



ECONOMIC DEVELOPMENT UPDATE

CITY COUNCIL REGULAR MEETING

NOVEMBER 10, 2025

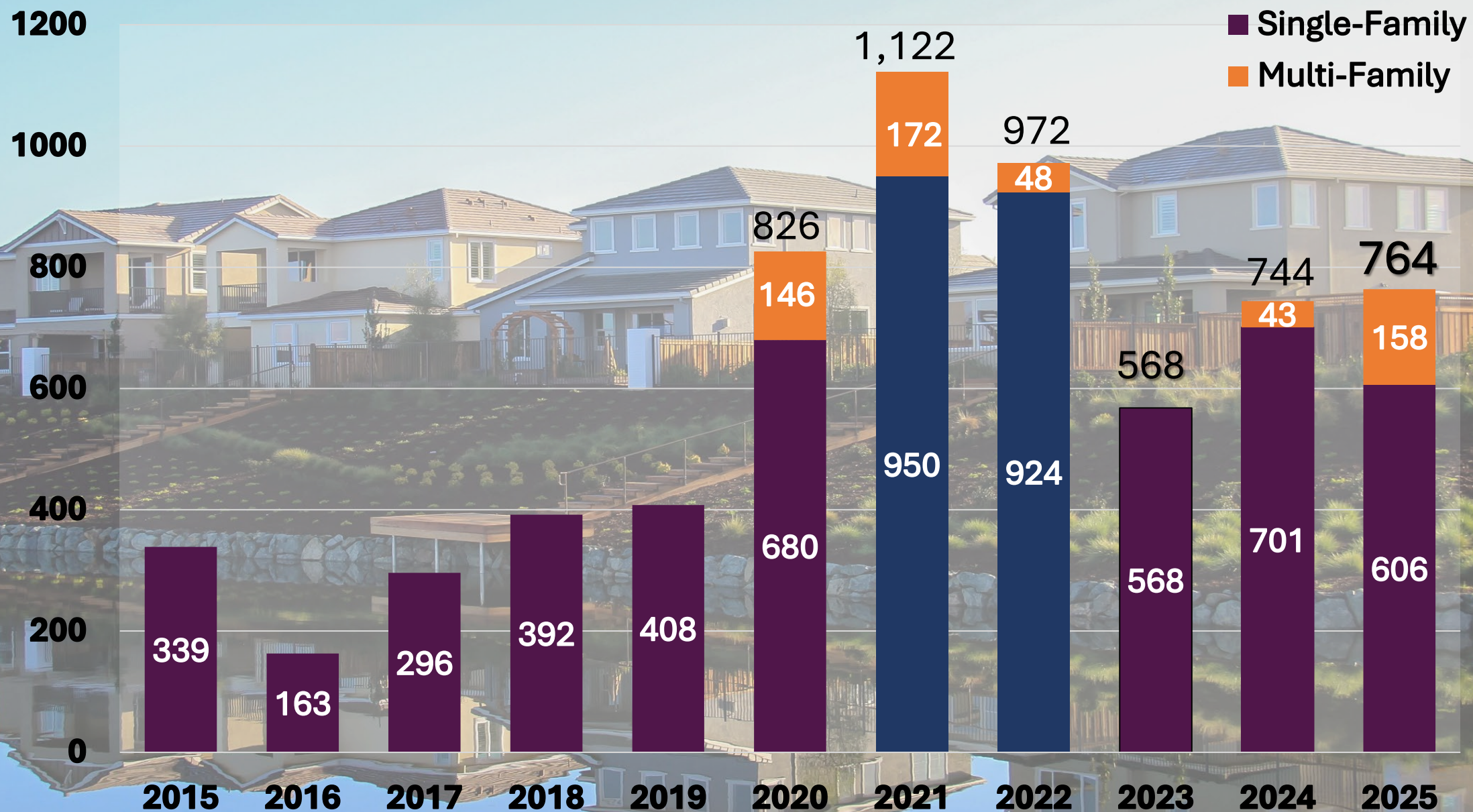


LathropSMART

Item 2.3

City of Lathrop – Housing Permits Issued

Years 2014 – 2025 (as of Oct 31, 2025)



