



CERRITOS, CA

MARKET PROFILE 2025

MAJOR RETAILERS DICK'S Sporting Goods, Macy's, Nordstrom, Zara

RESTAURANTS & ENTERTAINMENT The Cheesecake Factory, Lazy Dog Restaurant & Bar, North Italia, P.F. Chang's, Harkins Theatres, Sandbox VR | **FOOD COURT** 12 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 1,012,000 | **BUILT / RENOVATED** 1971 / 2015

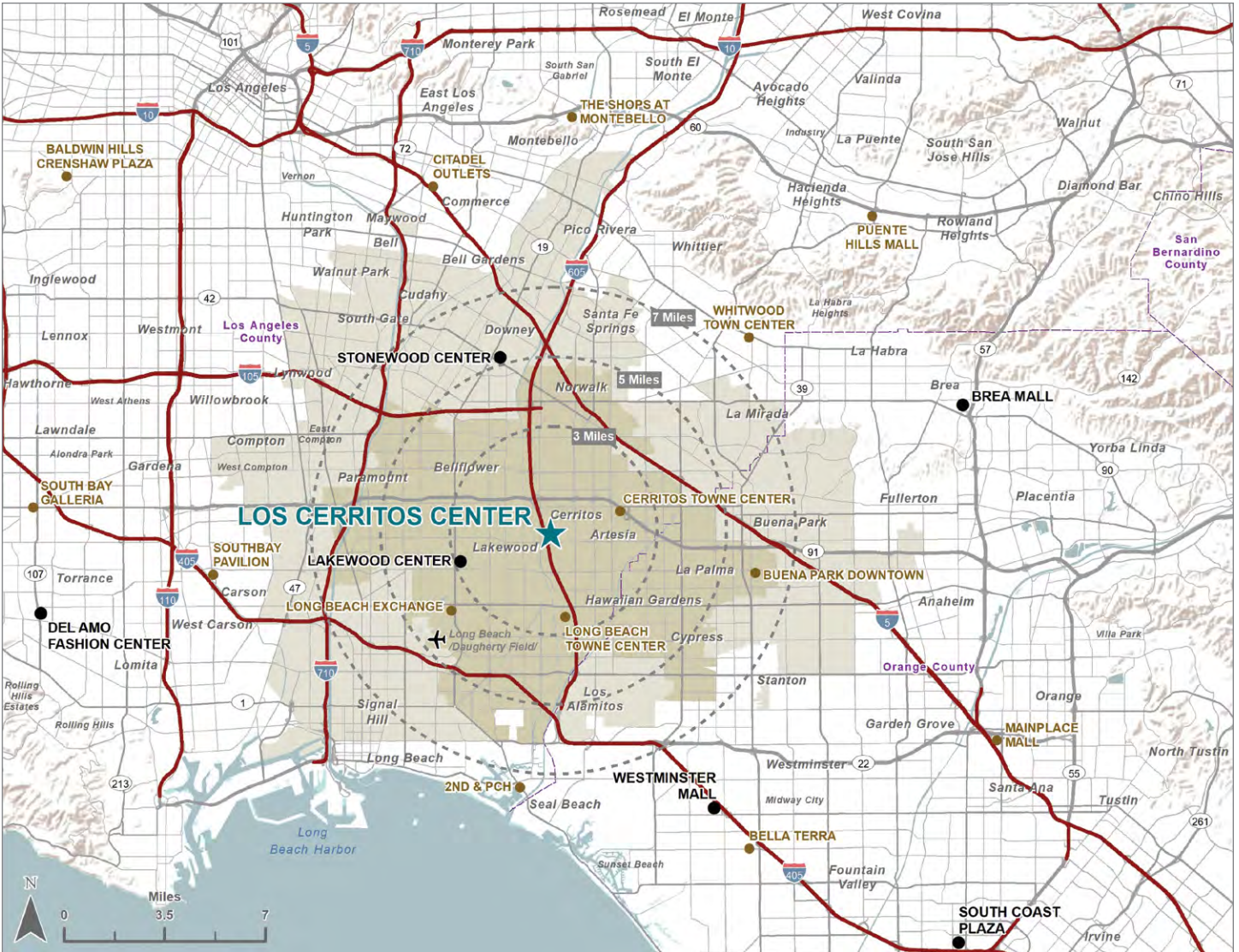
FOR MORE INFORMATION 562-860-0341 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2024 Total Population	660,611		1,702,470		12,940,761	
2029 Total Population	642,134		1,657,769		12,767,664	
% Population Change 2024 to 2029	-2.8%		-2.6%		-1.3%	
HOUSEHOLDS						
2024 Total Households	208,848		522,460		4,527,005	
2029 Total Households	208,676		523,550		4,606,659	
% Household Change 2024 to 2029	-0.1%		0.2%		1.8%	
INCOME						
Average Household Income	\$126,957		\$114,258		\$134,733	
Median Household Income	\$98,252		\$84,591		\$94,047	
Per Capita Income	\$40,203		\$35,122		\$47,231	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	159,456	76.4%	375,357	71.9%	3,296,803	72.8%
