



STONEWOOD
CENTER®

DOWNEY, CA

MARKET PROFILE 2020

MAJOR RETAILERS Forever 21, H&M, JCPenney, Kohl's, Macy's, Macy's Home Store, Sears

RESTAURANTS & ENTERTAINMENT Acapulco, BJ's Restaurant & Brewhouse, Buffalo Wild Wings,
Olive Garden, Rock & Brews Restaurant | **FOOD COURT** 11 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 935,000

BUILT / RENOVATED 1958 / 1990 / 2005 (Food Court)

FOR MORE INFORMATION 562-861-9233 | Macerich.com



MACERICH®

DEMOGRAPHIC SUMMARY

POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2019 Total Population		637,516		1,603,100		13,507,681	
2024 Total Population		644,453		1,623,647		13,833,625	
2019-2024 Population Growth		1.1%		1.3%		2.4%	
HOUSEHOLDS							
2019 Total Households		160,817		404,446		4,423,701	
2024 Total Households		161,784		407,599		4,519,908	
2019-2024 Household Growth		0.6%		0.8%		2.2%	
INCOME							
Average Household Income		\$71,014		\$66,690		\$103,493	
Median Household Income		\$55,501		\$51,468		\$71,817	
Per Capita Income		\$17,942		\$16,844		\$33,958	
HOUSEHOLD INCOME RANGES							
\$50,000 +		90,285	56.1%	209,029	51.7%	2,856,816	64.6%
\$75,000 +		57,566	35.8%	131,404	32.5%	2,145,054	48.5%
\$100,000 +		34,582	21.5%	79,511	19.7%	1,595,079	36.1%
\$150,000 +		12,135	7.5%	27,563	6.8%	859,217	19.4%
AGE							
Median Age		31.5		30.6		36.3	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		52,940	13.5%	116,581	12.1%	3,206,513	35.0%
White Collar		134,797	47.1%	312,423	45.1%	4,090,554	61.8%
RACE / ETHNICITY							
White		323,354	50.7%	710,861	44.3%	6,818,858	50.5%
Black		18,168	2.8%	134,791	8.4%	903,581	6.7%
American Indian		6,124	1.0%	14,890	0.9%	90,805	0.7%
Asian		26,868	4.2%	64,984	4.1%	2,223,607	16.5%
Pacific Islander		1,101	0.2%	5,586	0.3%	36,718	0.3%
Other Race		261,901	41.1%	671,988	41.9%	3,434,112	25.4%
Hispanic or Latino		549,664	86.2%	1,297,511	80.9%	6,139,937	45.5%
Not Hispanic or Latino		87,852	13.8%	305,590	19.1%	7,367,744	54.5%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		2 MILE		3 MILE	
Total Businesses		1,563		3,795		7,227	
Total Employees		19,404		43,605		86,725	
Daytime Population		35,531		111,618		248,949	

