

# Lathrop

## COMMUNITY PROFILE 2024/25



[ci.lathrop.ca.us](http://ci.lathrop.ca.us)

# Fast Facts (2024)



Population  
**37,033**



Median Home Sold Price  
**\$711,000**



Average Household Income  
**\$131,397**



Average Household Size  
**3.48**



1-Yr Growth Rate (2023 – 2024)  
**5.4%**



5-Yr Average Annual Growth Rate  
**6.4%**

Source(s): Dept of Finance E-1 & E-5 (Published 4/30/2024); Realtor.com April 2024; ESRI forecasts for 2023. US Census Bureau 2000 and 2010 decennial Census data converted by ESRI into 2020 geography. 5-Yr Average Growth Rate based on DCF Demo Research Unit Pop E-4. 2024 Population Estimates for Cities, Counties, State 2021-2024 w/2020 benchmark.

## Housing



Average Household Size:	3.48
Total Households:	10,949
Owner-Occupied:	74.4%
Renter Occupied:	21.9%
Median Home Sold Price:	\$711,000
Average Monthly Rent:	\$2,519

Source(s): Dept of Finance E-1 & E-5 (Published 4/30/2024); Realtor.com (April 2024); Apartments.com, 2bed/2bath (April 2024)



## Demographic Overview



<b>Median Age:</b>	32.8
14 years and under:	23.2%
15 – 24 years:	13.9%
25 – 44 years:	30.4%
45 – 64 years:	22.0%
65+ years:	10.6%



<b>Educational Attainment</b>	
Bachelor Degree or Higher:	24.7%
Associate/Some College:	29.7%
HS Grad (or Equivalent)	27.5%

<b>Distribution by Race</b>	
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%

<i>Hispanic Origin</i>	39.7%
<i>Diversity Index</i>	88.4%

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

## Lathrop Economic Growth and Trends



	2010	2015	2020	2024
Lathrop Population	18,023	20,698	26,833	37,033
Taxable Sales (000s)	\$198,512	\$256,616	\$453,668	\$1,002,567*
Housing Units	5,261	5,801	7,284	10,949
Average HH Income	\$68,226	\$62,267	\$93,095	\$131,397
School Enrollment K – 12	2,077	4,635	5,383	7,363
<b>County Data</b>				
County Population	685,306	724,859	773,632	791,408
Taxable Sales (000s)	\$7,602,090	\$10,639,360	\$14,311,068	\$23,169,139*

\* CDTFA.CA.GOV, 2023 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.

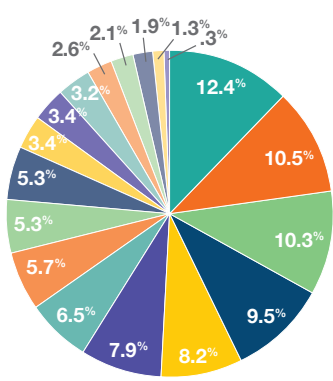


**Rail** Passenger- Altamont Corridor Express (ACE) provides commuter service between Stockton and San Jose with daily stops at the Lathrop/Manteca station. Amtrak also provides limited passenger service at the Lathrop/Manteca station. A future passenger rail service, called Valley Link, has plans to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



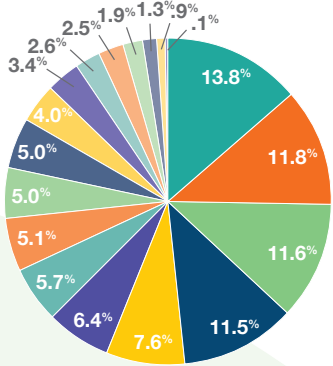
## Industry by Type

Establishments = 619

- Transportation & Warehousing 12.4%
- Unclassified Establishments 10.5%
- Accommodation/Food Services 10.3%
- Retail Trade 9.5%
- Other Services (except Public Admin) 8.2%
- Construction 7.9%
- Professional/Scientific/Tech Services 6.5%
- Manufacturing 5.7%
- Health Care/Social Assistance 5.3%
- Admin/Support/ Waste Mgmt Services 5.3%
- Wholesale Trade 3.4%
- Finance/Insurance 3.4%
- Real Estate/Rental/Leasing 3.2%
- Public Administration 2.6%
- Education Services 2.1%
- Arts/Entertainment/Recreation 1.9%
- Information 1.3%
- Mgmt of Companies/Enterprises .3%