Household Income \$75,000 +	130,526	62.5%	293,523	56.2%	2,696,405	59.6%
Household Income \$100,000 +	102,913	49.3%	222,122	42.5%	2,158,538	47.7%
Household Income \$150,000 +	59,804	28.6%	123,631	23.7%	1,351,125	29.9%
AGE						
Median Age	38.9		37.4		38.7	
EDUCATION / OCCUPATION						
Bachelor's Degree +	155,816	33.9%	327,479	28.1%	3,665,199	39.9%
White Collar	195,345	61.0%	450,269	55.4%	4,070,321	63.6%
RACE/ETHNICITY						
White	169,020	25.6%	376,496	22.1%	4,349,267	33.6%
Black	52,405	7.9%	124,218	7.3%	814,856	6.3%
American Indian	10,269	1.6%	33,399	2.0%	203,139	1.6%
Asian	141,171	21.4%	272,437	16.0%	2,246,229	17.4%
Pacific Islander	4,892	0.7%	9,631	0.6%	33,322	0.3%
Other Race	175,065	26.5%	591,533	34.8%	3,353,021	25.9%
2 + Races	107,789	16.3%	294,755	17.3%	1,940,927	15.0%
Hispanic Population	319,151	48.3%	1,021,846	60.0%	5,902,081	45.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	1,986		4,312		8,553	
Total Employees	18,361		38,931		77,094	
Total Daytime Population	29,503		96,609		217,647	

