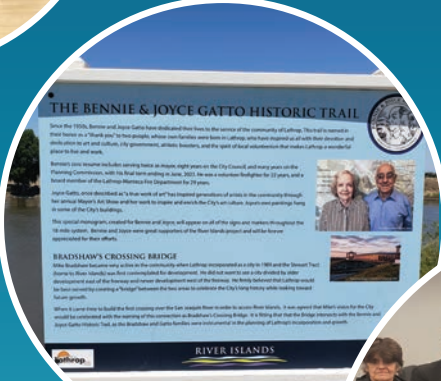


Lathrop

COMMUNITY PROFILE 2023/24



Fast Facts (2023)



Population
35,080



Median Home Sold Price
\$715,000*



Average Household Income
\$131,397

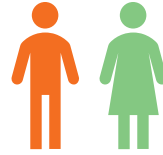


Average Household Size
3.49



5-Yr Average Annual Growth Rate
8.2%

Source(s): Dept of Finance E-1 & E-5 (Published 5/1/2023); Realtor.com June 2023; ESRI 2023. US Census Bureau 2000 and 2010 decennial Census data converted by ESRI into 2020 geography.



Demographic Overview



Median Age: 32.8

14 years and under: 23.2%

15 – 24 years: 15.5%

25 – 44 years: 32.1%

45 – 64 years: 22.0%

65+ years: 10.6%



Educational Attainment

Bachelor Degree or Higher: 24.7%

Associate/Some College: 29.7%

HS Grad (or Equivalent) 27.5%

Distribution by Race

Asian 30.0%

White 24.7%

Other Race 21.3%

Two or More Races 14.3%

Black 7.3%

Pacific Islander 1.2%

American Indian 1.2%

Hispanic Origin 39.7%

Diversity Index 88.4%

Source: ESRI 2023. US Census Bureau 2000 and 2010 decennial Census data converted by ESRI into 2020 geography.

Housing



Average Household Size:	3.49%
Total Households:	10,388
Owner-Occupied:	82%
Renter Occupied:	18%
Median Home Sold Price:	\$715,000*
Average Monthly Rent:	\$2,548**

Source(s): Dept of Finance E-1 & E-5 (Published 5/1/2023); Realtor.com (June 2023); RentCafe.com, 2bed/2bath (June 2023)

Lathrop Economic Growth and Trends



	2010	2015	2020	2023
Lathrop Population	18,023	20,698	26,833	35,080
Taxable Sales (000s)	\$198,512	\$256,616	\$453,668	\$1,028,785*
Housing Units	5,261	5,801	7,284	10,388
Average HH Income	\$68,226	\$62,267	\$93,095	\$131,397
School Enrollment K – 12	2,077	4,635	5,383	6,779
County Data				
County Population	685,306	724,859	773,632	786,145
Taxable Sales (000s)	\$7,602,090	\$10,639,360	\$14,311,068	\$23,424,941*

* CDTFA.CA.GOV, 2022 Taxable Sales Data by City

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.