## Employment by Industry

Total Employees = 14,678



- Transportation/Warehousing 2,019
- Manufacturing 1,736
- Retail Trade 1,700
- Health Care/Social Assistance 1,691
- Construction 1,109
- Accommodation/Food Services 933
- Public Administration 833
- Admin/Support/Waste Mgmt 747
- Professional/Scientific/Tech 736
- Educational Services 733
- Finance/Insurance/Real Estate 586
- Other Services (Excluding Public) 500
- Agri/Mining/Const 378
- Wholesale Trade 370
- Arts/Entertainment/Recreation 275
- Information 191
- Utilities 131
- Management Services 10

## Employment by Occupation

- White Collar 51.1%
- Blue Collar 33.9%
- Services 15.1%

### White Collar 7,496

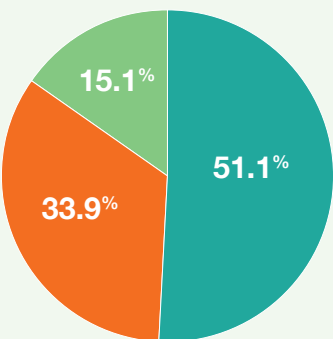
- Office/Administrative Support 1,517
- Management 1,362
- Sales & Sales Related 1,210
- Healthcare Practitioner 835
- Business/Financial 678
- Education/Training/Library 532
- Computer/Mathematical 453
- Architecture/Engineering 411
- Community/Social Services 147
- Arts/Design/Entertainment 139
- Life/Physical/Social Sciences 124
- Legal 88

### Blue Collar 4,971

- Transport/Material Moving 2,262
- Production 1,263
- Construction/Extraction 702
- Installation/Maintenance/Repair 528
- Farming/Fishing/Forestry 216

### Services 2,211

- Food Prep/Serving 664
- Healthcare Support 634
- Building Maintenance 394
- Protective Service 275
- Personal Care/Service 244



Major Employers	Employee Count	Description
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## MANUFACTURING

Tesla	3085	Electric Vehicle Parts / Distribution / Energy Storage
Simwon America	388	Electric Vehicle Parts
California Natural Products	384	Food Processing – Rice
In-N-Out Burger	333	Food Processing / Distribution
CBC Steel Buildings / Nucor	208	Metal Buildings / Engineering & Design
Diamond Pet Foods	163	Food Processing
Pratt Industries	120	Packaging

## NON-MANUFACTURING

United Parcel Service	1,500	Logistics / Deliver
Super Store Industries	390	Logistics / Grocery
Army Air Force Exchange Services	354	Logistics
Wayfair	238	e-Commerce
Ashley Furniture	175	Logistics / Retail – Furniture
Target	172	Retail
Pflug Packaging	150	Co-Packer
Medline Industries	133	Logistics

## PUBLIC SECTOR EMPLOYERS

City of Lathrop	174	City Government
Manteca Unified (Lathrop Only)	354	Public Education
River Islands Academies – Banta Unified School District	288	Public Charter Schools

# New Development Projects Planned & Under Construction

Housing	Building Start	At Full Build-Out	Total Lots	Approved & Under Construction
River Islands at Lathrop (SFDU)	2014	15,010	4,075	655
Del Webb by Pulte (SFDU)	2024	905	105	9
Stanford Crossing (SFDU)	2020	2,167	1,483	788
Escala (MFDU)	2024	195	195	195
Eagles Landing at Mossdale (SFDU)	2024	95	95	95

Three (3) Projects Approved & Not Yet Under Construction for 17 Residential Units in the pipeline. May 2024 Data

Industrial	Built (SF)	Planned (SF)
Central Lathrop Specific Plan II	-	1,414,400
Crossroads Commerce Center	10,790,303	448,904
Phelan Lathrop Gateway	1,837,812	1,197,188
TriPoint Logistics Center	2,679,109	2,116,684

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

# LATHROP, CALIFORNIA... THE LATHROPSMART LOCATION

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 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.