Retail/Commercial - Project Pipeline



AT&T



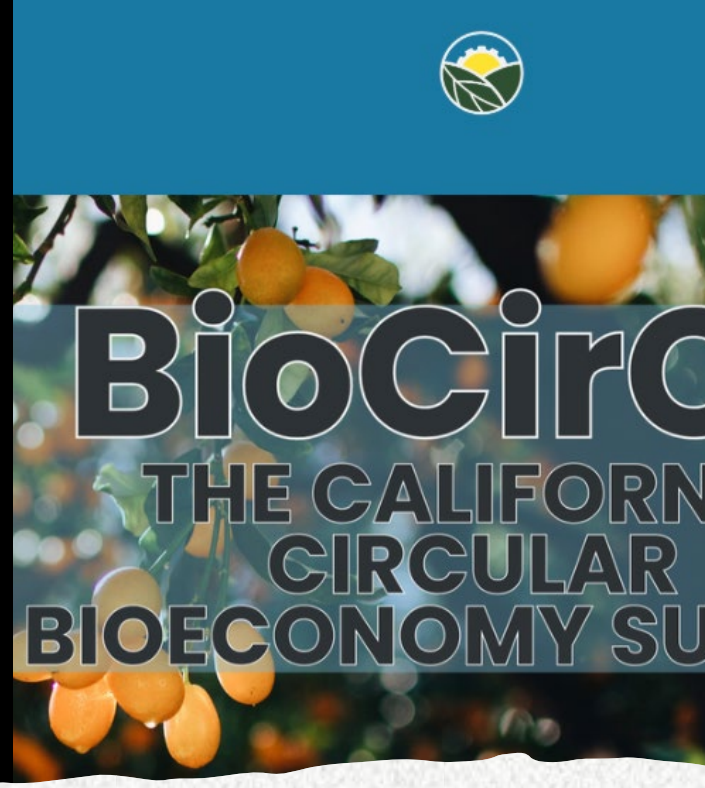
Business Engagements & Events



Business Engagement & Events

- Coffee & Connections
 - Every 3rd Tuesday at The Olive Oil Pantry
- Chamber Mixer
 - July 23 at El Don
- Multi-Chamber Mixer
 - October 17 at Great Wolf Lodge





BEAM Circular Awarded \$10.4 Million From State of California

REGIONAL INVESTMENT INITIATIVE

In Partnership with
CALIFORNIA
JOBS FIRST

Bioeconomy

\$10,367,000
awarded to the
bioeconomy sector
in the North San
Joaquin Valley
Region



Image provided by the California Governor's Office

Business Engagements & Events

Business Engagements & Events



TESLA

City Of Lathrop
1,739 followers
1mo • 🌐

Celebrating growth and investment in our region! 🌟

Thank you to the [Greater Stockton Chamber of Commerce](#) for recognizing the incredible momentum happening across San Joaquin County. We are especially proud to highlight the contributions of [Cheema Freightlines LLC](#) and [NEWACME LLC](#) for their significant investments in capital improvements and job creation right here in the [City Of Lathrop](#).

Your commitment to our community is helping shape a stronger, more vibrant local economy. 🏡

[#LathropCA](#) [#EconomicDevelopment](#) [#BusinessGrowth](#) [#SanJoaquinCounty](#)
[#JobCreation](#) [#CommunityInvestment](#) [#ThankYou](#)





58th Annual STOCKTON CHAMBER INDUSTRIAL BARBECUE

Honoring
Business Growth in
San Joaquin County

FOUNDING SPONSORS





Congratulations to All of the Honorees of the 58th Annual Industrial Barbecue!

2025 Lathrop Honorees



*A Special Thank You to the LathropSMART
Businesses for Your Capital Investments and
Job Creation in Lathrop.*

No Wires. No Limits. Just Growth.

