

# New Highway Retail Center

SWC W Lathrop Road + Interstate 5 | Lathrop, CA



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# New Highway Retail Center

Property Information

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**PROPERTY HIGHLIGHTS**

- Highway commercial retail spaces and drive-thru opportunities
- Ideal for fast food, coffee, sandwich, pizza or other retail uses
- Project features Arco AM/PM + state-of-the-art car wash
- Suite D features a grease interceptor
- Located near approximately 20,000 planned or developed residential units within 2 miles of the subject site.
- Strong future commercial and housing growth

**NEIGHBORHOOD CO-TENANTS**

Target, In-N-Out Burger, Chipotle, Starbucks, SaveMart, Dutch Bros. Coffee, Panda Express + more

**SPACES AVAILABLE**

**A:** ±1.27 AC (QSR/Drive-Thru Pad)

**B:** ±1.10 AC (QSR/Drive-Thru Pad)

**D:** ±2,200 SF (QSR/Drive-Thru)

**E:** ±2,500 - 4,000 SF (Retail Pad)

**F:** ±2,500 - 4,000 SF (Retail Pad)

**ZONING** Commercial

**LEASING PRICE** Contact Broker

**TRAFFIC COUNTS**

Source: 2025 Esri.

<b>Interstate 5</b>	123,750 ADT
<b>E Lathrop Rd</b>	22,848 ADT
<b>W Lathrop Rd</b>	10,000 ADT
<b>S Manthey Rd</b>	3,034 ADT

# New Highway Retail Center

## Community Profile

SWC W Lathrop Road + Interstate 5 | Lathrop, CA



Population  
**38,596**



Average Home Sold Price  
**\$677,656**



Average Household Income  
**\$141,665**



Average Household Size  
**3.44**



1 Yr Growth Rate (2024-2025)  
**4.00%**



5-Yr Average Annual Growth Rate  
**6.15%**

### DEMOGRAPHICS OVERVIEW

Population by Age	35.1
14 years and under:	22.5%
15-24 years:	14.1%
25-44 years:	28.7%
55-64 years:	23.4%
65+ years:	11.3%

Educational Attainment 25+	
Bachelor Degree or Higher:	23.1%
Associate/Some College:	29.2%
HS Grad (or Equivalent):	30.8%

### HOUSING

Source: 2025 Esri.

Housing	
Average Household Size:	3.44
Total Households:	11,563
Owner-Occupied:	78.6%
Renter-Occupied:	16.8%
Median Home Sold Price:	\$677,656
Average Monthly Rent:	\$2,922