TRADE AREA MAP



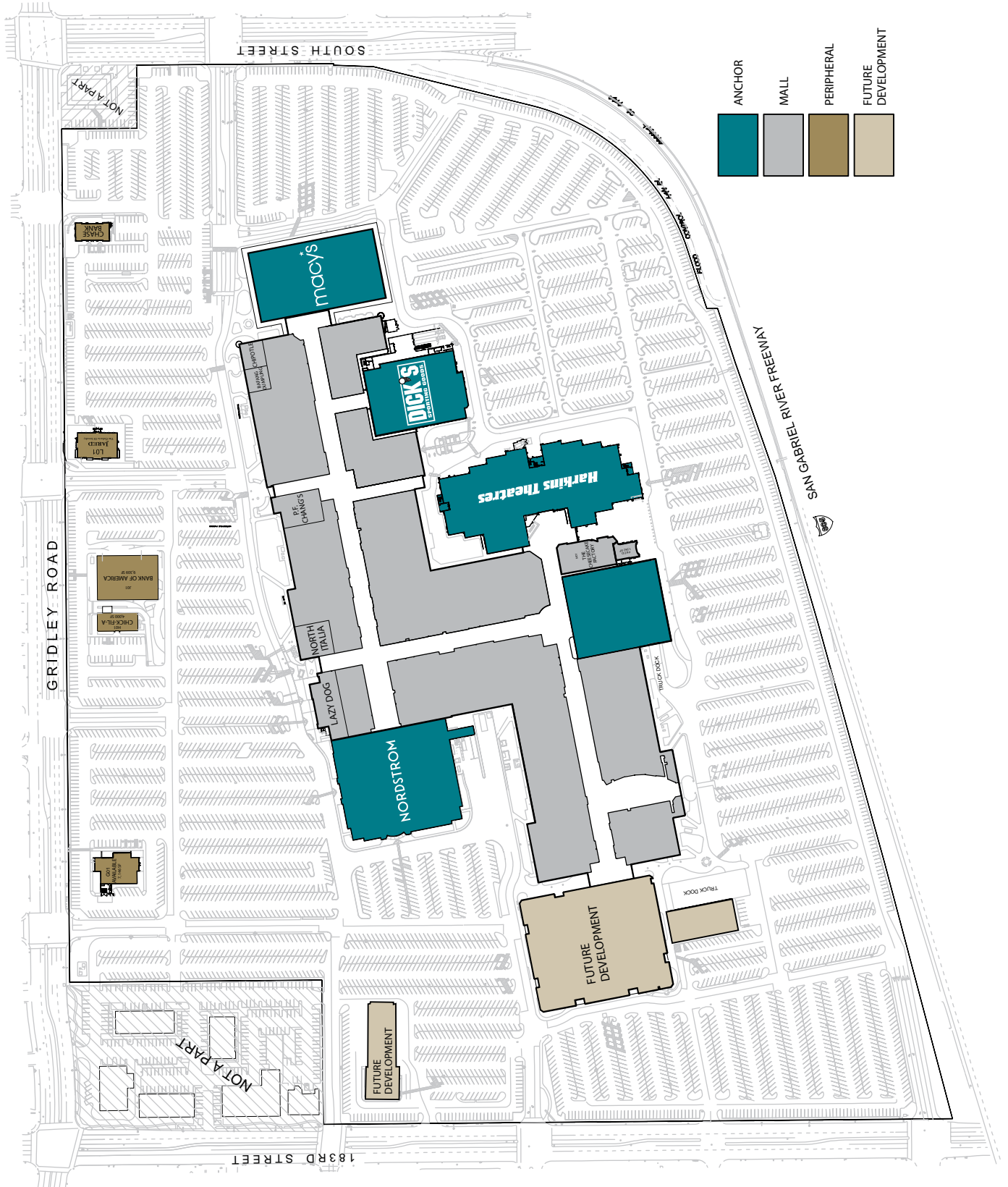
LEGEND

- ★ LOS CERRITOS CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



- ANCHOR
- MALL
- PERIPHERAL
- FUTURE DEVELOPMENT

AT A GLANCE

CENTER INFORMATION

Los Cerritos Center, located at the intersection of Los Angeles and Orange County, offers a diverse array of retail stores, dining and entertainment options, making it a top destination for shoppers.

\$27.4B

**ANNUAL TOTAL
GROSS REGIONAL
DOMESTIC PRODUCT**

323K

**STUDENT POPULATION
FROM SURROUNDING SCHOOLS
AND HIGHER EDUCATION
INSTITUTIONS WITHIN A
10-MILE RADIUS**

\$1M

MEDIAN HOME PRICE IN CERRITOS IS JUST OVER **\$1M** WITH A MEDIAN PRICE PER SQUARE FOOT OF **\$624**, WHICH IS AMONGST THE HIGHEST IN THE U.S.

MARKET INFORMATION

- Over **1.6M PEOPLE** live in the trade area
- Median **HOUSEHOLD INCOME IS \$124K**
- Ranked among the **TOP 10 BEST SUBURBS** for young professionals
- **RANKED 12TH** for best public schools
- Homeownership is **20% HIGHER** than the state average

OTHER FACTS

- Recognized by the Los Angeles County Economic Development Corporation (LAEDC) as the **MOST BUSINESS-FRIENDLY CITY**
- Cerritos boasts one of the lowest business licensing fees in Los Angeles County
- The City of Cerritos is known for its “No/Low Property Tax” policy
- Los Cerritos Center is strategically located between Los Angeles and Orange County, near the 605 and 91 freeways, which accommodate over 500K vehicles daily

