

Lathrop

COMMUNITY PROFILE 2020



Fast Facts (2020)



Population
26,833



Median Home Value
\$448,147



Average Household Income
\$93,095



Average Household Size
3.89



Growth Rate
5.6%

Housing

Average Household Size:	3.89
Total Households:	7,284
Owner-Occupied:	71.5% (2017)
Renter Occupied:	28.5% (2017)
Median Home Value:	\$448,147
Average Monthly Rent:	\$2,271

Lathrop Economic Growth and Trends

	2000	2005	2010	2015	2020
Lathrop Population	10,445	12,813	18,023	20,698	26,833
Taxable Sales (000s)	\$32,044	\$247,893	\$198,512	\$256,616	\$453,668*
Housing Units	2,967	3,577	5,261	5,801	7,284
Average HH Income	\$55,037	\$60,972	\$68,226	\$62,267	\$93,095
School Enrollment K – 12	1,196	1,990	2,077	4,635	5,383
County Data					
County Population	563,598	652,248	685,306	724,859	773,632
Taxable Sales (000s)	\$6,582,353	\$9,612,059	\$7,602,090	\$10,639,360	\$14,311,068*

*2019 Taxable Sales Data

Transportation & Infrastructure



Air Stockton Metropolitan Airport is located 8 miles northeast of Lathrop. Passenger services are available through Allegiant Airlines and United. Air Cargo and General Aviation are supported by a 10,649' runway. Four international airports are proximate to Lathrop: Oakland-OAK (57 miles); San Jose-SJC (64 miles); Sacramento-SMF (67 miles); San Francisco-SFO (75 miles).



Bus San Joaquin Regional Transit District (SJRTD) serves Lathrop offering "County Hopper Service" Route 97 and "Interregional Commuter Service" – Route 152 to Livermore. "Van Go" is a dial-a-ride type service available throughout the County.



Interstates & Highways Immediate access to Interstate 5 (north-south), Interstate 205 (east-west), and State Route Highway 120 (east-west) offer immediate connectivity to large population centers. State Route Highway 99 (north-south) is located 4 miles to the east of Lathrop.



Maritime Port of Stockton (Bulk Cargo services) is located 11 miles north of Lathrop. Port of Oakland (Container services) is located 63 miles west of Lathrop.



Overnight Shipping Providers include: FedEx, United Parcel Service (UPS), United States Postal Service (USPS), Golden State Overnight, and OnTrac Shipping.



Rail Passenger- Altamont Corridor Express (ACE) provides commuter service between Stockton and San Jose with daily stops at the Lathrop/Manteca station. Amtrak also provides limited passenger service at the Lathrop/Manteca station. A future passenger rail service, called Valley Link, has plans to be operational plans by year 2027. Valley Link will have two stations in Lathrop to offer public transit between Lathrop and the Dublin-Pleasanton Bay Area Rapid Transit (BART) station. Freight- Union Pacific Railroad Intermodal facility is located adjacent to Lathrop City limits, and the BNSF Railways Intermodal facility is located 10 miles northeast of Lathrop.



Truck Twenty-seven (27) carriers are located in Lathrop, including: Old Dominion, Ryder, Heartland Express each offering a variety of logistics services including FTL, LTL, Commodities, Dedicated, Intermodal, COFC and TOFC. Numerous local and regionally-based carriers and 3PL's provide intrastate goods movement services.



Demographic Overview



Average Age:	35.9
19 years and under:	26.4%
20 – 44 years	38.0%
45 – 64 years	25.1%
65 years and over:	10.5%

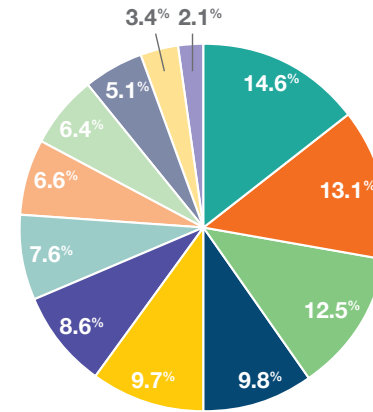


Educational Attainment	
Bachelor Degree or Higher:	14.9%
Associate/Some College:	34.3%
HS Grad (or Equivalent)	28.0%

Distribution by Race	
Hispanic	42.4%
Asian	20.9%
White	26.2%
Black	6.1%
Native Hawaiian/Other	
Pacific Islander	1.2%

