



STONEWOOD
CENTER®

DOWNEY, CA

MARKET PROFILE
2017



PROPERTY TYPE:
Super-regional

TOTAL SQUARE FEET:
932,000

MAJOR RETAILERS:
Forever 21, Kohl's, JCPenney, Macy's,
Macy's Home Store, Sears

RESTAURANTS & ENTERTAINMENT:
Acapulco, BJ's Restaurant & Brewhouse,
Buffalo Wild Wings, Olive Garden,
Rock & Brews Restaurant (2017)

FOOD COURT:
11 units

BUILT / RENOVATED:
1958 / 1990, 2005 – Food Court

FOR INFORMATION:
562 .861 .9233
Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2016 Total Population	541,534		1,512,442		13,320,613	
2021 Total Population	556,059		1,558,131		13,806,580	
2016-2021 Population Growth	2.7%		3.0%		3.6%	
HOUSEHOLDS						
2016 Total Households	140,513		380,459		4,354,894	
2021 Total Households	143,561		389,936		4,494,560	
2016-2021 Household Growth	2.2%		2.5%		3.2%	
INCOME						
Average Household Income	\$62,164		\$56,828		\$90,960	
Median Household Income	\$50,257		\$43,356		\$61,511	
Per Capita Income	\$16,447		\$14,652		\$30,234	
HOUSEHOLD INCOME RANGES						
\$50,000 +	70,724	50.3%	168,810	44.4%	2,566,307	58.9%
\$75,000 +	41,865	29.8%	96,728	25.4%	1,860,530	42.7%
\$100,000 +	23,593	16.8%	54,628	14.4%	1,331,825	30.6%
\$150,000 +	6,765	4.8%	15,845	4.2%	672,146	15.4%
AGE						
Median Age	31.5		30.0		35.7	
EDUCATION/OCCUPATION LEVELS						
Bachelor's Degree Plus	42,201	12.9%	92,826	10.5%	2,896,733	32.8%
White Collar	108,749	47.2%	261,423	42.8%	3,805,385	61.3%
RACE/ETHNICITY						
White	278,084	51.4%	653,782	43.2%	6,809,849	51.1%
Black	16,913	3.1%	137,969	9.1%	906,236	6.8%
American Indian	5,195	1.0%	14,207	0.9%	92,475	0.7%
Asian	26,523	4.9%	60,159	4.0%	2,096,142	15.7%
Pacific Islander	1,296	0.2%	5,565	0.4%	37,072	0.3%
Other Race	213,523	39.4%	640,759	42.4%	3,378,839	25.4%
Hispanic or Latino	454,082	83.9%	1,218,950	80.6%	6,086,306	45.7%
Not Hispanic or Latino	87,452	16.1%	293,492	19.4%	7,234,307	54.3%
DAYTIME EMPLOYMENT						
Total Businesses	12,579		36,313		558,908	
Total Employees	158,598		426,867		6,174,844	