ECONOMIC DRIVERS

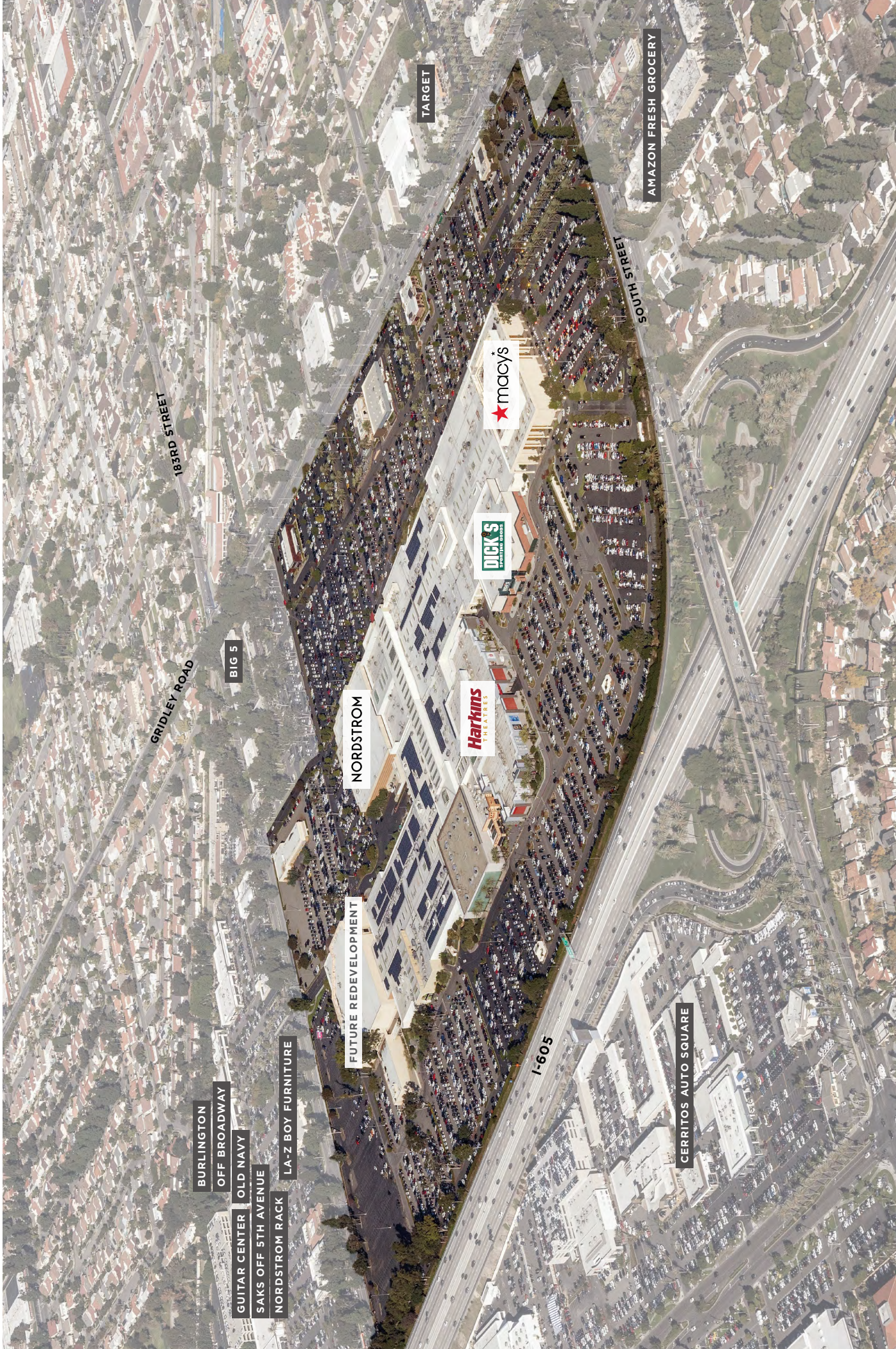
- Over **13M PEOPLE** live within the metropolitan area
- **THREE** of the **TOP 25 SALES TAX REVENUE-GENERATING** businesses are Los Cerritos Center **TENANTS**
- Home to the most successful regional auto mall in the country, with **23 DEALERS** selling **36 BRANDS**
- Cerritos Auto Square generates over **\$1.5B** in annual sales, selling more than **60K CARS ANNUALLY**
- **14** of the **TOP 25 SALES TAX REVENUE-GENERATING** businesses are Cerritos Auto Square dealerships
- Home to **2K COMPANIES**
- The regional airport accounts for **\$1.6B IN ECONOMIC IMPACT**, supporting over 10K jobs
- The regional aviation complex generates **\$8.6B IN ECONOMIC IMPACT**, supporting over 46K jobs



MAJOR RETAILERS INCLUDE:

- NORDSTROM
- MACY'S
- HARKINS THEATRES
- DICK'S SPORTING GOODS
- APPLE
- BANANA REPUBLIC
- FABLETICS
- LULULEMON
- MAC COSMETICS
- MICHAEL KORS
- NORTH ITALIA
- PACSUN
- SEPHORA
- SWAROVSKI
- THE CHEESECAKE FACTORY
- TILLYS
- UNIQLO
- ZARA

NORTH



BURLINGTON

OFF BROADWAY

GUITAR CENTER OLD NAVY

SAKS OFF 5TH AVENUE

NORDSTROM RACK

LA-Z BOY FURNITURE

FUTURE REDEVELOPMENT

NORDSTROM

BIG 5

GRIDLEY ROAD

183RD STREET

TARGET

Harkins THEATRES

DICK'S SPORTING GOODS

macy's

I-605

HILLSIDE AVENUE

AMAZON FRESH GROCERY

CERRITOS AUTO SQUARE