Since 2020, Lathrop has continued on a significant growth trajectory. Its family friendly environment, great quality of life, and new residential offerings have appealed to Bay Area workers and others who now call Lathrop "home". For the second year in a row, the California State Department of Finance ranked Lathrop as the "Fastest Growing City with a Population over 30,000" increasing by 11.1% in 2023 and 5.4% in 2024.

A fiscally responsible city government, Lathrop prides itself on investing and maintaining amenities and services for its businesses and residents. In June 2021, the City launched its first-ever Lathrop Police Department, which today includes 43 funded sworn officer positions and a community resource division covering animal services and code enforcement.

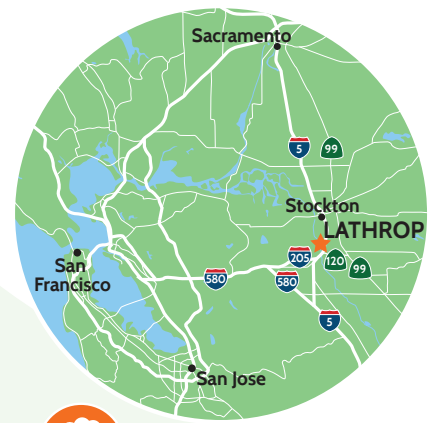
The city holds multiple community events including an annual July 1st celebration of its incorporation in 1989, "Movies and Concerts in the Park" held during summer months, a holiday parade in December, a Mayor's Art Show, and more.

Innovative city leadership focuses on intelligently planned growth and development. River Islands at Lathrop and Stanford Crossing are two such master planned communities. At full build-out, these two communities will account for more than 17,167 single-family homes. Additional housing under construction include Eagles Landing with 95 single-family dwelling units and Escala at Stanford Crossing with 195 multi family dwelling units.

The city has 19 million square feet of industrial building space and 3.2 million square feet of planned new construction. Major industries include advanced manufacturing, e-Commerce, distribution and logistics within sectors of electric vehicle components, renewable energy, construction materials, food production, consumer goods, and more.

With tremendous growth in population comes demand for more retail and entertainment, which the city is well positioned to receive. 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](http://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 a total of six elementary and two high schools. Manteca Unified School District has three elementary and one high school in Lathrop. River Island Academies, charter schools under Banta Unified School District, serves River Island residents with three elementary and one high school school.

**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 1,150 hospital beds within a fifteen minute drive of Lathrop. Hospitals include San Joaquin General (French Camp), Kaiser Permanente (Manteca), Doctors Hospital (Manteca), Sutter Tracy Community (Tracy), Dignity Health - St. Joseph's Medical Center (Stockton), and Adventist Health Dameron (Stockton).

**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.

### Service Providers

City Hall	City of Lathrop	209.941.7200
Fire Services	Lathrop-Manteca Fire District	209.941.5100
Police Department	LIFE THREATENING EMERGENCY Lathrop Police Department Non-Life Threatening Emergency Non-Emergency	<b>9-1-1</b> 209.647.6400 209.249.2000 209.249.1800

### Utility Providers

Cable/Internet/Phone	ATT Verizon Xfinity (Comcast)	800.288.2020 800.837.4966 800.824.2000
Garbage	Republic Services	209.466.3604
Gas & Electricity	Pacific Gas & Electric Company	800.743.5000
Library	San Joaquin County	209.937.8221
Postal Services	Lathrop Post Office	209.858.2324
Water & Sewer	City of Lathrop	209.941.7320

## 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"