TRADE AREA MAP



LEGEND

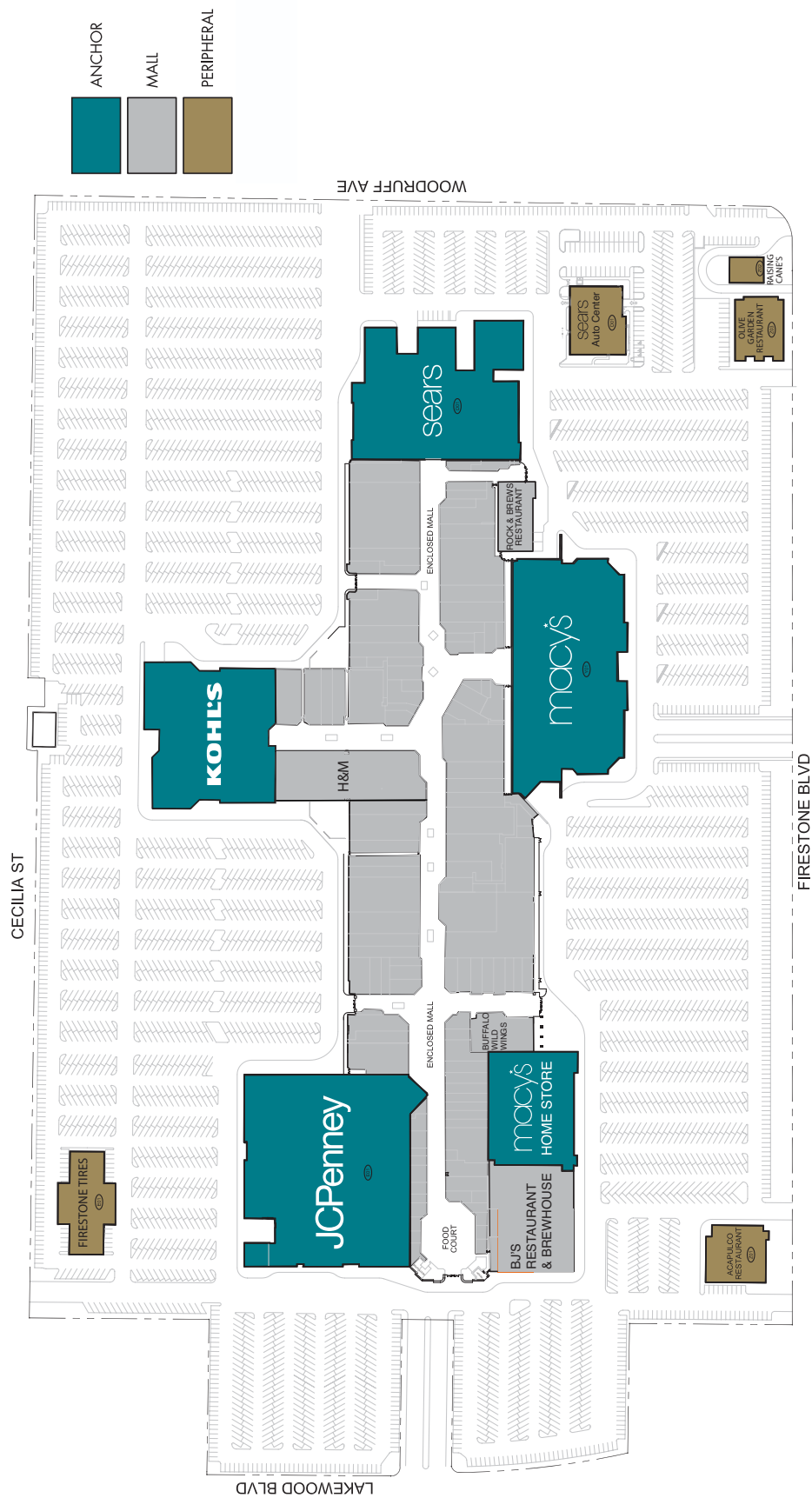
- ★ STONEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION IS
1.6 MILLION

\$90,230
AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE
OF STONEWOOD

MEDIAN HOME COST
IN DOWNEY
\$600,000

DOWNEY IS A SHORT
DRIVE FROM
5 MAJOR AIRPORTS
LOS ANGELES INTERNATIONAL (LAX),
ONTARIO INTERNATIONAL,
LONG BEACH, BURBANK AND
ORANGE COUNTY'S JOHN WAYNE

DOWNEY SCHOOLS
12 PRIVATE SCHOOLS
WITH 2,634 STUDENTS
21,313 STUDENTS IN K-12
WON 4 CALIFORNIA
**"DISTINGUISHED
SCHOOL" AWARDS**

DOWNEY IS PROUD
TO BE RATED IN
THE TOP 25% BY
CALIFORNIA BUSINESS
MAGAZINE IN THE
**"100 BEST CITIES
TO DO BUSINESS
IN CALIFORNIA"**