LathropSMART.com

Business Engagements & Events

Business Engagements & Events

10/7/2025 Cheema Freightlines Ribbon Cutting



Trade Shows & Conferences



September 29th & 30th
Palm Spring, CA

Registered
Attendees:
2,700
Exhibitors:
180



16
Meetings /
Leads
Generated

4

Entertainment

3

Restaurants / Grocery

9

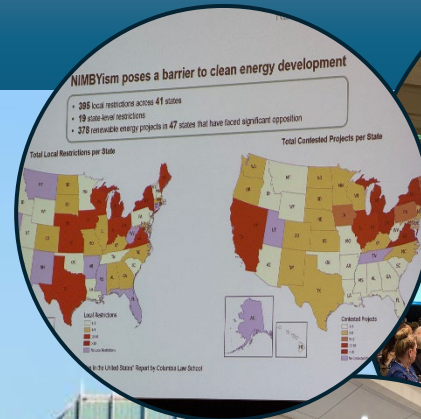
General Retail / Other

Trade Shows & Conferences



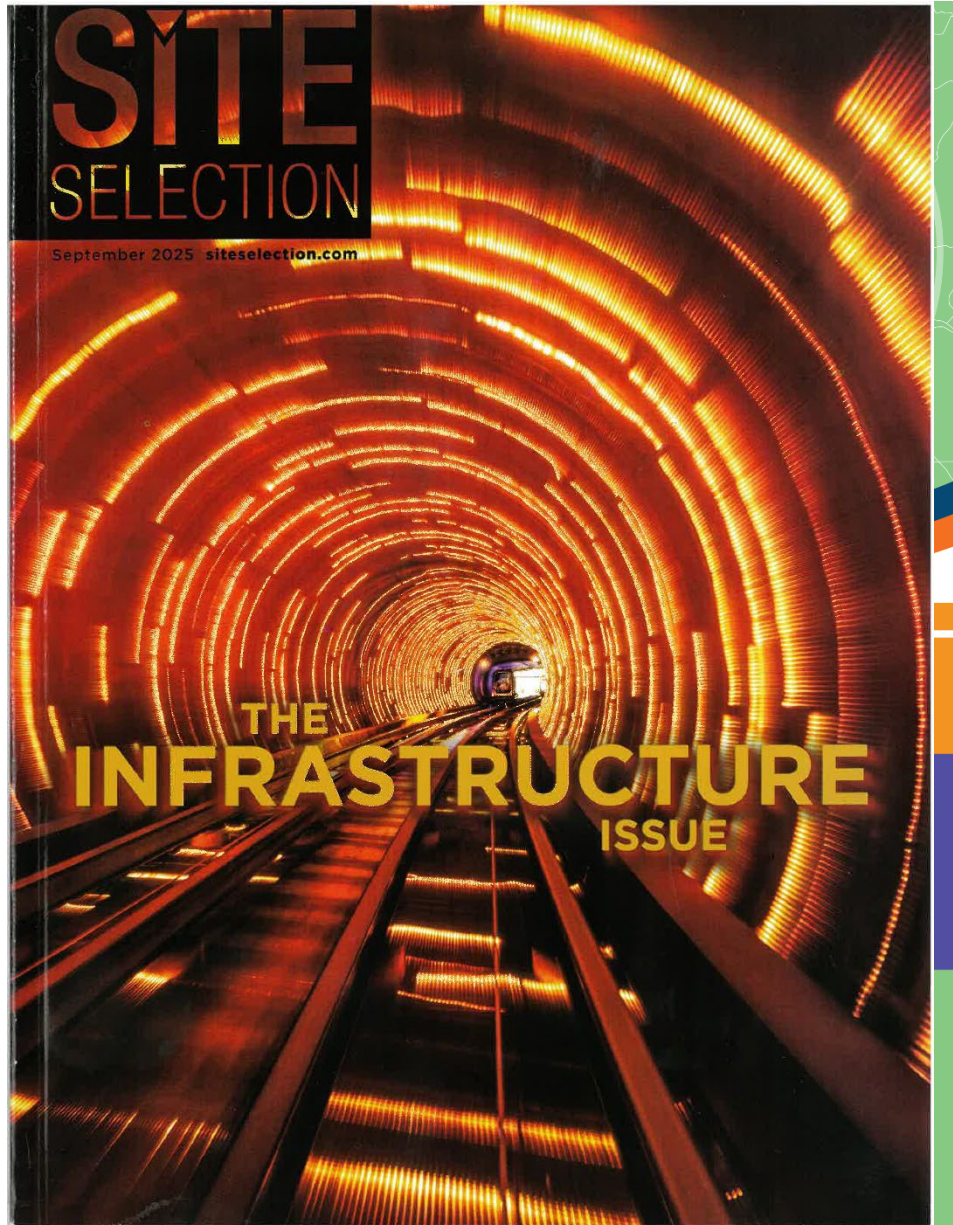
IAMC
FALL
FORUM

October 18-22, 2025



Agility & Flexibility:
Corporate Real Estate in the Modern World

Advertising



Lathrop is part of the Northern California Megaregion where businesses thrive with direct access to the western United States, the Pacific Rim, and large population centers in San Francisco Bay Area, Greater Sacramento, and the Central Valley.

