



LAKEWOOD, CA

MARKET PROFILE 2025

MAJOR RETAILERS Best Buy, Burlington, Costco, H&M, Home Depot, JCPenney, Macy's, Target, 24 Hour Fitness Super Sport, ULTA Beauty

RESTAURANTS & ENTERTAINMENT California Pizza Kitchen, Chick-fil-A, Chipotle, Dave's Hot Chicken, Five Guys, Luna Grill, Mimi's Cafe, Outback, Raising Cane's, Red Lobster, Red Robin, Stonefire Grill, Round 1 Bowling & Arcade | **FOOD COURT** 7 units

MEDICAL BioLife Plasma Services, Memorial Care

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 2,048,000 | **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]	
2024 Total Population	405,227		1,412,551		12,940,761	
2029 Total Population	392,984		1,373,425		12,767,664	
% Population Change 2024 to 2029	-3.0%		-2.8%		-1.3%	
HOUSEHOLDS						
2024 Total Households	129,916		452,386		4,527,005	
2029 Total Households	129,506		453,029		4,606,659	
% Household Change 2024 to 2029	-0.3%		0.1%		1.8%	
INCOME						
Average Household Income	\$115,379		\$113,127		\$134,733	
Median Household Income	\$86,523		\$84,009		\$94,047	
Per Capita Income	\$37,059		\$36,328		\$47,231	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	94,461	72.7%	323,717	71.6%	3,296,803	72.8%
Household Income \$75,000 +	74,711	57.5%	253,516	56.0%	2,696,405	59.6%
Household Income \$100,000 +	56,375	43.4%	189,829	42.0%	2,158,538	47.7%
Household Income \$150,000 +	31,512	24.3%	104,227	23.0%	1,351,125	29.9%
AGE						
Median Age	37.7		37.4		38.7	
EDUCATION / OCCUPATION						
Bachelor's Degree +	79,528	28.6%	285,274	29.2%	3,665,199	39.9%
White Collar	110,450	56.3%	377,223	55.8%	4,070,321	63.6%
RACE/ETHNICITY						
White	98,699	24.4%	309,849	21.9%	4,349,267	33.6%
Black	47,881	11.8%	150,027	10.6%	814,856	6.3%
American Indian	6,827	1.7%	26,725	1.9%	203,139	1.6%
Asian	55,637	13.7%	195,702	13.9%	2,246,229	17.4%
Pacific Islander	4,331	1.1%	10,153	0.7%	33,322	0.3%
Other Race	123,191	30.4%	488,708	34.6%	3,353,021	25.9%
2 + Races	68,661	16.9%	231,387	16.4%	1,940,927	15.0%
Hispanic Population	213,608	52.7%	817,887	57.9%	5,902,081	45.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	925		3,439		8,590	
Total Employees	10,867		33,773		82,032	
Total Daytime Population	23,458		91,964		212,376	

