

Lathrop

COMMUNITY PROFILE 2022/23



ci.lathrop.ca.us

Fast Facts (2022)



Population
31,331



Median Home Sold Price
\$667,000*



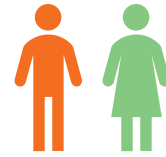
Average Household Income
\$97,156



Average Household Size
3.65



Growth Rate
6.63%



Demographic Overview



Average Age:	36.6
19 years and under:	25.4%
20 – 44 years	37.9%
45 – 64 years	25.1%
65 years and over:	11.6%



Educational Attainment	
Bachelor Degree or Higher:	15.7%
Associate/Some College:	35.1%
HS Grad (or Equivalent)	27.5%

Distribution by Race

Hispanic	43.8%
White	24.4%
Asian	21.7%
Black	5.7%
Native Hawaiian/Other Pacific Islander/ American Indian	1.2%

Source: HdL ECONsolutions,
City of Lathrop Insight Market Analytics, 5/2022

Housing



Average Household Size:	3.65
Total Households:	8,972
Owner-Occupied:	69.4%
Renter Occupied:	30.6%
Median Home Sold Price:	\$667,000*
Average Monthly Rent:	\$2,795**

* May 2022, Redfin.com "Median Home Sold Price"

** May 2022, Apartmentlist.com, 2bed/2bath

Lathrop Economic Growth and Trends



	2010	2015	2020	2022
Lathrop Population	18,023	20,698	26,833	31,331
Taxable Sales (000s)	\$198,512	\$256,616	\$453,668	\$701,204*
Housing Units	5,261	5,801	7,284	8,972
Average HH Income	\$68,226	\$62,267	\$93,095	\$97,156
School Enrollment K – 12	2,077	4,635	5,383	6,391
County Data				
County Population	685,306	724,859	773,632	784,298
Taxable Sales (000s)	\$7,602,090	\$10,639,360	\$14,311,068	\$22,320,156*

*2021 Taxable Sales Data

Transportation & Infrastructure



Air Stockton Metropolitan Airport is located 8 miles northeast of Lathrop. Passenger services are available through Allegiant Airlines. 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.

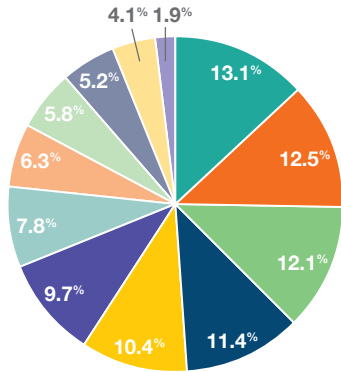


Rail Passenger- Altamont Corridor Express (ACE) provides commuter service between Stockton and San Jose with daily stops at the Lathrop/Manteca station. Amtrak also provides limited passenger service at the Lathrop/Manteca station. A future passenger rail service, called Valley Link, has plans to be operational by year 2028. 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.

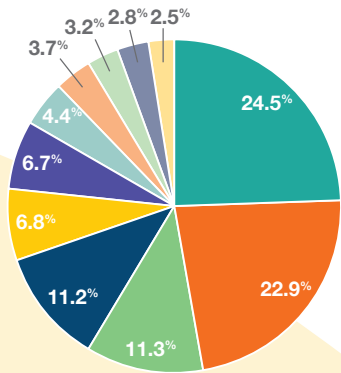


Truck Twenty-seven (27) carriers are located in Lathrop, including: Old Dominion, Ryder, Heartland Express each offering a variety of logistics services including FTL, LTL, Commodities, Dedicated, Intermodal, COFC and TOFC. Numerous local and regionally-based carriers and 3PL's provide intrastate goods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

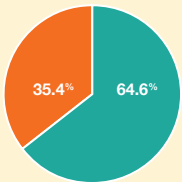
Workforce



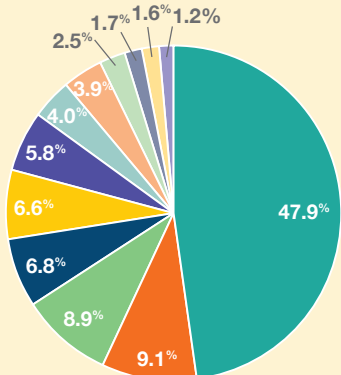
- Retail Trade 13.1%
- Arts/Entertain/Rec/Accom/Food Srvc 12.5%
- Other Services 12.1%
- Edu/Healthcare/Social Assist 11.4%
- Construction 10.4%
- Finance/Insurance/Real Estate 9.7%
- Transport/Utilities 7.8%
- Manufacturing 6.3%
- Prof/Sci/Tech/Info 5.8%
- Wholesale/Trade 5.2%
- Admin/Support Services 4.1%
- Ag/Fish/Hunt/Mine 1.9%



