



LAKEWOOD, CA

MARKET PROFILE 2020

MAJOR RETAILERS Bed Bath & Beyond, Best Buy, Burlington, Costco, Forever 21, H&M, Home Depot, JCPenney, Macy's, Target, 24 Hour Fitness Super Sport, ULTA

RESTAURANTS & ENTERTAINMENT California Pizza Kitchen, Chick-fil-A, Chili's, Five Guys, Hiccups, Luna Grill, Mimi's Cafe, Panera Bread, Outback, Raising Cane's, Red Lobster, Red Robin, Stonefire Grill, Pacific Theatres, Round 1 Bowling and Entertainment | **FOOD COURT** 7 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 2,069,000 | **BUILT / RENOVATED** 1951 / 2009 / 2014

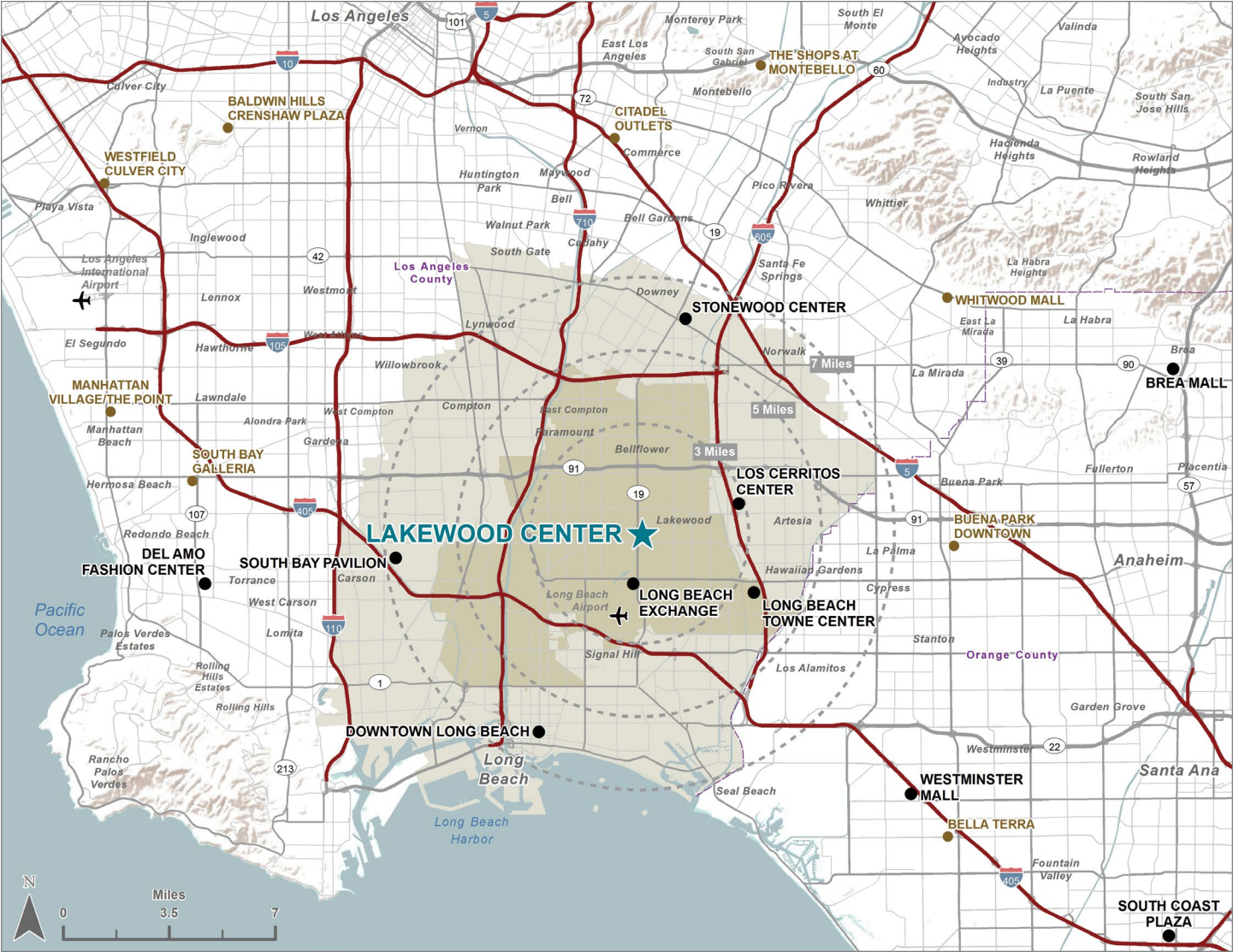
FOR MORE INFORMATION 562-633-0437 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2019 Total Population		445,996		1,446,477		13,507,681	
2024 Total Population		451,024		1,466,133		13,833,625	
2019-2024 Population Growth		1.1%		1.4%		2.4%	
HOUSEHOLDS							
2019 Total Households		134,366		427,738		4,423,701	
2024 Total Households		135,126		431,860		4,519,908	
2019-2024 Household Growth		0.6%		1.0%		2.2%	
INCOME							
Average Household Income		\$85,859		\$83,700		\$103,493	
Median Household Income		\$65,984		\$62,584		\$71,817	
Per Capita Income		\$25,917		\$24,781		\$33,958	
HOUSEHOLD INCOME RANGES							
\$50,000 +		84,565	62.9%	261,478	61.1%	2,856,816	64.6%
\$75,000 +		60,412	45.0%	181,868	42.5%	2,145,054	48.5%
\$100,000 +		41,430	30.8%	122,514	28.6%	1,595,079	36.1%
\$150,000 +		18,003	13.4%	53,732	12.6%	859,217	19.4%
AGE							
Median Age		34.0		33.5		36.3	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		66,117	23.1%	222,773	23.9%	3,206,513	35.0%
White Collar		117,036	55.9%	368,991	54.8%	4,090,554	61.8%
RACE / ETHNICITY							
White		186,582	41.8%	603,703	41.7%	6,818,858	50.5%
Black		57,488	12.9%	166,896	11.5%	903,581	6.7%
American Indian		3,258	0.7%	10,772	0.7%	90,805	0.7%
Asian		60,835	13.6%	187,752	13.0%	2,223,607	16.5%
Pacific Islander		5,939	1.3%	12,025	0.8%	36,718	0.3%
Other Race		131,893	29.6%	465,330	32.2%	3,434,112	25.4%
Hispanic or Latino		220,920	49.5%	825,918	57.1%	6,139,937	45.5%
Not Hispanic or Latino		225,076	50.5%	620,559	42.9%	7,367,744	54.5%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		2 MILE		3 MILE	
Total Businesses		870		3,030		7,762	
Total Employees		11,168		31,788		80,299	
Daytime Population		25,565		93,673		224,155	

