

# Lathrop

## COMMUNITY PROFILE 2021



## Fast Facts (2021)



Population  
**28,503**



Median Home Value  
**\$540,535 \***



Average Household Income  
**\$95,615**



Average Household Size  
**3.88**



Growth Rate  
**6.3%**

## Housing

Average Household Size:	3.88
Total Households:	7,747
Owner-Occupied:	69.87%
Renter Occupied:	30.2%
Median Home Value:	\$540,535*
Average Monthly Rent:	\$2,495**

\*May 2021, \*Zillow Home Value Index  
\*\*May 2021, Apartments.com, 2bed/2bath

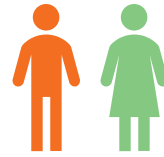
## Demographic Overview



<b>Average Age:</b>	36.3
19 years and under:	25.7%
20 – 44 years	37.8%
45 – 64 years	25.3%
65 years and over:	11.1%



<b>Educational Attainment</b>	
Bachelor Degree or Higher:	15.7%
Associate/Some College:	34.9%
HS Grad (or Equivalent)	27.7%



<b>Distribution by Race</b>	
Hispanic	43.9%
Asian	21.3%
White	24.8%
Black	5.6%
Native Hawaiian/Other	
Pacific Islander	1.1%

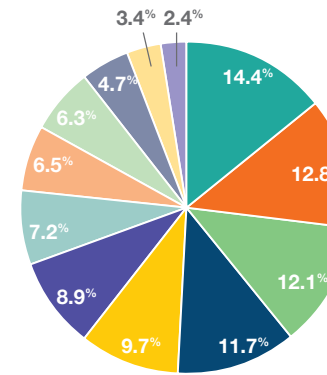
Source: HDL ECONsolutions,  
City of Lathrop Insight Market Analytics, 5/2021

## Lathrop Economic Growth and Trends

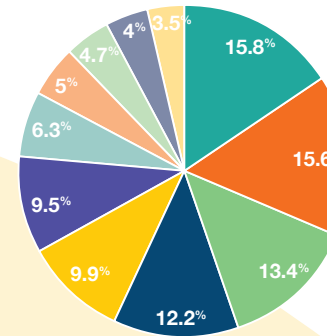
	2010	2015	2020	2021
Lathrop Population	18,023	20,698	26,833	28,503
Taxable Sales (000s)	\$198,512	\$256,616	\$453,668	\$624,861
Housing Units	5,261	5,801	7,284	7,747
Average HH Income	\$68,226	\$62,267	\$93,095	\$95,615
School Enrollment K – 12	2,077	4,635	5,383	5,422
<b>County Data</b>				
County Population	685,306	724,859	773,632	783,534
Taxable Sales (000s)	\$7,602,090	\$10,639,360	\$14,311,068	\$15,609,880*

\*2020 Taxable Sales Data

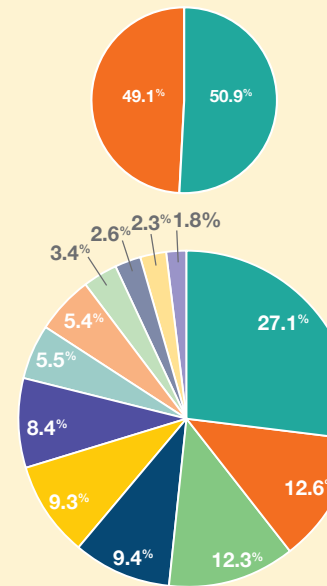
## Workforce



<b>Industry by Type Establishments</b>	
Retail Trade	14.4%
Arts/Entertain/Rec/Accom/Food Srvc	12.8%
Other Services	12.1%
Edu/Healthcare/Social Assist	11.7%
Construction	9.7%
Finance/Insurance/Real Estate	8.9%
Transport/Utilities	7.2%
Manufacturing	6.5%
Prof/Sci/Tech/Info	6.3%
Wholesale/Trade	4.7%
Admin/Support Services	3.4%
Ag/Fish/Hunt/Mine	2.4%