TRADE AREA MAP

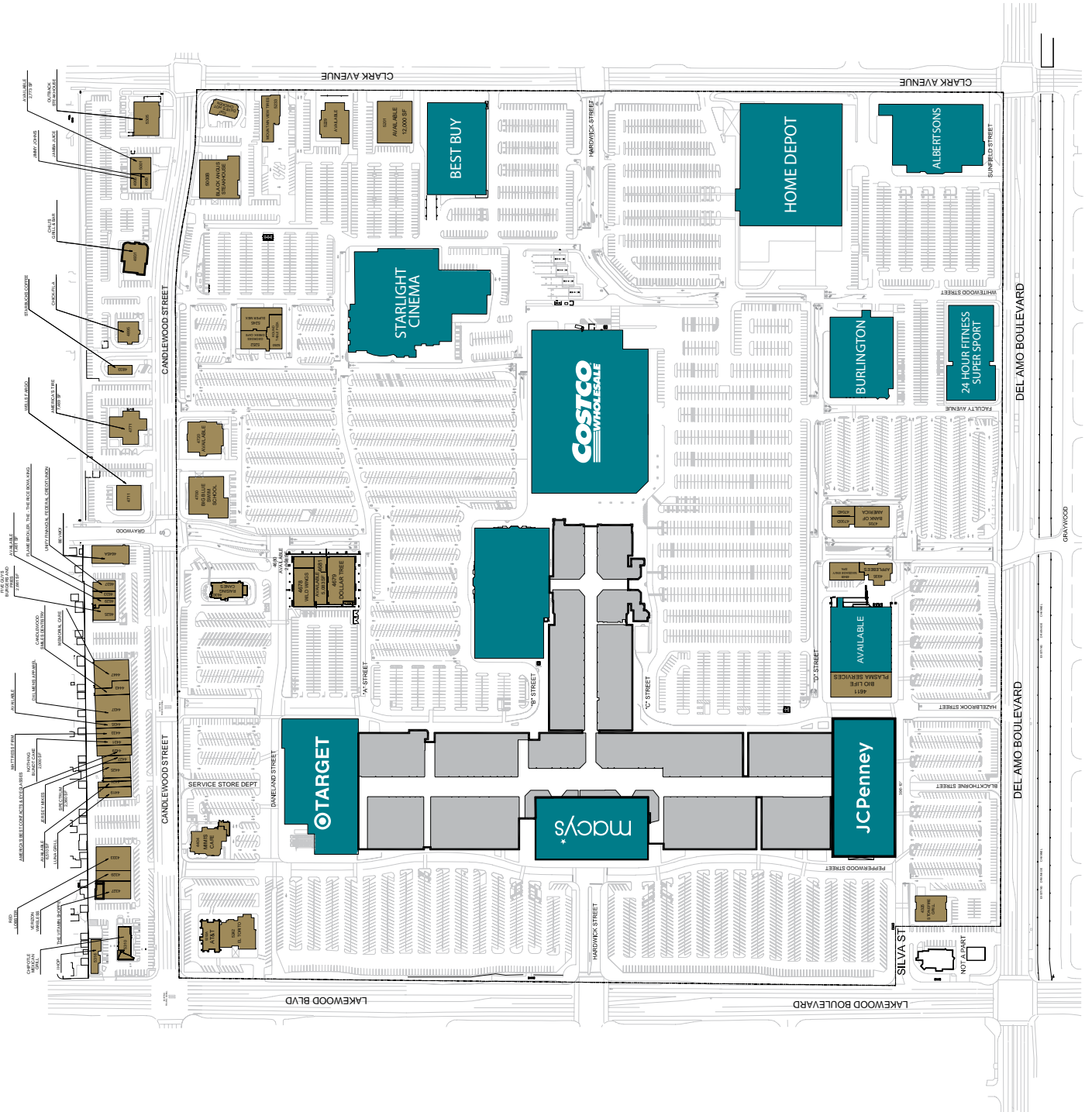
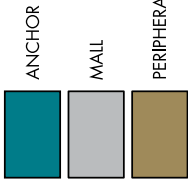


LEGEND

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



SITE PLAN



AT A GLANCE

CENTER INFORMATION

Lakewood Center is the second largest single-level, enclosed, super-regional shopping center in LA County. Located in the heart of Lakewood and minutes away from Long Beach and the OC. Travel & Leisure Magazine ranked it one of America's Most Visited Shopping Centers.

2M SQ. FT.

HOME TO 250 SHOPS,
RESTAURANTS AND
ENTERTAINMENT OPTIONS

22M+ VISITORS

RANKS #3 IN VISITOR TRAFFIC
IN CALIFORNIA AND
#6 NATIONWIDE

EXCEPTIONAL RETAIL MIX

ELEVEN ANCHORS AND BIG-BOX
FAVORITES INCLUDE COSTCO,
BEST-BUY, 24-HOUR FITNESS
SUPERSPORT AND ROUND ONE
BOWLING & ARCADE

MARKET INFORMATION

- Recognition for the 40th consecutive year for **EXCEPTIONAL PARKS**
- The City of Lakewood added 537 jobs from 146 new businesses in 2024, expanding dining, shopping and employment
- Lakewood Center is the **LARGEST SALES TAX GENERATOR** for the City of Lakewood

OTHER FACTS

- In 2024, Memorial Care and BioLife Plasma Center opened, with Big Blue Swim School set to open in 2025, adding to the center's non-traditional lineup
- Get ready for the **2028 OLYMPICS** with up to 10 sporting events a few miles from Lakewood Center
- **GROWTH IN AEROSPACE AND ADVANCED MANUFACTURING** continues, with six new businesses opening less than 2 miles away
- **THE LONG BEACH SCHOOL DISTRICT**, which serves the Lakewood community, boasts 5 of the world's highest-performing school systems

ECONOMIC DRIVERS

- **1.4M** population in the total trade area
- **60%** of households with income over \$100K in the primary trade area
- **10+ COLLEGES, UNIVERSITIES, AND TECHNICAL SCHOOLS** within a 15-mile radius
- **TOURISM** – Lakewood Center is within 5 miles of seven hotels with over 1,400 rooms, including the newly renovated Fairmont Breakers Hotel
- **61M** travelers serviced from 3 major airports nearby: LGB, LAX and SNA