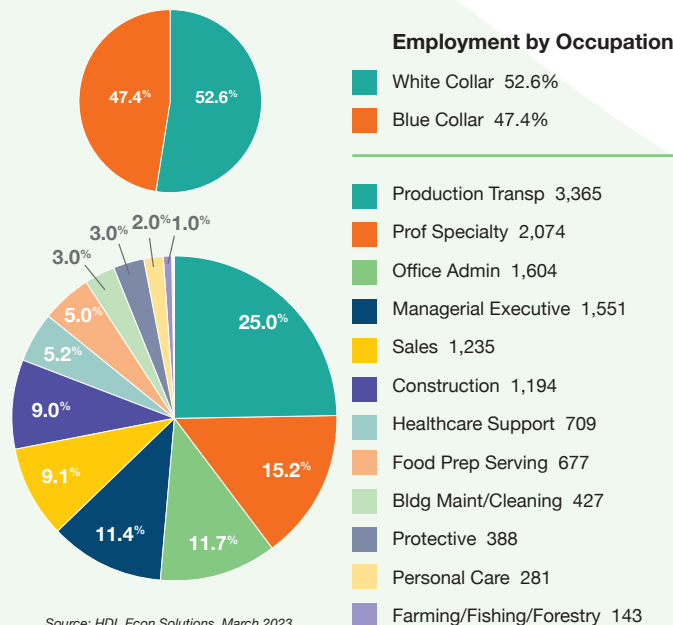
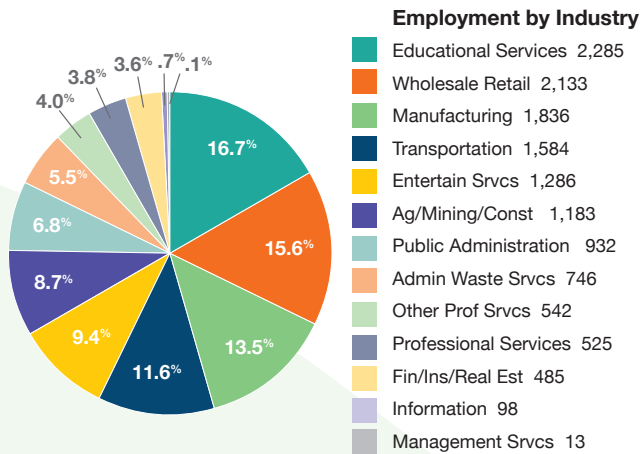
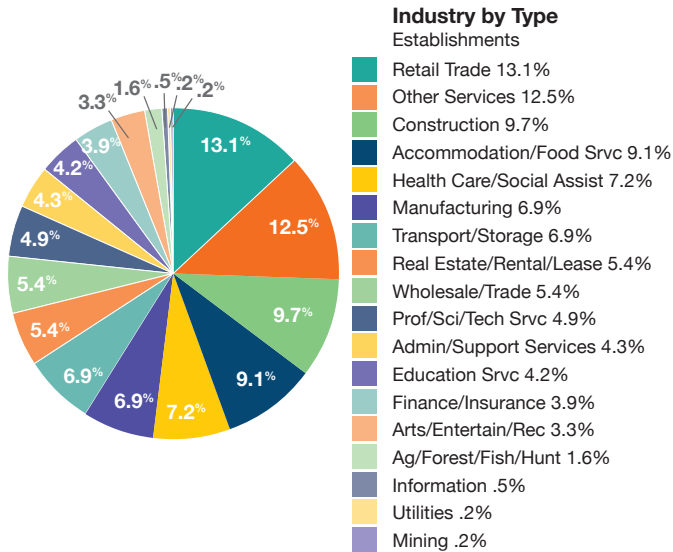


Rail Passenger- Altamont Corridor Express (ACE) provides commuter service between Stockton and San Jose with daily stops at the Lathrop/Manteca station. Amtrak also provides limited passenger service at the Lathrop/Manteca station. A future passenger rail service, called Valley Link, has plans to be 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 More than twenty-five (25) carriers are located in Lathrop, including: Old Dominion, Swift Transportation, Heartland Express with 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



Source: HDL Econ Solutions, March 2023

Major Employers	Employee Count	Description
MANUFACTURING		
Tesla	3600	Electric Vehicle Parts / Distribution / Energy Storage
Simwon America	388	Electric Vehicle Parts
California Natural Products	384	Food Processing – Rice
In-N-Out Burger	300	Food Processing / Distribution
CBC Steel Buildings / Nucor	220	Metal Buildings / Engineering & Design
Diamond Pet Foods	163	Food Processing
JR Simplot	150	Ag Tech - Fertilizer
Pratt Industries	120	Packaging
NON-MANUFACTURING		
United Parcel Service	1,500	Logistics / Deliver
Pflug Packaging	450	Co-Packer
Army Air Force Exchange Services	400	Logistics
Wayfair	400	e-Commerce
Super Store Industries	390	Logistics / Grocery
Ashley Furniture	190	Logistics / Retail – Furniture
Target	172	Retail
PUBLIC SECTOR EMPLOYERS		
City of Lathrop	158	City Government
Manteca Unified (Lathrop Only)	352	Public Education
River Islands Academies – Banta Unified School District	261	Public Charter Schools

New Development Projects Planned & Under Construction

Housing	Building Start	At Full Build-Out	Complete	May 2023 Approved & Under Construction
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River Islands at Lathrop (SFDU)	Feb 2014	15,010	3,505	933
Stanford Crossing (SFDU)	May 2020	1,850	782	694
Mossdale Apartments (MFDU)	Mar 2021	204 Units		204

Five (5) Projects Approved & Not Yet Under Construction for 1,007 Residential Units in the pipeline.