TRADE AREA MAP



LEGEND

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



10% PCW

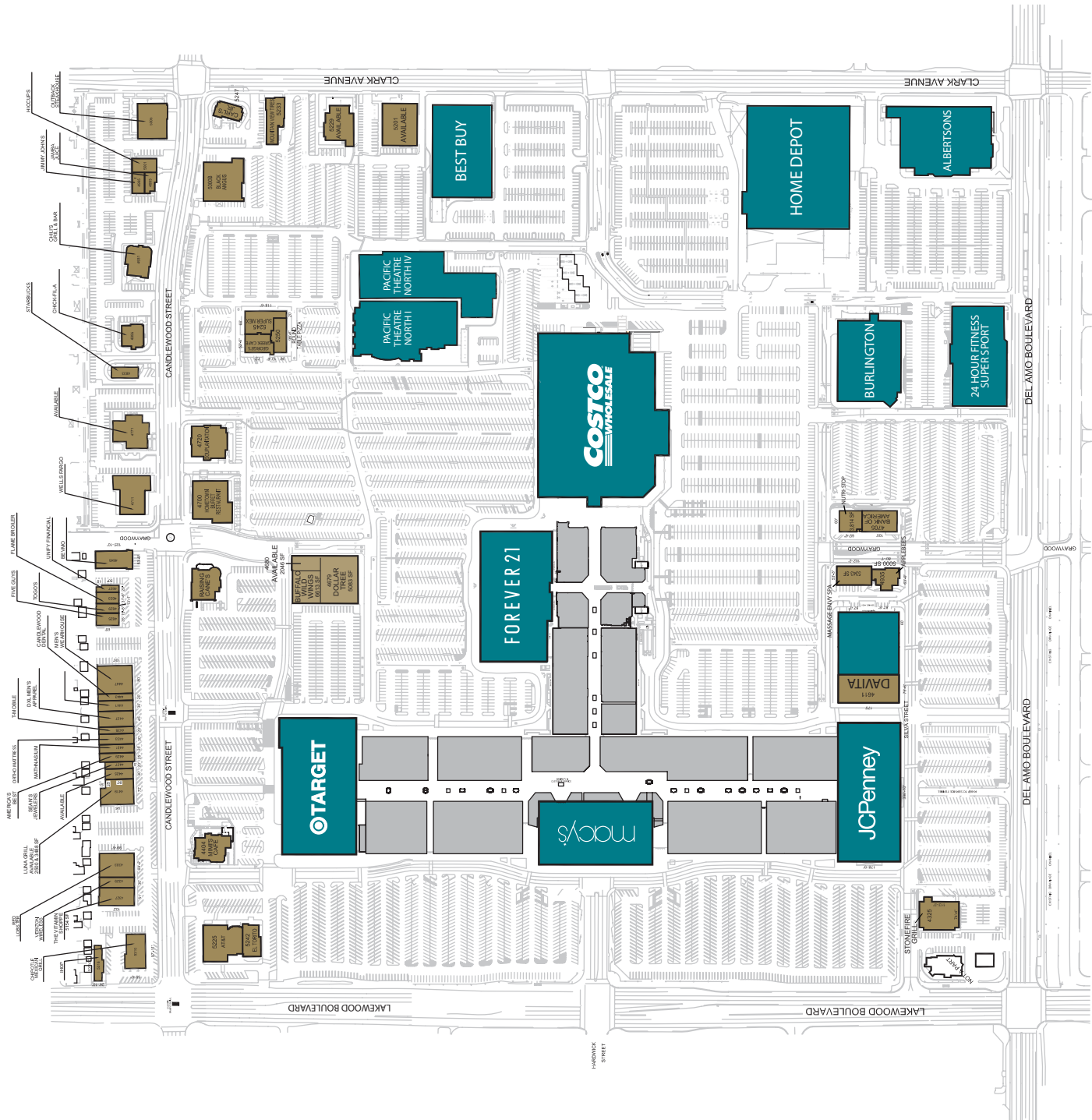


SITE PLAN

ANCHOR

MALL

PERIPHERAL



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION
1.4 MILLION

LAKEWOOD CENTER IS THE
**CITY'S LARGEST
SALES TAX GENERATOR**

31% OF PRIMARY TRADE
AREA **EARN \$100,000+**

MEDIAN HOME COST
IN LAKEWOOD IS
\$601,925

SURROUNDING STREETS
CAPTURE SIGNIFICANT
VEHICULAR TRAFFIC WITH UP TO
110,000 CARS DAILY

3 MAJORS AIRPORTS

LONG BEACH, LOS ANGELES
INTERNATIONAL AND JOHN
WAYNE INTERNATIONAL,
SERVICING UP TO
77 MILLION TRAVELERS

3 HOTELS WITH
460 ROOMS,
LOCATED 1 MILE FROM
LAKEWOOD CENTER

42,000 BUSINESSES
IN TOTAL TRADE AREA
WITH A WORKFORCE
OF 467,000

CLOSEST TRADITIONAL
SHOPPING CENTER TO THE
PORTS OF LOS ANGELES
AND LONG BEACH



**TOP EMPLOYMENT
CATEGORIES IN
THE TRADE AREA**

EDUCATION 52%
HEALTH 27%
INDUSTRIAL 19%
MUNICIPALITY 2%

MORE THAN **250 SCHOOLS** FROM PRE-K TO 12 SERVING
160,000 STUDENTS WITHIN 5 MILES OF LAKEWOOD

OVER **10 COLLEGES, UNIVERSITIES AND TECHNICAL SCHOOLS**
WITHIN A 15-MILE RADIUS OF LAKEWOOD INCLUDING CAL STATE
