



LAKEWOOD, CA

MARKET PROFILE 2021

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, Dave's Hot Chicken, Five Guys, Luna Grill, Mimi's Cafe, Panera Bread, Outback, Raising Cane's, Red Lobster, Red Robin, Stonefire Grill, Round 1 Bowling and Entertainment | **FOOD COURT** 7 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 2,071,000 | **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]	
2020 Total Population	441,653		1,433,167		13,403,861	
2025 Total Population	442,512		1,442,008		13,630,573	
2020-2025 Population Growth	0.2%		0.6%		1.7%	
HOUSEHOLDS						
2020 Total Households	133,006		424,050		4,393,106	
2025 Total Households	132,487		425,167		4,459,206	
2020-2025 Household Growth	-0.4%		0.3%		1.5%	
INCOME						
Average Household Income	\$88,726		\$86,830		\$107,748	
Median Household Income	\$68,906		\$65,351		\$75,444	
Per Capita Income	\$26,773		\$25,721		\$35,383	
HOUSEHOLD INCOME RANGES						
\$50,000 +	85,392	64.2%	266,030	62.7%	2,895,915	65.9%
\$75,000 +	62,252	46.8%	188,662	44.5%	2,209,295	50.3%
\$100,000 +	43,110	32.4%	128,615	30.3%	1,665,013	37.9%
\$150,000 +	18,894	14.2%	57,063	13.5%	920,333	20.9%
AGE						
Median Age	34.0		33.6		36.3	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	66,837	23.4%	225,568	24.4%	3,240,373	35.6%
White Collar	105,692	57.0%	333,415	56.0%	3,694,630	63.1%
RACE / ETHNICITY						
White	184,344	41.7%	597,415	41.7%	6,744,090	50.3%
Black	56,475	12.8%	164,097	11.4%	893,730	6.7%
American Indian	3,218	0.7%	10,618	0.7%	89,656	0.7%
Asian	60,587	13.7%	187,036	13.1%	2,226,668	16.6%
Pacific Islander	5,836	1.3%	11,816	0.8%	36,307	0.3%
Other Race	131,192	29.7%	462,186	32.2%	3,413,410	25.5%
Hispanic or Latino	219,383	49.7%	819,290	57.2%	6,089,729	45.4%
Not Hispanic or Latino	222,270	50.3%	613,877	42.8%	7,314,132	54.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	835		3,044		7,830	
Total Employees	10,211		30,384		77,628	
Daytime Population	25,016		97,058		227,468	

