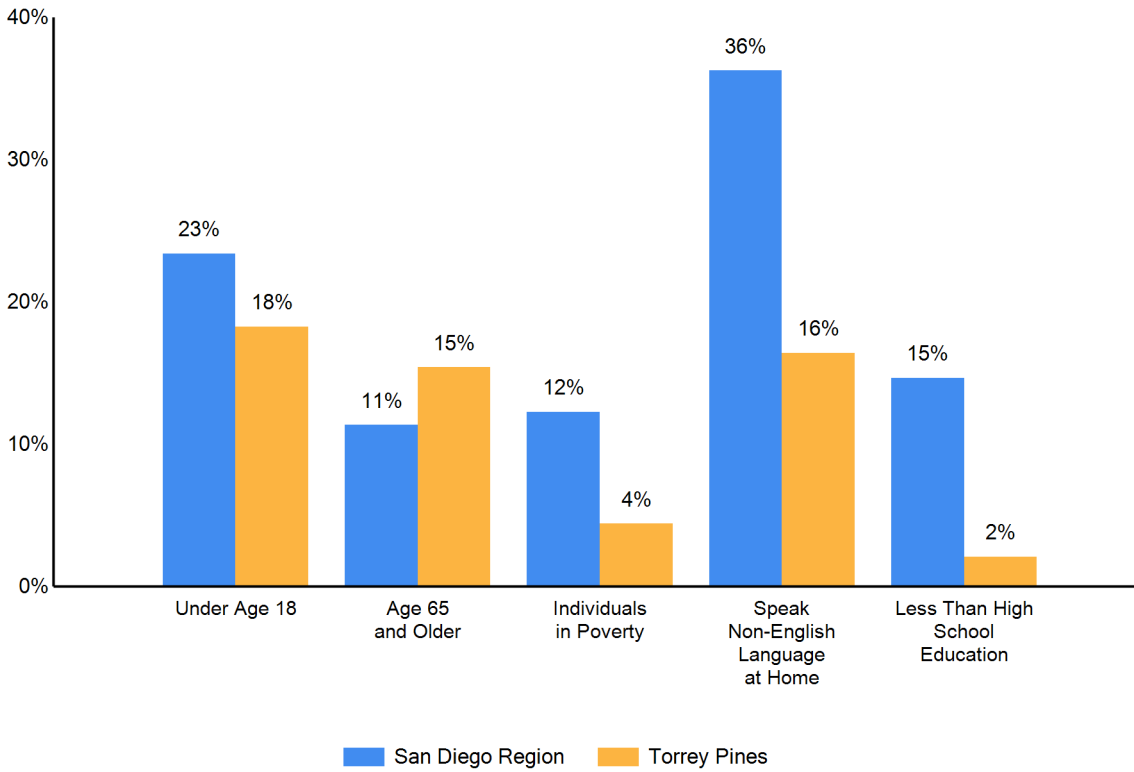
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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	1,973	737	1,236	1,892	737	1,155	81	0	81
Married couple family	1,768	685	1,083	1,753	685	1,068	15	0	15
Male householder, no wife present	83	24	59	56	24	32	27	0	27
Female householder, no husband present	122	28	94	83	28	55	39	0	39

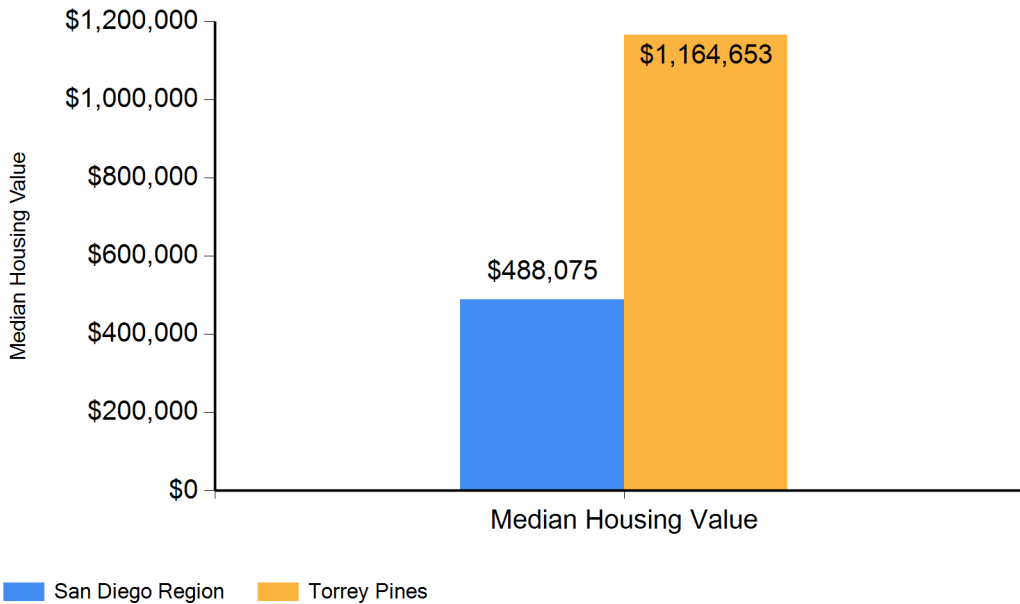
Source: SANDAG, constructed from U.S. Census Bureau's American Community Survey 2010 5-year file, Table B17010

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