



STONEWOOD
CENTER®

DOWNEY, CA

MARKET PROFILE 2021

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

FOOD COURT 11 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 932,000

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

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



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2020 Total Population	631,236		1,587,629		13,403,861	
2025 Total Population	632,516		1,594,217		13,630,573	
2020-2025 Population Growth	0.2%		0.4%		1.7%	
HOUSEHOLDS						
2020 Total Households	159,414		400,598		4,393,106	
2025 Total Households	158,914		400,188		4,459,206	
2020-2025 Household Growth	-0.3%		-0.1%		1.5%	
INCOME						
Average Household Income	\$73,761		\$69,174		\$107,748	
Median Household Income	\$57,758		\$53,240		\$75,444	
Per Capita Income	\$18,640		\$17,470		\$35,383	
HOUSEHOLD INCOME RANGES						
\$50,000 +	92,795	58.2%	214,428	53.5%	2,895,915	65.9%
\$75,000 +	60,521	38.0%	138,062	34.5%	2,209,295	50.3%
\$100,000 +	37,071	23.3%	85,060	21.2%	1,665,013	37.9%
\$150,000 +	13,276	8.3%	30,100	7.5%	920,333	20.9%
AGE						
Median Age	31.6		30.7		36.3	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	53,981	13.8%	119,298	12.5%	3,240,373	35.6%
White Collar	120,851	47.9%	279,686	45.7%	3,694,630	63.1%
RACE / ETHNICITY						
White	319,678	50.6%	703,502	44.3%	6,744,090	50.3%
Black	18,145	2.9%	132,903	8.4%	893,730	6.7%
American Indian	6,011	1.0%	14,652	0.9%	89,656	0.7%
Asian	26,795	4.2%	64,708	4.1%	2,226,668	16.6%
Pacific Islander	1,104	0.2%	5,495	0.3%	36,307	0.3%
Other Race	259,504	41.1%	666,368	42.0%	3,413,410	25.5%
Hispanic or Latino	543,988	86.2%	1,285,636	81.0%	6,089,729	45.4%
Not Hispanic or Latino	87,248	13.8%	301,992	19.0%	7,314,132	54.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	1,516		3,779		7,237	
Total Employees	18,894		39,685		79,984	
Daytime Population	29,853		108,280		244,429	

TRADE AREA MAP



LEGEND

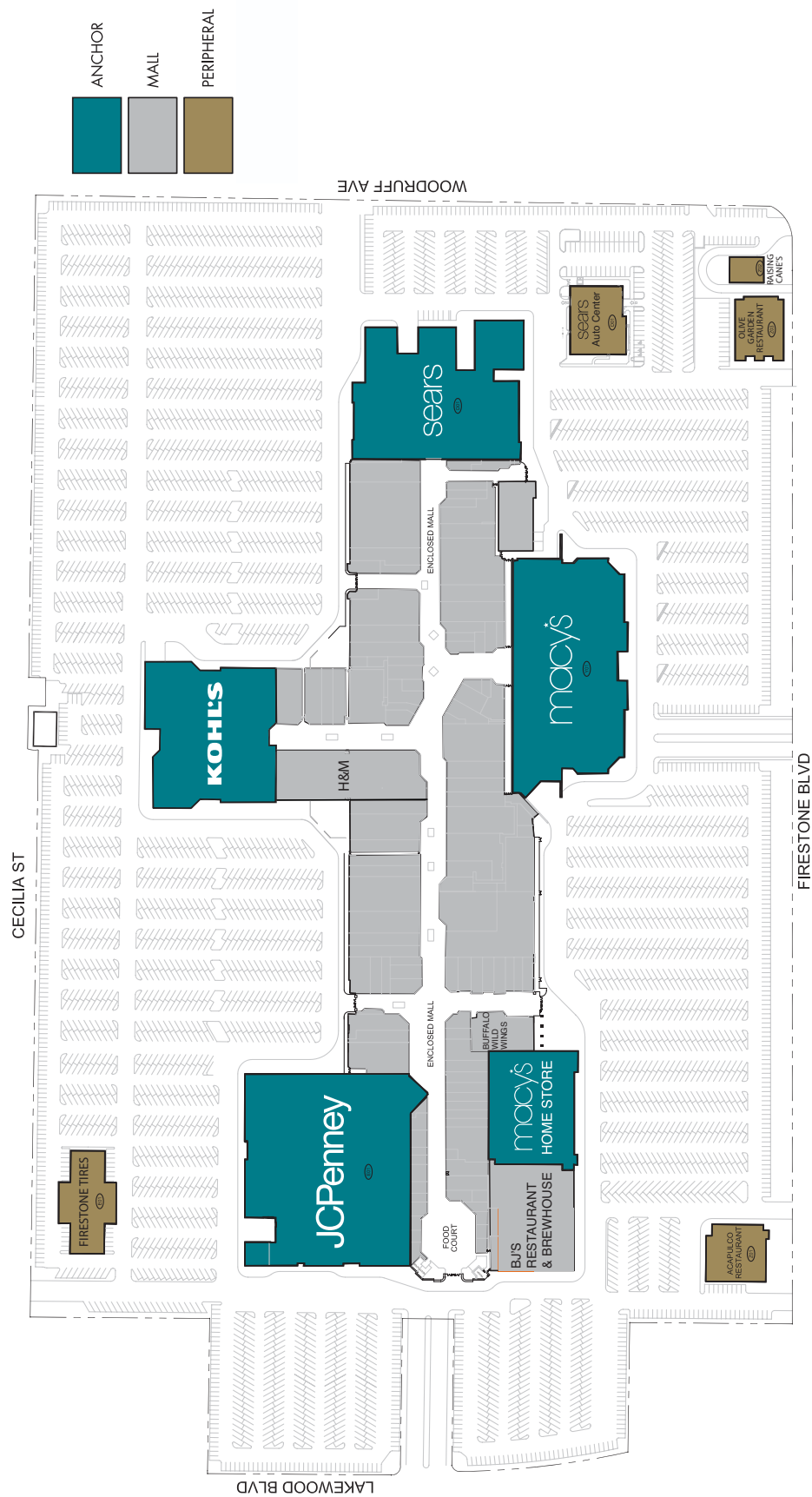
- ★ STONEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION IS
1.6 MILLION