<b>Employment by Industry</b>	
Education Svcs	1,820
Wholesale/Retail	1,807
Transportation	1,546
Manufacturing	1,410
Ag/Mining/Const	1,149
Entertain Svcs	1,094
Admin Waste Svcs	725
Fin/Insur/RE/Info	580
Other Prof Svcs	546
Public Admin	464
Prof/Mgmt Svcs	410



<b>Employment by Occupation</b>	
Blue Collar	5,881
White Collar	5,671
Production Transp	3,130
Prof Specialty	1,458
Office Admin	1,420
Sales	1,087
Managerial Executive	1,073
Construction	965
Healthcare Support	633
Food Prep Serving	627
Bldg Maint/Cleaning	391
Personal Care	297
Farming/Fishing/Forestry	260
Protective	211

Source: HDL Econ Solutions, May 2021

Major Employers	Employee Count	Description
<b>MANUFACTURING</b>		
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
<b>NON-MANUFACTURING</b>		
United Parcel Service	1,500	Logistics / Delivery
Army Air Force Exchange Services	800	Logistics
Super Store Industries	500	Logistics / Grocery
Pflug Packaging	400	Co-Packer
Wayfair	238	e-Commerce
Ashley Furniture	190	Logistics / Retail – Furniture
<b>PUBLIC SECTOR EMPLOYERS</b>		
City of Lathrop	99	City Government
Manteca Unified (Lathrop Only)	337	Public Education
Banta Unified School District (Lathrop Only)	50	Public Education
River Islands Technology Academy	80	Independent Public Charter School

## 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.

## New Development

### Projects Planned & Under Construction

Housing	Building Start	Full Build-Out (Units)
River Islands at Lathrop (SF DU)	Feb 2014	15,010
Stanford Crossing (SF DU)	May 2020	6,790
Mossdale Apartments (MF DU)	Mar 2021	204
Towne Centre Apartments (MF DU)	Jan 2020	146

\*Pending Final Approval by City Council

Industrial	Built (SF)	Under Construction (SF)	Planned (SF)
Crossroads Commerce Center	8,243,575	623,984	649,380
Phelan Lathrop Gateway	-	990,904	2,028,575
TriPoint Logistics Center	1,200,000	1,479,109	2,114,872

Commercial	Approved Development
Lathrop Marketplace	Various Retail Pads
River Islands Town Center	32 Acres Mixed-Use
River Islands Employment Center	2,985,000 SF
River Islands Transit Oriented District	442,500 SF
River Islands Paradise Cut Village Center	360,000 SF
Stanford Crossing	4,994,372 SF

# 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.

The State Department of Finance’s May 2021 rankings listed Lathrop within the top five cities in California for population growth from housing production (6.3%), in the top ten for single-family housing unit growth (4.39%), and number 2 for multi-family housing unit growth (130.97%). Current population in the City is 28,503 with 783,534 people in San Joaquin County.

Innovative city leadership focuses on intelligently planned growth and development. River Islands at Lathrop ([riverislands.com](http://riverislands.com)) and Stanford Crossing ([stanfordcrossing.com](http://stanfordcrossing.com)) are two such master planned communities. At full build-out, these two communities will account for 21,000 single-family homes. Towne Centre Apartments, a 146 unit multi-family development, anticipates tenant leasing 2Q2021, and Mossdale Apartments began construction for 204 new units in 1Q2021.

A business friendly community, Lathrop’s City management and staff work together to understand and meet the timing 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, more than 3 million square feet of spec building development under construction, and 4.8 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](http://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:** Five elementary schools, and one high school serve the Lathrop Community. School Districts include Manteca Unified, Banta Unified, and River Islands Academy, a Charter organization.

**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, 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)
April	73° / 46°	100° (1981)
July	94° / 61°	115° (2006)
October	79° / 50°	101° (1980)
	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