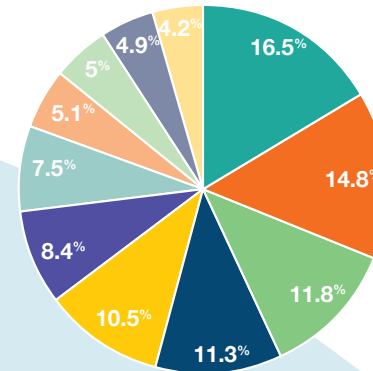
Source: HDL ECONsolutions, City of Lathrop Insight Market Analytics, 4/7/2020

Workforce



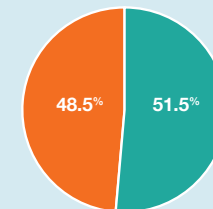
Industry by Type Establishments

- Retail Trade
- Arts/Entertain/Rec/Accom/Food Srvc
- Other Services
- Edu/Healthcare/Social Assist
- Construction
- Finance/Insurance/Real Estate
- Transport/Utilities
- Manufacturing
- Prof/Sci/Tech/Info
- Wholesale/Trade
- Admin/Support Services
- Ag/Fish/Hunt/Mine



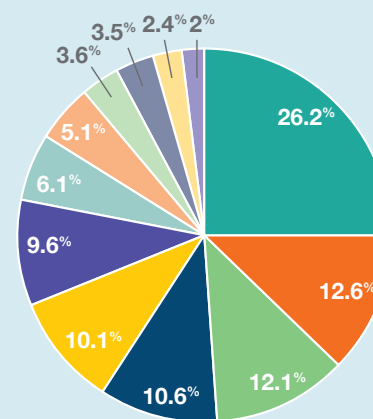
Employment by Industry

- Wholesale/Retail 1,842
- Education Srvc 1,660
- Manufacturing 1,323
- Transportation 1,261
- Ag/Mining/Const 1,179
- Entertain Srvc 937
- Admin Waste Srvc 839
- Fin/Insur/RE/Info 571
- Other Prof Srvc 563
- Public Admin 551
- Prof/Mgmt Srvc 470



Employment by Occupation

- Blue Collar 5,789
- White Collar 5,427



- Production Transp 2,932
- Office Admin 1,411
- Prof Specialty 1,357
- Managerial Executive 1,191
- Construction 1,129
- Sales 1,078
- Food Prep Serving 571
- Protective 248
- Bldg Maint/Cleaning 398
- Healthcare Support 391
- Farming/Fishing/Forestry 270
- Personal Care 223

Source: HDL Econ Solutions, April 2020

Employers	Employee Count	Description
MANUFACTURING		
Tesla	1,300	Electric Vehicle Parts / Distribution
California Natural Products	375	Food Processing – Rice
Simwon America	300	Electric Vehicle Parts
In-N-Out Burger	200	Food Processing / Distribution
CBC Steel Buildings / Nucor	185	Metal Buildings
JR Simplot	145	Ag Related - Fertilizer
Pratt Industries	120	Packaging

Employers	Employee Count	Description
NON-MANUFACTURING		
United Parcel Service	1,500	Logistics / Delivery
Army Air Force Exchange Services	800	Logistics
Super Store Industries	500	Logistics / Grocery
Performant Recovery, Inc.	450	Office / Debt Collection Services
Pflug Packaging	400	Co-Packer
Ashley Furniture	190	Logistics / Retail – Furniture
Antonini Enterprises, LLC	120	Transportation

Employers	Employee Count	Description
PUBLIC SECTOR EMPLOYERS		
City of Lathrop	90	City Government
Manteca Unified (Lathrop Only)	337	Public Education
Banta School District (Lathrop Only)	50	Public Education
River Islands Technology Academy	80	Independent Public Charter School

New Development Projects Planned & Under Construction



Housing	Units
River Islands at Lathrop	11,000 Residential Units
Stanford Crossing	6,790 Residential Units
Mossdale Apartments	204 Units
Towne Centre Apartments	146 Units



Industrial	Area
Crossroads Commerce Center	1.28 Mil. S.F. / 3 Buildings
Lathrop Gateway Business Park	3.03 Mil. S.F. / 10 Buildings
TriPoint Logistics Center	4.85 Mil. S.F. / 10 Buildings



Commercial	Area
Lathrop Marketplace	Retail / Hotel / Pads Available
Lathrop Towne Centre	126,000 sf Retail / 60,000 sf Hotel
River Islands Towne Center	47 Acres Mixed-Use
Stanford Crossing	200 Acres Highway Commercial

A Small City with a BIG Presence... LathropSMART

Lathrop (San Joaquin County), encompassing 23 square miles, is located 70 miles east of San Francisco and 55 miles south of Sacramento at the northern end of the San Joaquin Valley. The San Joaquin River and Interstate 5 bisect the City to the west, and the Union Pacific Railway to the east. Offering immediate access to Interstate 5, Interstate 205 and Highway 120, the City of Lathrop is truly at the crossroads of commerce making it the “SMART” choice location for residents, businesses, and industry.