### LATHROP ECONOMIC GROWTH AND TRENDS

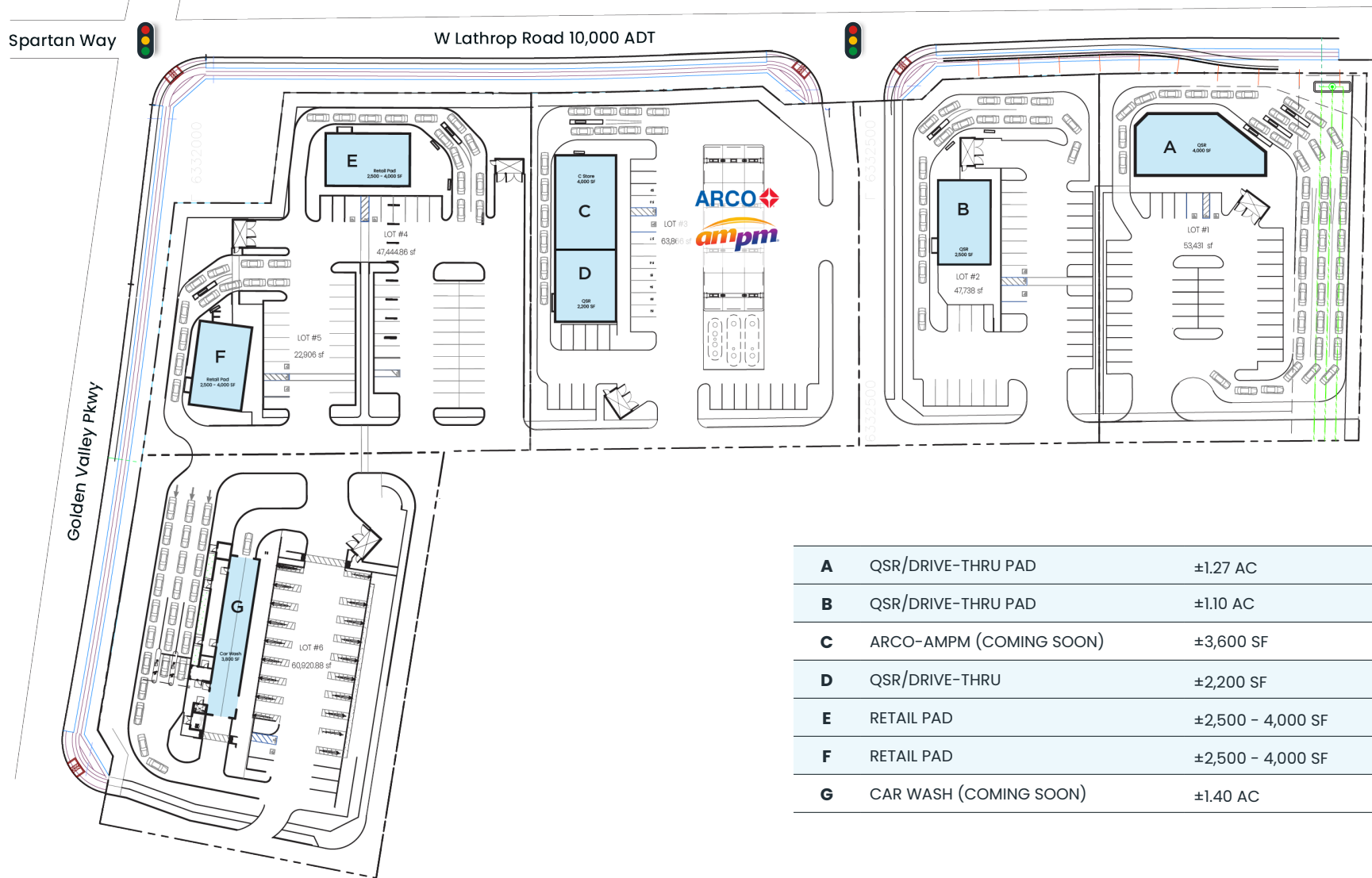
	2010	2015	2020	2025
Lathrop Population	18,023	20,698	26,833	38,596
Taxable Sales (000s)	\$198,512	\$256,616	\$453,668	\$894,604*
Housing Units	5,261	5,801	7,284	11,563
Average HH Income	\$68,226	\$62,267	\$93,095	\$141,665
School Enrollment K-12	2,077	4,635	5,383	7,914
County Data				
County Population	685,306	724,859	733,632	805,856
Taxable Sales (000s)	\$7,602,090	\$10,639,360	\$14,311,068	\$24,617,293*

\*CDFA.CA.GOV, 2024 taxable Sales Data by City

# New Highway Retail Center

Proposed Site Plan

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<b>A</b>	QSR/DRIVE-THRU PAD	±1.27 AC
<b>B</b>	QSR/DRIVE-THRU PAD	±1.10 AC
<b>C</b>	ARCO-AMPM (COMING SOON)	±3,600 SF
<b>D</b>	QSR/DRIVE-THRU	±2,200 SF
<b>E</b>	RETAIL PAD	±2,500 - 4,000 SF
<b>F</b>	RETAIL PAD	±2,500 - 4,000 SF
<b>G</b>	CAR WASH (COMING SOON)	±1.40 AC

# New Highway Retail Center

Development & Opportunity Sites Map | City of Lathrop

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### Development & Opportunity Sites Map

★ INDUSTRIAL	Ashley Furniture	Approved/NYUC
★ RESIDENTIAL	Escala at Stanford Crossing (MFDU 195 Units)	Under Construction
★ HOSPITALITY	HOME2 By Hilton	Approved/NYUC
★ RETAIL	Chevron, Convenience Store, Jamba Juice, *Blue Rain Car Wash (*open 1/2024)	Nearing Completion
★ RETAIL	Ono Hawaiian BBQ	Approved/NYUC
★ RETAIL	Wendy's	Under Review
★ RETAIL	Chick Fil A	Under Review
★ HOSPITALITY	Townplace Suites by Marriott # 4 Story/97 Rooms	Approved/NYUC
★ RETAIL	Maverik Gas Station	Approved/NYUC
★ 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

