



LAKEWOOD, CA

MARKET PROFILE 2023

MAJOR RETAILERS 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, Hart House, Luna Grill, Mimi's Cafe, Outback, Raising Cane's, Red Lobster, Red Robin, Stonefire Grill, Round 1 Bowling & Amusement | **FOOD COURT** 7 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,979,000 | **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]	
2022 Total Population		437,618		1,398,168		13,196,147	
2027 Total Population		424,819		1,360,360		13,002,581	
2022-2027 Population Growth		-2.9%		-2.7%		-1.5%	
HOUSEHOLDS							
2022 Total Households		136,751		435,628		4,507,965	
2027 Total Households		133,088		425,696		4,463,145	
2022-2027 Household Growth		-2.7%		-2.3%		-1.0%	
INCOME							
Average Household Income		\$104,108		\$102,746		\$126,301	
Median Household Income		\$79,054		\$76,604		\$86,850	
Per Capita Income		\$32,622		\$32,065		\$43,240	
HOUSEHOLD INCOME RANGES							
\$50,000 +		95,541	69.9%	300,453	69.0%	3,228,302	71.6%
\$75,000 +		72,547	53.1%	223,200	51.2%	2,557,616	56.7%
\$100,000 +		52,484	38.4%	160,002	36.7%	1,996,110	44.3%
\$150,000 +		25,838	18.9%	77,786	17.9%	1,152,994	25.6%
AGE							
Median Age		34.5		34.1		36.7	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		75,344	27.1%	251,028	28.2%	3,513,536	40.1%
White Collar		113,115	52.1%	359,773	52.0%	4,032,302	59.1%
RACE/ETHNICITY							
White		105,680	24.1%	305,536	21.9%	4,533,651	34.4%
Black/African American		54,365	12.4%	154,447	11.0%	837,843	6.3%
American Indian		7,477	1.7%	27,271	2.0%	208,323	1.6%
Asian		59,877	13.7%	182,326	13.0%	2,268,988	17.2%
Pacific Islander		4,650	1.1%	10,014	0.7%	33,342	0.3%
Other Race		205,568	47.0%	718,575	51.4%	5,314,000	40.3%
Hispanic or Latino		226,715	51.8%	812,092	58.1%	5,885,479	44.6%
Not Hispanic or Latino		210,903	48.2%	586,076	41.9%	7,310,668	55.4%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		2 MILE		3 MILE	
Total Businesses		911		3,287		8,478	
Total Employees		10,112		32,542		80,721	
Daytime Population		23,926		95,414		223,280	

TRADE AREA MAP



LEGEND

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



10% PCW

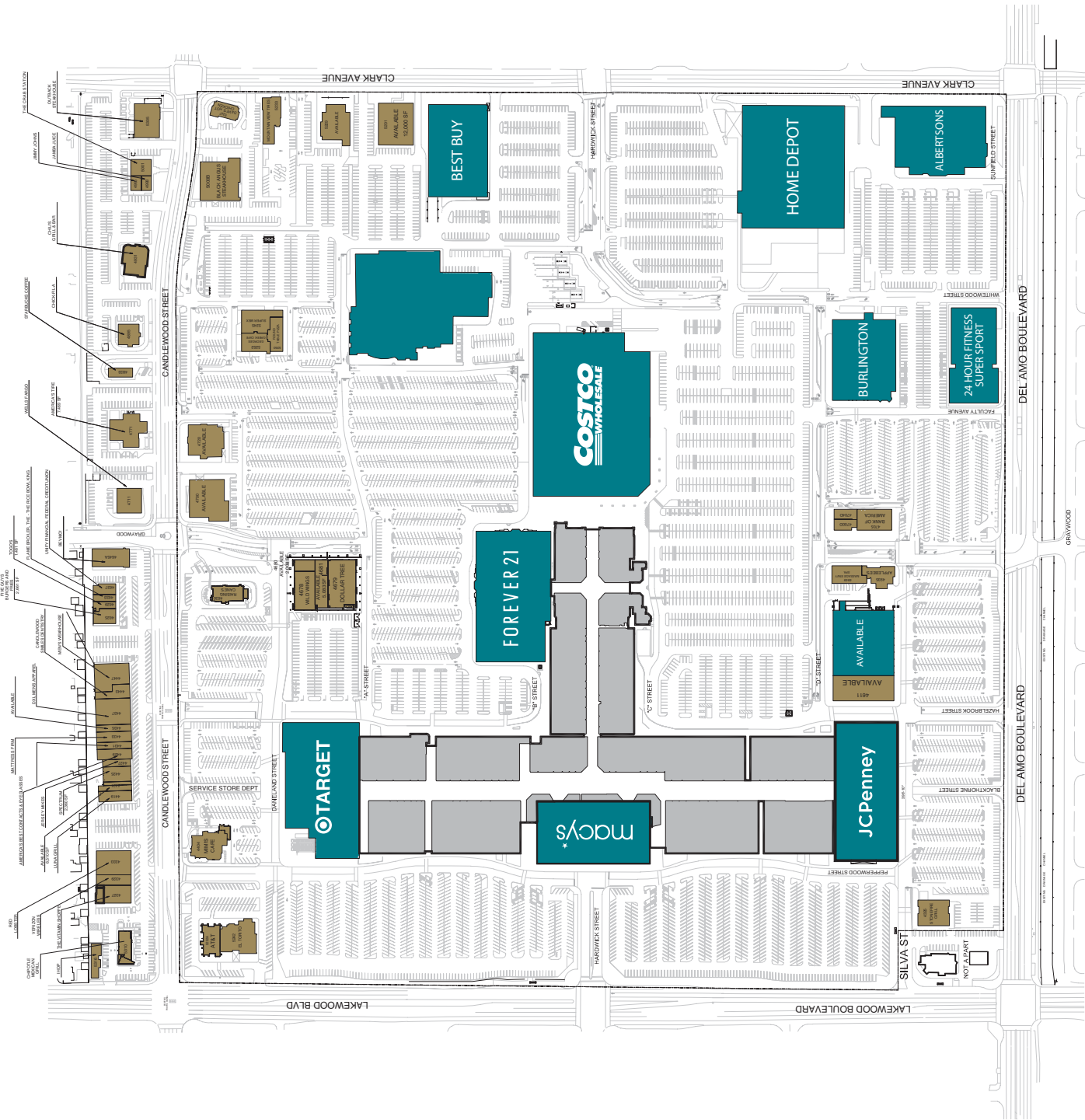


SITE PLAN

ANCHOR

MAIL

PERIPHERAL



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION
1.4 MILLION

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

54% OF HOUSEHOLDS WITHIN
1 MILE **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)

6 HOTELS WITH
1,219 ROOMS,
LOCATED WITHIN
3 MILES FROM
LAKEWOOD CENTER

45,000 BUSINESSES
IN TOTAL TRADE AREA
WITH A WORKFORCE
OF 468,000

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

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



MAJOR RETAILERS INCLUDE:

COSTCO	FOREVER 21	BURLINGTON	GEORGE'S GREEK CAFÉ	ROUND1 BOWLING & AMUSEMENT
JCPENNEY	24 HOUR FITNESS SUPER SPORT	CALIFORNIA PIZZA KITCHEN	H&M	VANS
MACY'S	ALBERTSONS	CHICK-FIL-A	HOME DEPOT	VICTORIA'S SECRET/PINK
TARGET	BEST BUY	FOOT LOCKER	RAISING CANE'S	



NORTH