Incorporated in 1989, Lathrop continues to grow with residential, commercial and industrial development. The region’s population is exploding as San Francisco Bay Area workers choose SMART communities like Lathrop to purchase affordable homes that offer a family friendly environment and great quality of life.

For the third year in a row, the State’s Department of Finance listed Lathrop within the top five cities in California for population growth from housing production (5.6%) and for Single-Family Housing Growth (5.74%). Current population in the City is 26,833 with 773,632 people in San Joaquin County.

Innovative city leadership focuses on intelligently planned growth and development. River Islands at Lathrop (riverislands.com) and Stanford Crossing (stanfordcrossing.com) are two such master planned communities. At full build-out, these two communities will account for 18,000 single-family homes. Towne Centre Apartments, a multi-family development, is currently under construction and anticipated to begin leasing 146 units by the first quarter of 2021.

A business friendly community, Lathrop’s City management and staff work together to understand and meet the needs of business and industry for permitting and regulatory requirements. The city’s industrial sector has 14.6 million square feet of existing building space and more than 9 million square feet of planned new construction to accommodate new and expanding businesses. Fortune 500 companies such as Tesla Motors, Wayfair, Ashley Furniture, United Parcel Service (UPS), Boise Cascade, Kraft-Heinz, In-N-Out Burger, and Home Depot, have already chosen Lathrop as a SMART location.

For information about the City of Lathrop, call (209) 941-7200 or visit www.ci.lathrop.ca.us.



Quality of Life



Colleges and Universities: University of the Pacific, San Joaquin Delta College, Humphrey’s University, California State University Stanislaus-Stockton Campus, six specialized private colleges and 12 vocational schools provide a variety of education opportunities.

Schools: Three elementary schools, one high school, and two charter schools serve the Lathrop Community. School Districts include Manteca Unified, Tracy Unified, and Banta Unified, and a Public Charter called the River Islands Technology Academy.

Churches: There are more than twelve (12) houses of worship in Lathrop, and numerous denominational and non-denominational options in neighboring communities.

Civic & Social Amenities: Lathrop Branch Library, Senior Center, Generations Center, and Community Center offer a variety of programs and activities throughout the year. Cultural amenities including symphonies, auditoriums, and special event venues are in close proximity to the City.

Parks & Entertainment: Lathrop’s residents enjoy twenty-five (25) parks and recreation facilities. Park amenities include picnic and barbecue areas, softball fields, basketball, volleyball, playgrounds, and interactive fountains – even a skate park and a dog park. The Parks and Recreation Department offer year round activities for residents of all ages. Dell’Osso Family Farms hosts family friendly seasonal attractions including a Pumpkin Maze, “Bacon Fest”, and “Holidays on the Farm.”

Medical Facilities: There are over 1,000 hospital beds within a fifteen minute radius of Lathrop. Hospitals include San Joaquin County General (French Camp); Kaiser Permanente Medical Center (Manteca); Dameron (Stockton); St. Joseph’s (Stockton); and Sutter-Tracy Community Hospital (Tracy).

Hospitality: Hampton Inn & Suites, Holiday Inn Express, Quality Inn & Suites, Comfort Inn, and Tru by Hilton are all located within the City. The Great Wolf Lodge Resort (Manteca) has more than 400 rooms. There are more than 2,500 motel/hotel rooms in San Joaquin County of which 391 are in Lathrop.



Climate



Average Temperature High / Low	Max	Average Rainfall
January	55° / 38° 75° (1953)	2.7"
April	73° / 46° 100° (1981)	1.1"
July	94° / 61° 115° (2006)	0.0"
October	79° / 50° 101° (1980)	0.8"
	Annual Average	13.84"

Utility & Service Providers

City Hall	City of Lathrop	209.941.7200
Cable/Internet	Comcast	800.824.2000
Fire Services	Lathrop-Manteca Fire District	209.941.5100
Garbage	Republic Services	209.466.3604
Gas & Electricity	Pacific Gas & Electric Company	800.743.5000
Library	San Joaquin County	209.937.8221
Police Services	Lathrop Police Services	209.858.5551
Postal Services	Lathrop Post Office	209.858.2324
Telephone	Verizon / AT&T	800.483.3000 / 800.288.2020
Water & Sewer	City of Lathrop	209.941.7320