MORE THAN
15,000 EMPLOYEES
WORK FOR DOWNEY'S
LARGEST EMPLOYERS
IN FIELDS SUCH AS
EDUCATION, HEALTH
SERVICES AND RETAIL

QUICK AND DIRECT ACCESS TO LAX VIA AUTO, TRUCK
AND COMMUTER RAIL

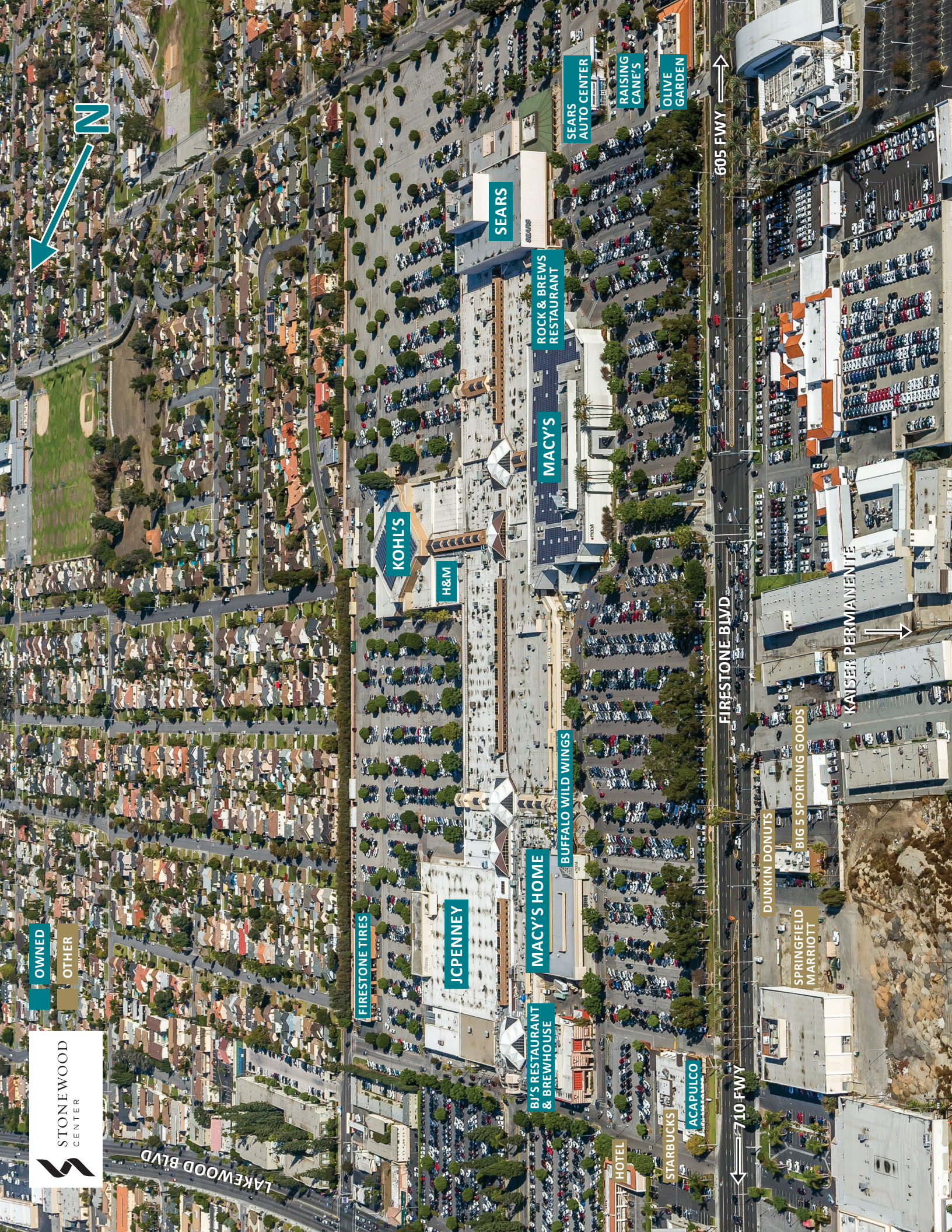
DOWNEY IS GEOGRAPHICALLY CENTERED AROUND SOUTHERN
CALIFORNIA'S FREEWAY SYSTEM. OUR SUPERIOR ACCESS EASILY
REACHES **4 MAJOR FREEWAYS.**

SEVERAL NATIONALLY ACCLAIMED UNIVERSITIES
WITH NEARLY 10,000 STUDENTS LOCATED WITHIN MINUTES OF DOWNEY

NEW 111,285-SQUARE-FOOT MARRIOTT HOTEL FEATURING
140 GUESTROOMS LOCATED STEPS AWAY FROM THE CENTER
SCHEDULED TO OPEN LATE 2020



OWNED
OTHER



LAKWOOD BLVD

FIRESTONE TIRES

JCPENNEY

BJ'S RESTAURANT & BREWHOUSE

MACY'S HOME

BUFFALO WILD WINGS

KOHL'S

H&M

MACY'S

ROCK & BREWS RESTAURANT

SEARS

SEARS AUTO CENTER

RAISING CANE'S

OLIVE GARDEN

STARBUCKS

ACAPULCO

HOTEL

710 FWY

FIRESTONE BLVD

605 FWY

SPRINGFIELD MARRIOTT

DUNKIN DONUTS

BIG 5 SPORTING GOODS

KAISER PERMANENTE