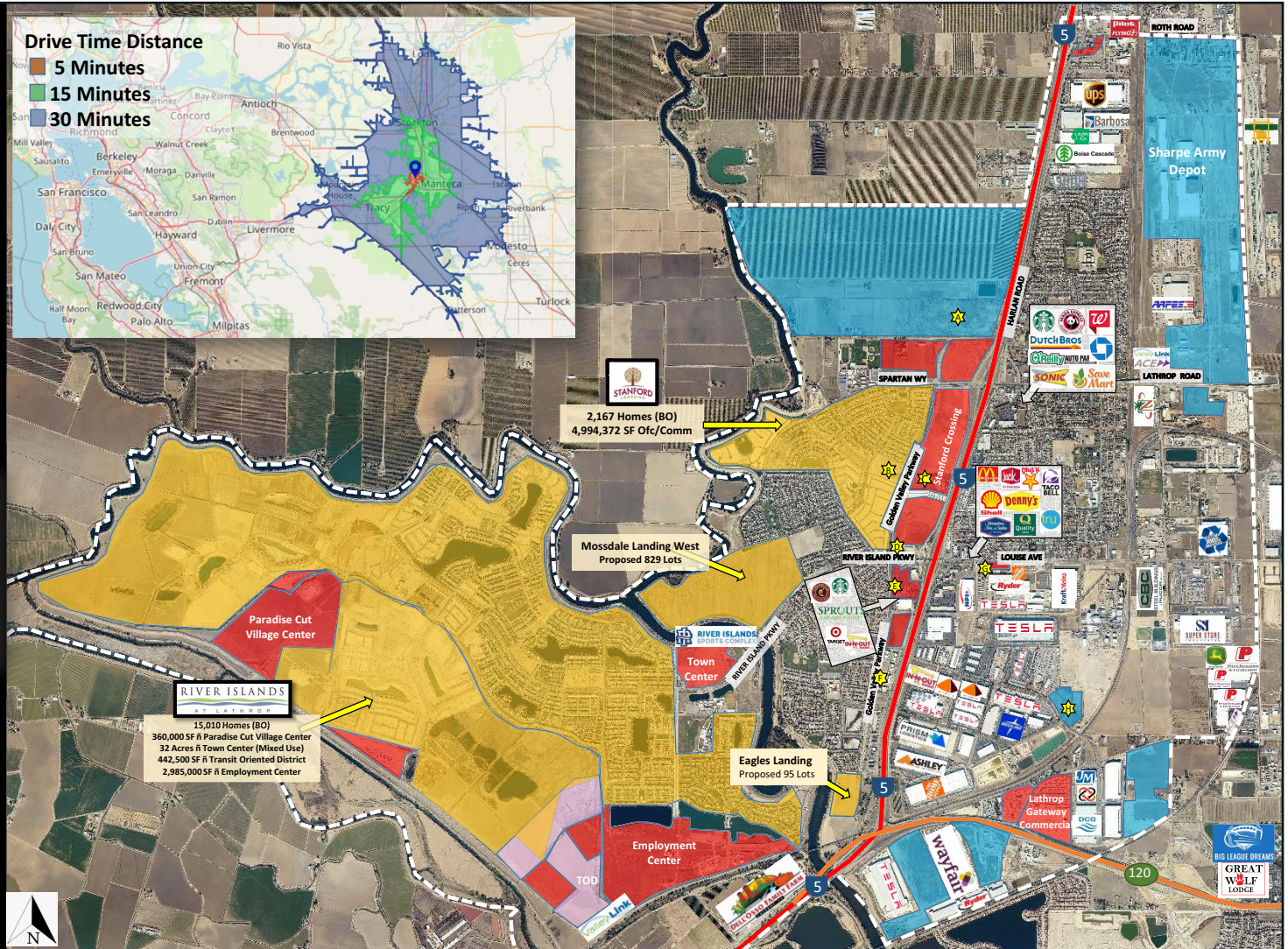
	Lathrop	5 Minutes	15 Minutes	30 Minutes
Population	35,954	17,151	225,111	576,436
Daytime Population	30,254	13,600	223,063	546,423
Housing Units	10,388	4,775	68,813	187,425
Average HHI	\$ 131,397	\$ 126,506	\$ 107,433	\$ 111,743
Median Age	32.8	32.2	33.8	34.2
Education	20,240	10,577	145,259	371,778
Bachelor/Grad	24.7%	24.3%	17.0%	22.2%
Associates/Some College	29.7%	28.2%	28.7%	30.2%

Sources: 2023 ESRI Forecasts. U.S. Census Bureau 2000 and 2010 decennial Census data converted by ESRI into 2020 geography.

*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



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Market View | Surrounding Amenities

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