SMART Location
SMART Opportunity

LathropSMART

Location Ideally situated 70 miles east of San Francisco and 55 miles south of Sacramento at the northern end of the California Central Valley.	Workforce 1.2 million people skilled and semi-skilled in manufacturing, logistics, medical device, e-commerce, electric vehicles, solar, construction materials, food processing, and more.	Transportation Access to major highways and interstates; 2 national railroad intermodals; 2 ports, 4 international airports and 1 regional airport offering freight cargo services.
Major Employers Tesla Motors/Tesla Energy; UPS; AAFES; Pflug Packaging; Wayfair; Super Store Industries; California Natural Products; Simwon America; In-N-Out Burger; CBC Steel Buildings/Nucor	Education Technical career pathways include: Apprenticeships & Internships, Advanced Manufacturing, Logistics, Engineering, Electronics, Machining, Agricultural, Industrial technologies and more!	 Contact Barb Harb bharb@ci.lathrop.ca.us 209.941.7221



Community Outreach

Fall Newsletter October 2025

- City Website
- Social Media
- All City Facilities

Newsletter Included
in July Utility Bill
Mailing

LathropSMART

City News

Volume 18
Fall 2025



Lathrop Transit Van

CITY OF LATHROP LAUNCHES FARE FREE PILOT PROGRAM ON FIXED ROUTE TRANSIT SERVICE

LATHROP, Calif. — August 2025 — The City of Lathrop is making it easier than ever for residents to get around town. Beginning immediately, Lathrop Transit will launch a Fare Free Fixed Route Pilot Program on its "School Tripper" route, eliminating fares through December 31, 2025. The fare free program is designed to improve access, boost ridership, and reinvest savings back into the community. By removing the financial barrier to using fixed-route service, the City is ensuring equitable mobility for students, parents, school employees, seniors, and all residents who rely on public transit.

About the Pilot Program

- Applies to the "School Tripper" fixed route that operates in the mornings and afternoons.
- No fares required for adults, seniors, youth, or ADA-eligible riders.
- Dial-a-Ride and ADA Paratransit services will continue with existing low fares.
- Riders benefit from faster service, as drivers will no longer need to manage fare collection or eligibility questions.
- The program will be evaluated in Q4 2025 to determine if it should be extended.

Why it Matters

- Equity: Ensures all residents, regardless of income, can access reliable transportation.
- Economy: Keeps household dollars in the community instead of fare boxes.
- Efficiency: Allows drivers to focus on service, not fare collection.
- Data: Helps the City better measure demand for transit services by removing barriers to use.

More Information
Lathrop Transit microtransit service operates Monday through Friday, 7:00 AM to 5:00 PM (excluding holidays). More details on routes, schedules, and reservations are available at www.lathroptransit.com or by calling (866) 495-LIFT (5438).

NEW BUSINESSES

Name	Address	Type / Product
World System Builder	17395 S. Manthey Road	Financial Services
Spirited Packaging, Inc.	18755 Business Park Ct.	Distribution
EV Auto Service, LLC	15499 Seventh St.	DMV Services

UNDER CONSTRUCTION AND COMING SOON

Auto Zone	Stanford Crossing South	Auto Related Retail & Services
Tulip Kid's Academy	Lathrop Marketplace	Daycare/Preschool
Curry Pizza	Lathrop Marketplace	Pizza
Cold Stone Creamery	Lathrop Marketplace	Ice Cream
Kung Fu Tea	Lathrop Marketplace	Various Tea Drinks
Sourdough & Co.	Lathrop Marketplace	Sandwiches, Soups, & Salads
88 Bao Dumplings & Ramen	Lathrop Marketplace	Dumplings & Ramen
Redwood Café & Event Center	River Islands Town Center	Fine-Dining Restaurant
Maverik Gas Station	410 East Louise	Gas Station & Convenience Store
Sutter Health	Lathrop Marketplace	Urgent Care Services