MEDIAN HOME
COST IN DOWNEY
\$600,000

**SEVERAL NATIONALLY
ACCLAIMED
UNIVERSITIES**

WITH NEARLY 10,000 STUDENTS
LOCATED WITHIN MINUTES
OF DOWNEY

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 2,467 STUDENTS

18,000 STUDENTS IN K-12

DOWNEY UNIFIED SCHOOL
DISTRICT WAS NAMED
A CHARACTER COUNTS
EXEMPLARY SCHOOL DISTRICT

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



MORE THAN
16,000 EMPLOYEES
WORK FOR DOWNEY'S
LARGEST EMPLOYERS
IN FIELDS SUCH AS
EDUCATION, HEALTH
SERVICES AND RETAIL

NEW 111,285-SQUARE-FOOT MARRIOTT HOTEL FEATURING
140 GUESTROOMS LOCATED STEPS AWAY FROM THE CENTER
SCHEDULED TO OPEN SPRING 2021

2020 CITY IMPROVEMENTS SAW \$9.2 MILLION THAT INCLUDED
A COMPLETE **RENOVATION OF THE CITY LIBRARY** AND THE
PERFORMING ARTS CENTER AS WELL AS MAJOR IMPROVEMENTS
AT 7 PARKS, 2 FIRE STATIONS PLUS A FIRE MEMORIAL FOR FALLEN
FIREFIGHTERS

KAISER PERMANENTE, **DOWNEY'S LARGEST EMPLOYER**, HAS
A NEW TOWER UNDER CONSTRUCTION THAT WILL FEATURE 96
ADDITIONAL BEDS, AS WELL AS THE BEST OF "HIGH-TECH" MEDICINE IN
THE FORM OF THE LATEST TECHNOLOGICAL INNOVATIONS CURRENTLY
IN MEDICINE. KAISER OF DOWNEY WAS ALSO NAMED ONE OF THE
"BEST MATERNITY CARE HOSPITALS 2020" BY **NEWSWEEK** MAGAZINE.



STONEWOOD CENTER®

- 1 JCPENNEY
- 2 MACY'S HOME
- 3 MACY'S
- 4 KOHL'S
- 5 SEARS

- 6 SEARS AUTO CENTER
- 7 FIRESTONE TIRES
- 8 BJ'S BREWHOUSE
- 9 ACAPULCO
- 10 BUFFALO WILD WINGS

- 11 TILLY'S
- 12 PINK/VICTORIA'S SECRET
- 13 HOLLISTER
- 14 FOREVER 21
- 15 JD SPORTS

- 16 H&M
- 17 SOLA SALON
- 18 AMERICAN EAGLE OUTFITTERS
- 19 OLIVE GARDEN
- 20 RAISING CANE'S



MARRIOTT HOTEL

PENSKE TOYOTA

SOCAL GAS

BANK OF AMERICA