- Transportation 4,305*
- Manufacturing 4,021*
- Education Svcs 1,980
- Wholesale/Retail 1,963
- Entertain Svcs 1,196
- Ag/Mining/Const 1,187
- Admin Waste Svcs 780
- Fin/Insur/RE/Info 642
- Other Prof Svcs 567
- Public Admin 499
- Prof/Mgmt Svcs 446



- Blue Collar 64.6%
- White Collar 35.4%



- Production Transp* 8,326*
- Prof Specialty 1,587
- Office Admin 1,542
- Sales 1,185
- Managerial Executive 1,141
- Construction 1,013
- Healthcare Support 697
- Food Prep Serving 679
- Bldg Maint/Cleaning 428
- Personal Care 299
- Farming/Fishing/Forestry 274
- Protective 216

Source: HDL Econ Solutions, May 2022
 *City of Lathrop, Economic Development Division,
 Employer Database

Major Employers	Employee Count	Description
MANUFACTURING		
Tesla	2,200	Electric Vehicle Parts / Distribution / Energy Storage
California Natural Products	362	Food Processing – Rice
Simwon America	336	Electric Vehicle Parts
In-N-Out Burger	200	Food Processing / Distribution
CBC Steel Buildings / Nucor	203	Metal Buildings
JR Simplot	150	Ag Related - Fertilizer
Pratt Industries	120	Packaging
NON-MANUFACTURING		
United Parcel Service	1,500	Logistics / Delivery
Army Air Force Exchange Services	800	Logistics
Pflug Packaging	450	Co-Packer
Wayfair	400	e-Commerce
Super Store Industries	375	Logistics / Grocery
Ashley Furniture	190	Logistics / Retail – Furniture
PUBLIC SECTOR EMPLOYERS		
City of Lathrop	137	City Government
Manteca Unified (Lathrop Only)	333	Public Education
River Islands Academies – Banta Unified School District	246	Public Charter Schools

New Development Projects Planned & Under Construction

Housing	Building Start	Full Build-Out (Units)
River Islands at Lathrop (SFDU)	Feb 2014	15,010
Stanford Crossing (SFDU)	May 2020	1,850
Mossdale Apartments (MFDU)	Mar 2021	204
Towne Centre Apartments (MFDU)	Jan 2020	146

Industrial	Built (SF)	Under Construction (SF)	Planned (SF)
Crossroads Commerce Center	9,516,939		
Phelan Lathrop Gateway	990,904	846,908	1,156,800
TriPoint Logistics Center	2,679,109		2,114,872

Commercial	Approved Development
Lathrop Marketplace	Various Retail Pads
River Islands Town Center	120 Acres Mixed-Use / 500,000 SF Commercial / 668 apartments
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 California State Department of Finance’s May 2022 rankings listed Lathrop as the 2nd “Fastest Growing City with a Population over 30,000” at 6.63%; Number 2 for the “Greatest Percentage Growth for Single-Family Housing Units” at 10.97%; and, Number 2 for the “Greatest Percent Increase for Total Housing Growth” at 10.07%. Current population in the City is 30,331 with 784,298 people in San Joaquin County.

On June 29, 2022, the City of Lathrop launched its first-ever Police Department to serve the Lathrop Community. After three decades of contracting police services with the San Joaquin County Sheriff’s Department, the City was successful in its 14-month endeavor to create its own police force.

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 16,860 single-family homes.

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 18.2 million square feet of existing building space, more than 846,000 square feet of spec building development under construction, and 3.3 million square feet of planned new construction in the pipeline. Fortune 500 companies such as Tesla, 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: The Lathrop community is served by five elementary and one high school under the Manteca Unified School District. Residents of River Islands are served by two elementary schools, with a third elementary school and high school under construction. The four schools in River Islands are under Banta Unified School District.

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-four (24) parks and three (3) 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: There are six (6) hotels in Lathrop to include: Comfort Inn, Days Inn, Hampton Inn & Suites, Holiday Inn Express, Quality Inn & Suites, Tru by Hilton. Fairfield Inn by Marriott is under construction, and Marriott Townplace Suites is an approved project within the City. Including planned and under construction projects, the total room count in Lathrop is 569. There are more than 2,500 motel/hotel rooms in San Joaquin County.



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 Department	209.647.6400
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