

# LathropSMART



Lathrop, California, a small city with a BIG presence, is located 70± miles east of San Francisco and 55± miles south of Sacramento within the Northern San Joaquin Valley Mega-region. At the convergence of 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 business and industry.

As a young city, Lathrop is experiencing growth in all areas of residential, commercial and industrial development. Lathrop is a business friendly community with innovative city leadership focused on intelligently planned growth and development. City management and staff work together to understand and meet the needs of business and industry for permitting and regulatory requirements.

The city’s industrial sector has 14.6 million square feet of existing building space, more than 3 million square feet of spec building development under construction, and 4.8 million square feet of planned new construction to accommodate new and expanding businesses. If your company is growing or in need of a new location, we invite you to look at Lathrop.

**Growth signals opportunity.  
Capitalizing on opportunity is smart.  
LathropSMART.**

## Look Who’s Here

Companies that have already discovered the opportunities in Lathrop:

### Manufacturing

- Tesla Motors
- California Natural Products
- Simwon America
- In-N-Out Burger
- CBC Steel Buildings/Nucor
- JR Simplot
- Pratt Industries

### Non-Manufacturing

- Wayfair
- United Parcel Service
- Army Airforce Exchange Services (AAFES)
- Super Store Industries
- Pflug Packaging
- Ashley Furniture

(Partial List)

## Why Lathrop?



**Multi-Family Housing Unit Growth – 130.97%**  
The top five cities include: Atherton (233.33) in San Mateo County, **Lathrop (130.97%) in San Joaquin County**, Hillsborough (71.43%) in San Mateo County, Monte Sereno (26.09%) in Santa Clara County, and Guadalupe (21.61%) in Santa Barbara County.



**Total Housing Unit Growth – 6.36%\***  
**Percent Total Housing Growth**

Rank	City	County	Total HU
1	Paradise	Butte	32.11%
2	Guadalupe	Santa Barbara	8.37%
3	Calimesa	Riverside	7.59%
4	<b>Lathrop</b>	<b>San Joaquin</b>	<b>6.36%</b>
5	Winters	Yolo	6.12%



**Single-Family Housing Unit Growth – 4.39%\***  
The City of Lathrop was ranked 10th of all cities in the State for Single-Family Housing Growth.

\*Source: California Department of Finance, “State Population Dips to 39.5 Million Per New State Demographic Report”, May 7, 2021



### Financially Sound City Government

Lathrop— by standards established by the state auditor— is the sixth most financially sound city in all of California.  
- Manteca Bulletin, “Lathrop 6th Best in State”, October 25, 2019



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## Fast Facts



Population  
**28,503**



Median Home Sales Price  
**\$540,535\***



Regional Workforce  
**1,000,000**



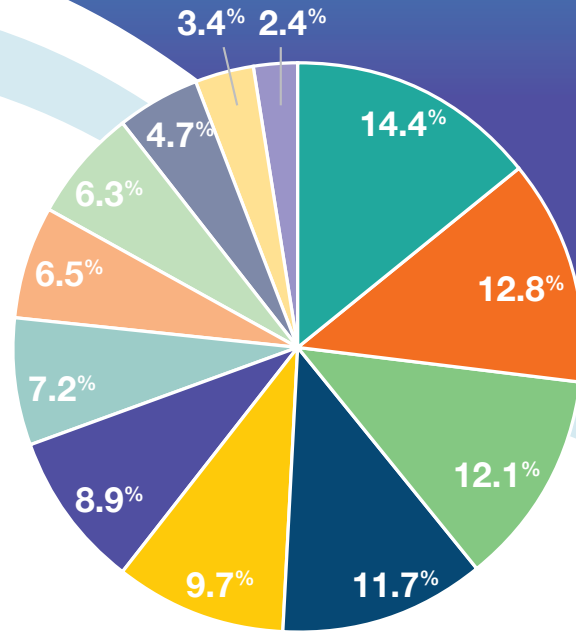
Growth Rate  
**6.3%**



New Industrial Space  
**14.6 MSF**



Median HH Income  
**\$95,615**



## Industry

- Retail Trade 14.4%
- Arts/Entertain/Rec/Accom/Food Srvc 12.8%
- Other Services 12.1%
- Edu/Healthcare/Social Assist 11.7%
- Construction 9.7%
- Finance/Insurance/Real Estate 8.9%
- Transport/Utilities 7.2%
- Manufacturing 6.5%
- Prof/Sci/Tech/Info 6.3%
- Wholesale/Trade 4.7%
- Admin/Support Services 3.4%
- Ag/Fish/Hunt/Mine 2.4%

Source(s): Dept. of Finance Population Estimates Jan. 2021, Zillow May 2021, ESRI, HDL Econ Solutions - May 2021

## Workforce

Employment by Occupation	# of Employees	%
<b>White Collar</b>	<b>5,671</b>	<b>49.1%</b>
Managerial executive	1,073	9.3%
Prof specialty	1,458	12.6%
Healthcare support	633	5.5%
Sales	1,087	9.4%
Office Admin	1,420	12.3%
<b>Blue Collar</b>	<b>5,881</b>	<b>50.9%</b>
Protective	211	1.8%
Food Prep Serving	627	5.4%
Bldg Maint/Cleaning	391	3.4%
Personal Care	297	2.6%
Farming/Fishing/Forestry	260	2.3%
Construction	965	8.4%
Production Transp	3,130	27%