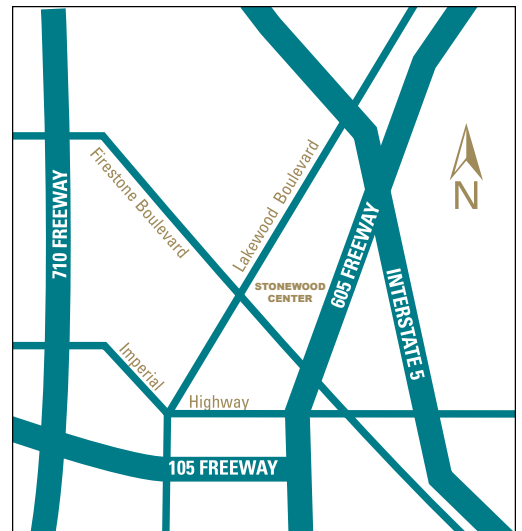
TRADE AREA MAP



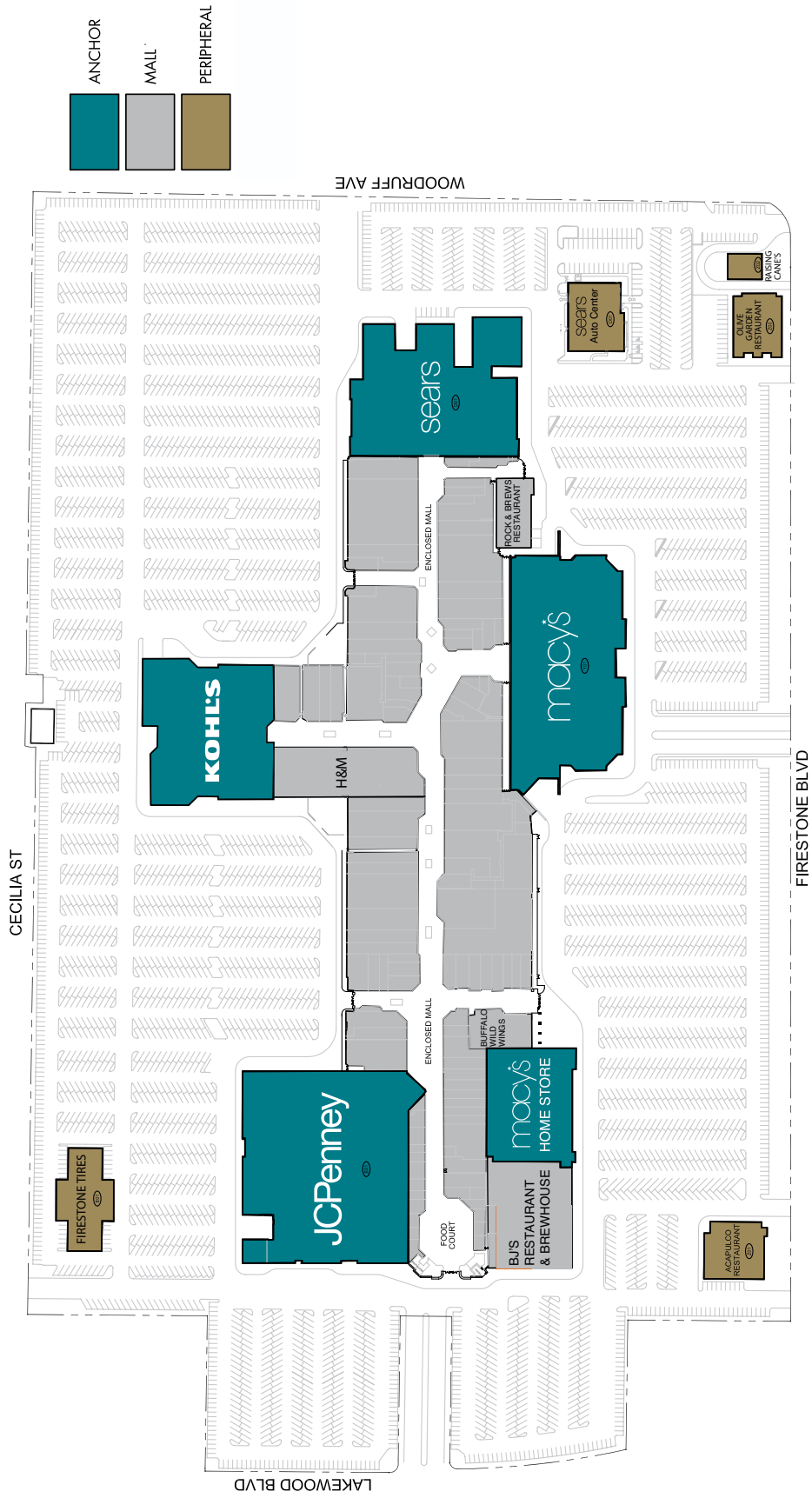
LEGEND

- ★ STONEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS

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SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION IS
1.4 MILLION

STONEWOOD CENTER IS THE
2ND LARGEST EMPLOYER
IN DOWNEY, CA

\$64,000
SHOPPER INCOME, HIGHER
THAN THE TRADE AREA

MEDIAN HOME COST
IN DOWNEY
\$528,000

DOWNEY IS WITHIN AN
HOUR'S DRIVE FROM
5 MAJOR AIRPORTS
LOS ANGELES INTERNATIONAL (LAX),
ONTARIO INTERNATIONAL,
LONG BEACH, BURBANK AND
ORANGE COUNTY'S JOHN WAYNE.
INTERSTATE 105 PROVIDES QUICK
AND DIRECT AUTO, TRUCK AND
COMMUTER RAIL ACCESS TO LAX

DOWNEY'S OUTSTANDING SCHOOL
DISTRICT HAS WON 4 CALIFORNIA
DISTINGUISHED SCHOOL AWARDS

A DOWNEY SCHOOL WAS RECENTLY
1 OF ONLY 2 IN CALIFORNIA
TO BE AWARDED FOR
ACADEMIC EXCELLENCE

3 HIGH SCHOOLS,
4 MIDDLE SCHOOLS,
13 ELEMENTARY SCHOOLS

DOWNEY IS PROUD TO BE
RATED IN THE TOP 25%
BY *CALIFORNIA BUSINESS*
MAGAZINE IN THE
**"100 BEST CITIES TO DO
BUSINESS IN CALIFORNIA"**

ALMOST 100 ACRES
ARE DEVOTED TO
11 AREA PARKS



DOWNEY'S LONG HISTORY
WITH THE AEROSPACE
INDUSTRY AND SPACE
PROGRAMS HAS BROUGHT
SOME OF THE WORLD'S
**MOST ADVANCED
TECHNOLOGY**
TO THE REGION