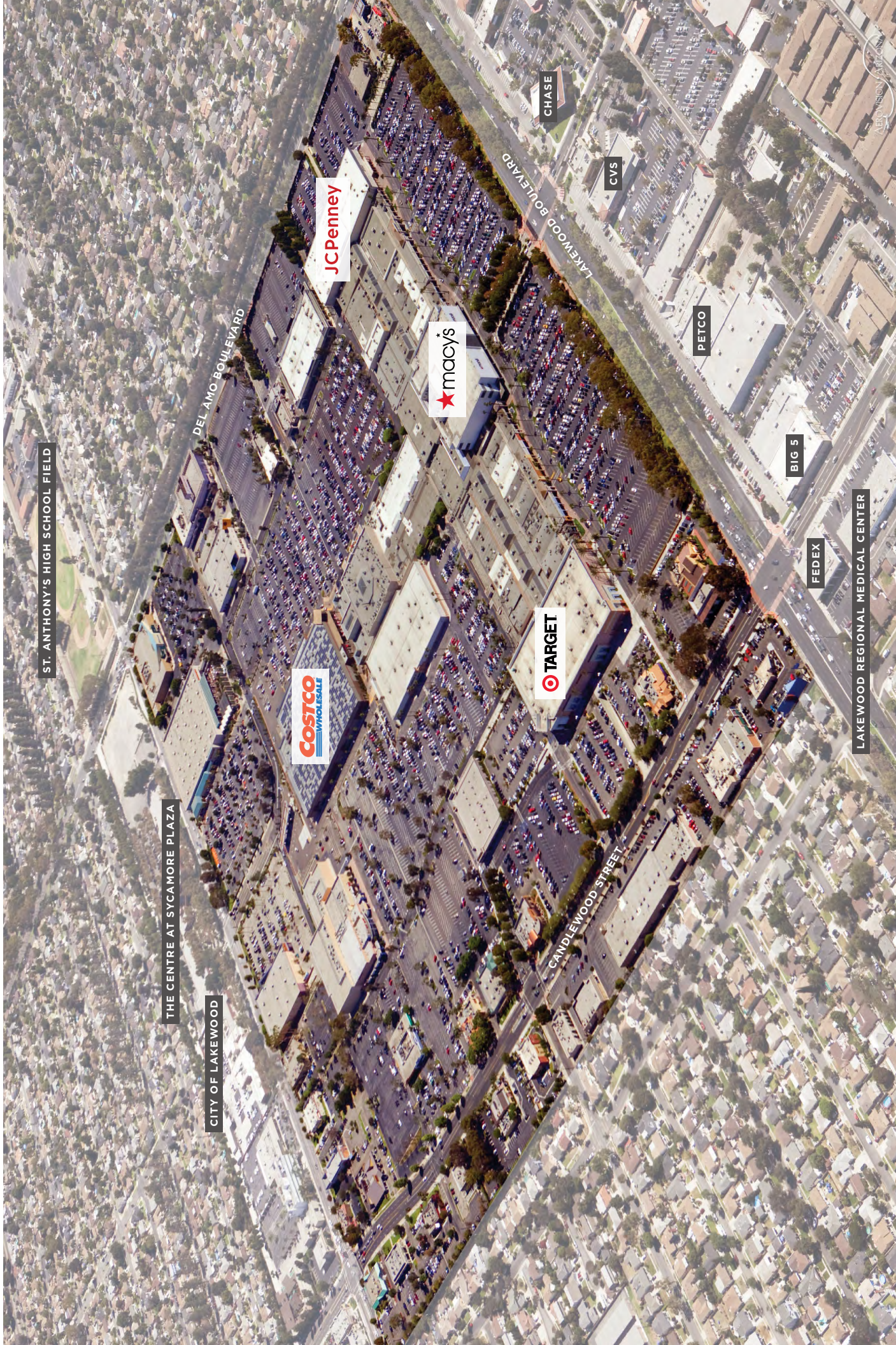
LAKWOOD
CENTER

MAJOR RETAILERS INCLUDE:

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



NORTH



ST. ANTHONY'S HIGH SCHOOL FIELD

THE CENTRE AT SYCAMORE PLAZA

CITY OF LAKWOOD

COSTCO
WHOLESALE

JCPenney

macy's

TARGET

CANDLEWOOD STREET

CHASE

CVS

PETCO

BIG 5

FEDEX

LAKWOOD REGIONAL MEDICAL CENTER