



Development & Opportunity Sites Map

★	INDUSTRIAL/RETAIL	Warehouse/Retail	Approved/NYUC
★	RESIDENTIAL	Escala at Stanford Crossing (MFDU=195)	Under Construction
★	HOSPITALITY RESIDENTIAL RETAIL	HOME2 By Hilton Senior Living Facility Circle K Gas Station & Convenience Store	Approved/NYUC Approved/NYUC Approved/NYUC
★	RETAIL	Auto Zone	Under Construction
★	RETAIL RETAIL	Ono Hawaiian BBQ Wendy's	Approved/NYUC Approved/NYUC
★	MEDICAL RETAIL RETAIL RETAIL RETAIL	Sutter Health Urgent Care Sour Dough & Co. Cold Stone & Kung Fu Tea Curry Pizza 88 Bao Bao Dumplings & Ramen	Under Construction Under Construction Under Construction Under Construction Under Construction
★	HOSPITALITY	Towneplace Suites-Marriott	Approved/NYUC
★	RETAIL	Maverik Gas Station	Under Construction
★	INDUSTRIAL	Lathrop Crossroads – Warehouse Project	Approved/NYUC

• Partial List of Project Pipeline Report. For full details see <https://www.ci.Lathrop.ca.us/planning/page/project-pipeline-report>

• NYUC – Not Yet Under Construction

Trade Area Demographics				
	Stanford Crossing & Golden Valley Parkway			
	Lathrop	10 Minutes	15 Minutes	20 Minutes
Population	38,147	71,771	281,345	533,137
Daytime Population	31,428	60,792	282,577	494,762
Housing Units	10949*	21,141	88,069	165,100
Average HHI	\$ 141,665	\$ 137,758	\$ 110,350	\$ 115,783
Median Age	35.1	36.8	35.5	35.8
Education	24,189	46,821	181,091	331,688
Bachelor/Grad	23.1%	22.2%	17.6%	20.3%
Associates/Some College	29.2%	30.9%	28.7%	29.3%

Source: Point of Interest-Stanford Crossing & Golden Valley Parkway; ESRI forecasts 2024, US Census Bureau 2000 decennial Census in 2020 geographies, State of California, *Department of Finance Table 2: E-5 City/County Population and Housing Estimates 1/1/2024.

This information has been developed for marketing purposes and is not to be interpreted as an official representation.

LEGEND

City Limits

Commercial

Industrial

Residential

Transit Oriented District