Key: Retail Service Industrial

390 Towne Centre Drive, Lathrop, CA 95330

ci.lathrop.ca.us

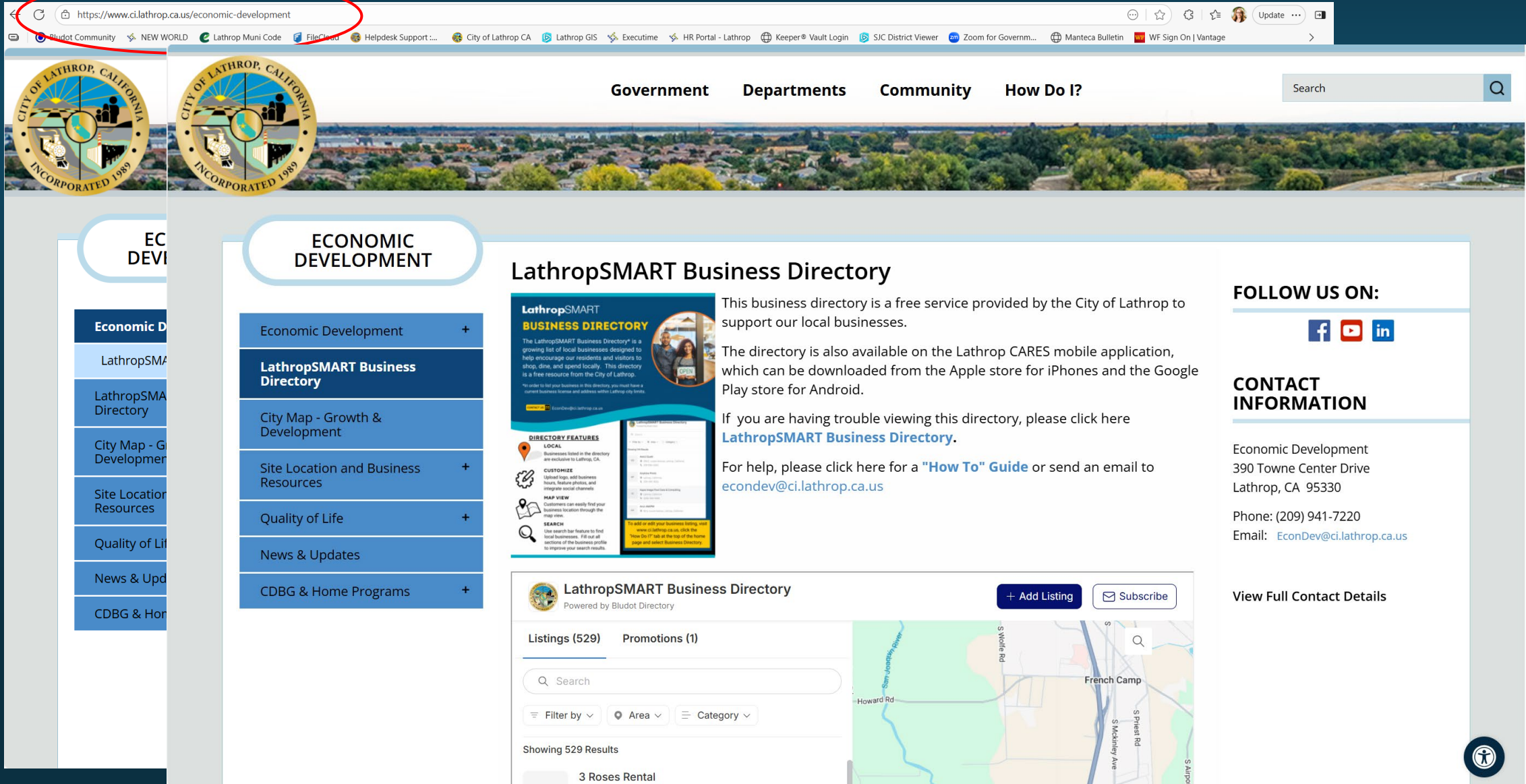
In This issue:

- Lathrop Launches Fare Free Pilot Program on Fixed Route Transit Service
- New Businesses & Businesses Coming Soon
- Greater Lathrop Chamber of Commerce Launches Membership!
- Planning Home Improvements?
- Traffic Safety: What Do The Arrows Mean?
- Fire Prevention Week!
- Know When to Go Pro: Advice for Hiring a Landscape & Pest Professional
- Recreation Events for the Family
- City Observed Holidays
- Small Business Saturday Nov. 29, 2025!
- Engaging with your Pets!

