



MARKET PROFILE 2022

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** 1,981,000 | **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]	
2021 Total Population		438,517		1,421,910		13,303,870	
2026 Total Population		438,083		1,426,577		13,505,465	
2021-2026 Population Growth		-0.1%		0.3%		1.5%	
HOUSEHOLDS							
2021 Total Households		132,376		422,047		4,376,140	
2026 Total Households		131,633		422,490		4,439,661	
2021-2026 Household Growth		-0.6%		0.1%		1.5%	
INCOME							
Average Household Income		\$91,621		\$90,010		\$111,121	
Median Household Income		\$73,176		\$69,500		\$78,908	
Per Capita Income		\$27,721		\$26,745		\$36,615	
HOUSEHOLD INCOME RANGES							
\$50,000 +		87,699	66.2%	274,973	65.2%	2,966,011	67.8%
\$75,000 +		64,995	49.1%	198,486	47.0%	2,295,005	52.4%
\$100,000 +		45,232	34.2%	136,897	32.4%	1,751,267	40.0%
\$150,000 +		21,086	15.9%	62,870	14.9%	972,998	22.2%
AGE							
Median Age		34.3		33.9		36.6	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		69,271	24.3%	234,006	25.3%	3,319,882	36.5%
White Collar		109,035	57.5%	344,903	56.5%	3,965,792	64.7%
RACE / ETHNICITY							
White		182,865	41.7%	592,317	41.7%	6,675,881	50.2%
Black		55,971	12.8%	162,615	11.4%	887,167	6.7%
American Indian		3,180	0.7%	10,482	0.7%	88,551	0.7%
Asian		60,363	13.8%	186,204	13.1%	2,226,229	16.7%
Pacific Islander		5,767	1.3%	11,693	0.8%	35,915	0.3%
Other Race		130,370	29.7%	458,598	32.3%	3,390,127	25.5%
Hispanic or Latino		217,701	49.6%	812,309	57.1%	6,038,973	45.4%
Not Hispanic or Latino		220,816	50.4%	609,601	42.9%	7,264,897	54.6%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		2 MILE		3 MILE	
Total Businesses		869		3,124		8,043	
Total Employees		10,262		32,229		82,326	
Daytime Population		24,663		96,848		226,546	

TRADE AREA MAP



LEGEND

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



10% PCW



UPDATED 3/22



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION
1.4 MILLION

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

50% OF PRIMARY TRADE
AREA **EARN \$100,000+**

MEDIAN HOME COST
IN LAKEWOOD IS
\$769,321

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

42,000 BUSINESSES
IN TOTAL TRADE AREA
WITH A WORKFORCE
OF 471,445

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



LAKWOOD
CENTER

MAJOR RETAILERS INCLUDE:

COSTCO
FOREVER 21
JCPENNEY
MACY'S

TARGET
24 HOUR FITNESS SUPER SPORT
ALBERTSON'S
BEST BUY

BURLINGTON
CALIFORNIA PIZZA KITCHEN
CHICK-FIL-A
FOOT LOCKER

GEORGE'S GREEK CAFÉ
H&M
HOME DEPOT
RAISING CANE'S

ROUND 1 BOWLING & AMUSEMENT
STARBUCKS
VANS
VICTORIA'S SECRET/PINK

▲ NORTH