LONG BEACH, LONG BEACH CITY COLLEGE AND CAL STATE DOMINQUEZ

OPENING IN 2020, **FOUR CORPORATE HEADQUARTERS** TOTALING 390,000
SQUARE FEET WILL OPEN 1 MILE FROM LAKEWOOD CENTER

OWNED

OTHER



DEL AMO BOULEVARD

CANDLEWOOD STREET

CLARK AVENUE

LAKWOOD BOULEVARD

OUTBACK STEAKHOUSE

HICCUPS

JAMBA JUICE

JIMMY JOHN'S

CHILI'S GRILL & BAR

CHICK-FIL-A

STARBUCKS

WELLS FARGO

BEVMO

UNIFY FEDERAL CREDIT UNION

FLAME BROILER

TOGO'S

FIVE GUYS

MEN'S WEARHOUSE

CANDLEWOOD SMILES

DXL

T-MOBILE

MATHNASIUM

ORTHO

AMERICA'S BEST

LUNA GRILL

RED LOBSTER

VERIZON

VITAMIN SHOPPE

MIMI'S CAFE

EL TORITO

PANERA

BREAD

AT&T

CHIPOTLE

TARGET

CALIFORNIA PIZZA KITCHEN

RED ROBIN

MACY'S

FOREVER 21

ROUND 1

UITA

COSTCO

BEST BUY

PACIFIC THEATER

HOME DEPOT

ALBERTSONS

24 HOUR FITNESS

BANK OF AMERICA

MESSAGE

APPLEBEE'S

JCPENNEY

BED BATH & BEYOND

STONEFIRE GRILL

PICK UP STIX

RUBIO'S

CORNER BAKERY

RAISING CANE'S

MOUNTAIN VIEW TIRES

CARL'S JR

BLACK ANGUS

SUPER MEX

GEORGE'S GREEK CAFE

ROUND TABLE PIZZA

SOUPPLANTATION

HOMETOWN BUFFET

DOLLARTREE

BUFFALO WILD WINGS

BUCKEYE

BUCKEYE