TRADE AREA MAP



LEGEND

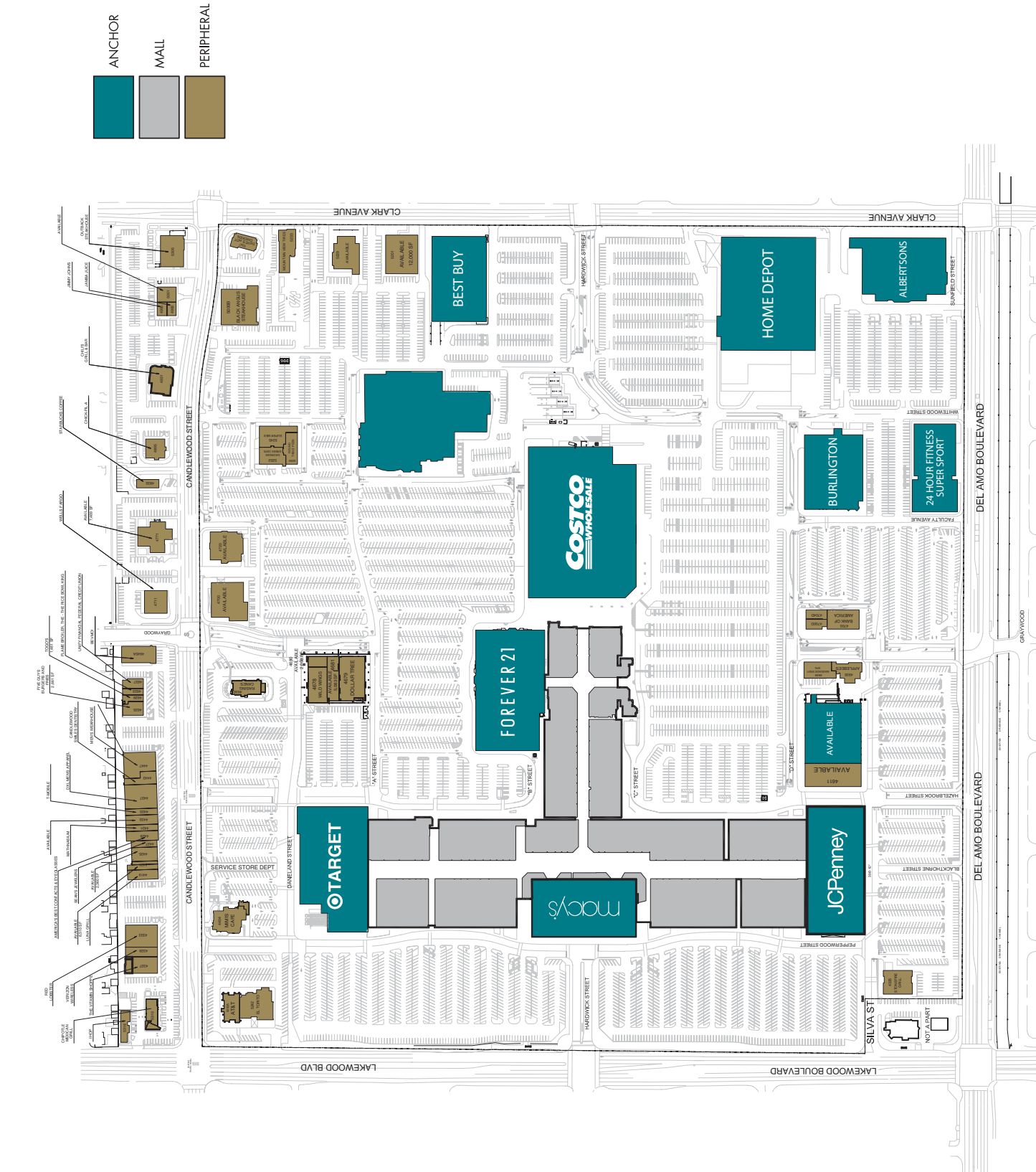
- ★ LAKEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION
1.4 MILLION

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

46% OF PRIMARY TRADE
AREA **EARN \$100,000+**

MEDIAN HOME COST
IN LAKEWOOD IS
\$675,000

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

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

LONG BEACH AIRPORT NAMED A
TOP 10 AIRPORT

(USA TODAY'S 2020 READERS CHOICE)