Come in! We are open. sign

Come in!
*** WE ARE ***
OPEN

LathropSMART.com



Why investors are buying into this sleepy California farm belt town

Lathrop has become one of the state's fastest-growing cities

IN THE NEWS



Why investors are buying into the farm belt town

The state's projections suggest that San Joaquin County is the fastest-growing county over the next four decades, through 2060. This is because ...

www.costar.com



River Islands is a planned community taking shape in Lathrop, California, on the San Joaquin River delta (Carnie/CoStar)

By Rachel Scheier
CoStar News

By Rachel Scheier

CoStar News

August 19, 2025 | 12:29 P.M.



Lathrop, a town in California's Central Valley farming region, began in the 1870s as a stop on the transcontinental railroad. It's prone to flooding and extreme heat in the summer, and has no downtown or public transit. The highlight of the town's nightlife is a friendly dive bar called the Fireside Inn.

It is also one of fastest-growing cities in the state.

The town nearly doubled its housing units from 2020 to 2025, while Lathrop's population has jumped by 43% to around 40,000 people since 2020, according to the U.S. Census Bureau. Average apartment rents have surged nearly 20% since 2020 to a monthly average of around \$2,100 for the Manteca/Lathrop multifamily submarket, compared to a national average of \$1,772, according to CoStar.

Commercial investors across the product type spectrum are taking notice.

Rubik Built, Wright Equities and The Grupe Co. recently secured a \$51 million loan for the 204-unit Mossdale Landing Apartments in Lathrop, JLL said in a press release this month. Investor Erik Stone paid \$15.6 million for the Manteca Golf & Tennis Villas, a newly renovated 56-unit apartment complex at 367 N. Union Road.

On the retail front, big box chain Sam's Club announced this year that it was set to open its first San Joaquin County store in Lathrop, near the sprawling Stanford Crossing development, which ultimately aims to add some 2,000-plus residential units plus commercial and retail space.

**NOW
HIRING**

Retail / Service / Sales

Healthcare / Government

**H&R
BLOCK**

PERFORMANT

VITAS
Healthcare



Posted Within Last 14 Days

Manufacturing



NUCOR











TESLA

Distribution/Logistics



Source: www.indeed.com and www.CalJobs.ca.gov

All company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by

LOCAL RESOURCE	AGENCY	WEBSITE	
<ul style="list-style-type: none"> JOB SEARCH ASSISTANCE 	San Joaquin County WorkNET	SJCWORKNET.ORG	
	EDD CaJobs	CALJOBS.CA.GOV	
<ul style="list-style-type: none"> SMALL BUSINESS ASSISTANCE 	Small Business Development Center	SANJOAQUINSBDC.ORG	
	Innovation Hub San Joaquin	IHUBSJ.ORG	
<ul style="list-style-type: none"> CAREER TECHNICAL EDUCATION, AND LIFE-LONG LEARNING 	Growth-Opportunity SJ County	GOSJ.ORG	
	CodeStack Academy (SJCOE)	CODESTACKACADEMY.ORG	
	Manteca Education & Training Center (METC)	MANTECAUSD.NET/METC	
	San Joaquin Delta College	DELTACOLLEGE.EDU	
	University of the Pacific <ul style="list-style-type: none"> Benerd College <i>(Innovative degrees & lifelong learning programs)</i> Osher Lifelong Learning Institute <i>(Designed for people ages 50+)</i> 	PACIFIC.EDU EDUCATION.PACIFIC.EDU/EDUCATION EDUCATION.PACIFIC.EDU/EDUCATION/ OSHER-LIFELONG-INSTITUTE	