Industrial	Built (SF)	Planned (SF)
Crossroads Commerce Center	10,790,303	448,904
Phelan Lathrop Gateway	1,837,812	1,156,800
TriPoint Logistics Center	2,679,109	1,795,758

Commercial	Planned (SF)	Approved Development
Lathrop Marketplace	124,331	Various Retail Pads
River Islands Town Center	500,000	Mixed-Use / Commercial
	668	Apartment Units
River Islands Employment Center	2,985,000	Commercial Office
River Islands Transit Oriented District	442,500	Commercial
River Islands Paradise Cut	360,000	Commercial
Stanford Crossing	4,994,372	Commercial

A SMALL CITY WITH A BIG PRESENCE... LATHROP, CALIFORNIA

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 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 2023 rankings listed Lathrop as the "Fastest Growing City with a Population over 30,000" at 11.1%. The City also ranked number one (#1) in "City Under 300,000 with the Largest Numeric Change" and the greatest "Percent of Multi-Family Housing Unit Growth". Lathrop ranked number two (#2) in both "Percent Total Housing Unit Growth" and "Percent Single Family Housing Unit Growth". Current population in the City of Lathrop is 35,080 with 786,145 people in San Joaquin County.

The City holds multiple community events for its residents to enjoy, such as its annual July 1st celebration of its incorporation, which this year marked 34 years, and two new events held in 2023 to recognize the first anniversary of the Lathrop Police Department, and an event honoring Juneteenth.

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 more than 16,860 single-family homes.

The city's industrial sector has 19 million square feet of existing building space with 3.2 million square feet planned in new construction. Lathrop's major employers include Tesla, United Parcel Service, Wayfair, Ashley Furniture, California Natural Products, CBC Steel Buildings/ Nucor, and more.

Lathrop's newest commercial announcements included Sprouts Farmers Market, Fairfield Inn by Marriott, Chevron, Jamba Juice, and Blue Rain Car Wash. The City has more than 8,900 linear feet of commercial space fronting Interstate 5 with multiple pad sites and acreage available for new development.

Lathrop offers a business friendly environment where leadership and staff work collaboratively with developers and the business community to understand project timing needs for permitting and regulatory requirements. For information about the City of Lathrop, call (209) 941-7200 or visit www.ci.lathrop.ca.us.



Quality of Life



Education & Training: University of the Pacific, California State University Stanislaus-Stockton campus, Humphrey's University, San Joaquin Delta College, ten (10) specialized private colleges and multiple career technology education (CTE) focused adult schools provide a variety of education and training opportunities for Lathrop businesses and residents.

K-12 Schools: The Lathrop community is served by five elementary and one high school under the Manteca Unified School District. Residents in River Islands are served under Banta Unified School District with three elementary schools and a high school, which is currently under construction.

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 residents enjoy twenty-six (26) parks and three (3) recreation facilities. Park amenities include picnic and barbecue areas, softball fields, basketball, volleyball, exercise equipment, playgrounds, and interactive fountains -- even a skate park and dog park. The City holds an annual birthday celebration for its incorporation on July 1st. The Parks and Recreation staff offer year round activities for residents of all ages. Dell'Osso Family Farms hosts family friendly seasonal attractions to include 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 seven (7) hotels in Lathrop to include: Comfort Inn, Days Inn, Fairfield Inn by Marriott, Hampton Inn & Suites, Holiday Inn Express, Quality Inn & Suites, and Tru by Hilton. Two more hotels are approved but pending construction west of Interstate 5. Including planned and under construction projects, the total room count in Lathrop is 663.



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/Phone	ATT	800.288.2020
	Verizon	800.837.4966
	Xfinity (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
	Lathrop Irrigation District	209.888.4799
Library	San Joaquin County	209.937.8221
Police Services	Lathrop Police Department	209.647.6400
Postal Services	Lathrop Post Office	209.858.2324
Water & Sewer	City of Lathrop	209.941.7320