4 HOTELS WITH
535 ROOMS,
LOCATED 1 MILE FROM
LAKEWOOD CENTER

STAYBRIDGE SUITES
OPENED AUGUST 2020

42,000 BUSINESSES
IN TOTAL TRADE AREA
WITH A WORKFORCE
OF 453,449

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%

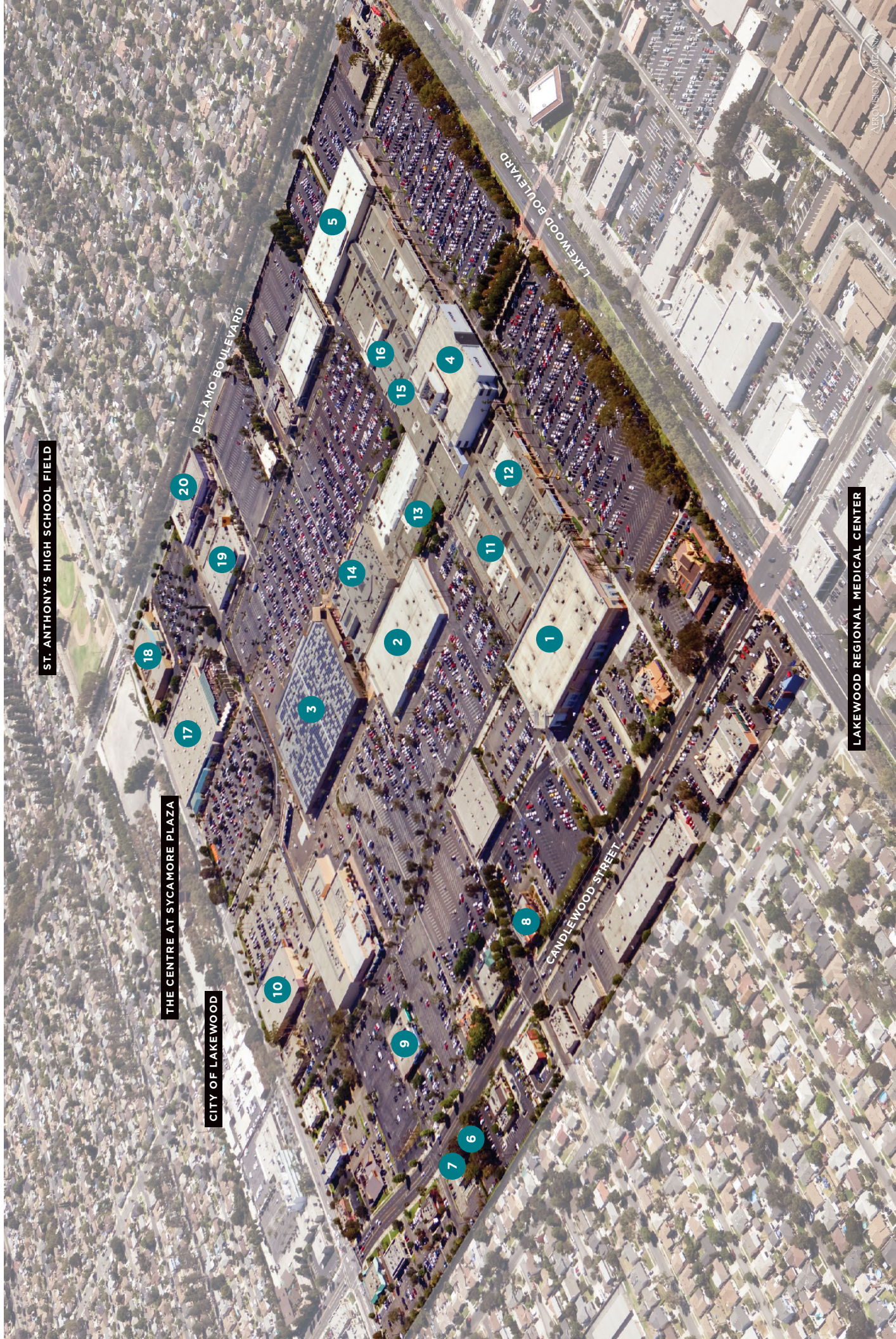
MUNICIPALITY 2%

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

THREE NEW AEROSPACE COMPANIES OPENED THEIR
HEADQUARTERS WITHIN 1 MILE OF LAKEWOOD IN 2020

- | | | | |
|--------------|-----------------------|------------------------------------|--------------------------------|
| 1 TARGET | 6 STARBUCKS | 11 FOOT LOCKER | 16 H&M |
| 2 FOREVER 21 | 7 CHICK-FIL-A | 12 CALIFORNIA PIZZA KITCHEN | 17 HOME DEPOT |
| 3 COSTCO | 8 RAISING CANE'S | 13 ROUND ONE BOWLING AND AMUSEMENT | 18 ALBERTSON'S |
| 4 MACY'S | 9 GEORGE'S GREEK CAFE | 14 VANS | 19 BURLINGTON |
| 5 JCPENNEY | 10 BEST BUY | 15 VICTORIA'S SECRET/PINK | 20 24 HOUR FITNESS SUPER SPORT |



ST. ANTHONY'S HIGH SCHOOL FIELD

THE CENTRE AT SYCAMORE PLAZA

CITY OF LAKEWOOD

LAKWOOD REGIONAL MEDICAL CENTER