750-SEAT DOWNEY CIVIC THEATRE IS A CLASSIC PERFORMANCE
VENUE SHOWCASING THEATER, MUSIC AND DANCE PRODUCTIONS

DOWNEY IS GEOGRAPHICALLY CENTERED AROUND SOUTHERN
CALIFORNIA'S FREEWAY SYSTEM. OUR SUPERIOR ACCESS EASILY
REACHES **4 MAJOR FREEWAYS**

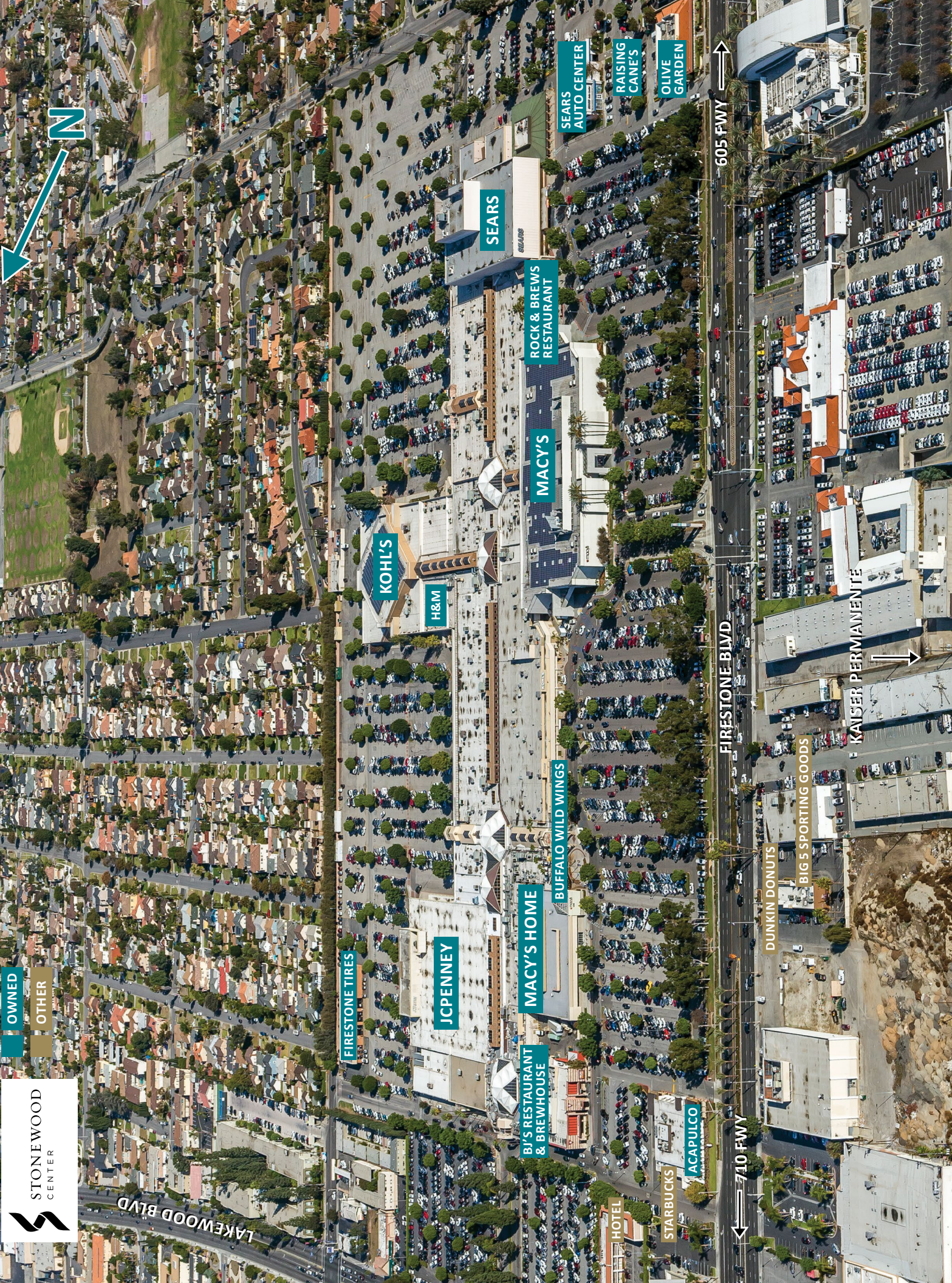
6 NATIONALLY ACCLAIMED UNIVERSITIES
LOCATED WITHIN MINUTES OF DOWNEY



OWNED
OTHER



LAKESIDE BLVD



FIRESTONE TIRES

JCPENNEY

BJ'S RESTAURANT & BREWHOUSE

MACY'S HOME

BUFFALO WILD WINGS

KOHL'S

H&M

MACY'S

ROCK & BREWS RESTAURANT

SEARS

SEARS AUTO CENTER

RAISING CANE'S

OLIVE GARDEN

STARBUCKS

ACAPULCO

HOTEL

DUNKIN DONUTS

BIG 5 SPORTING GOODS

KAISER PERMANENTE

FIRESTONE BLVD

710 FWY

605 FWY