



STONEWOOD  
CENTER®

DOWNEY, CA

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## MARKET PROFILE 2022

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

**RESTAURANTS & ENTERTAINMENT** Acapulco, BJ's Restaurant & Brewhouse, Buffalo Wild Wings, Olive Garden, Raising Cane's, Candeeland Kids | **FOOD COURT** 11 units

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 929,000

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

**FOR MORE INFORMATION** 562-861-9233 | [Macerich.com](http://Macerich.com)



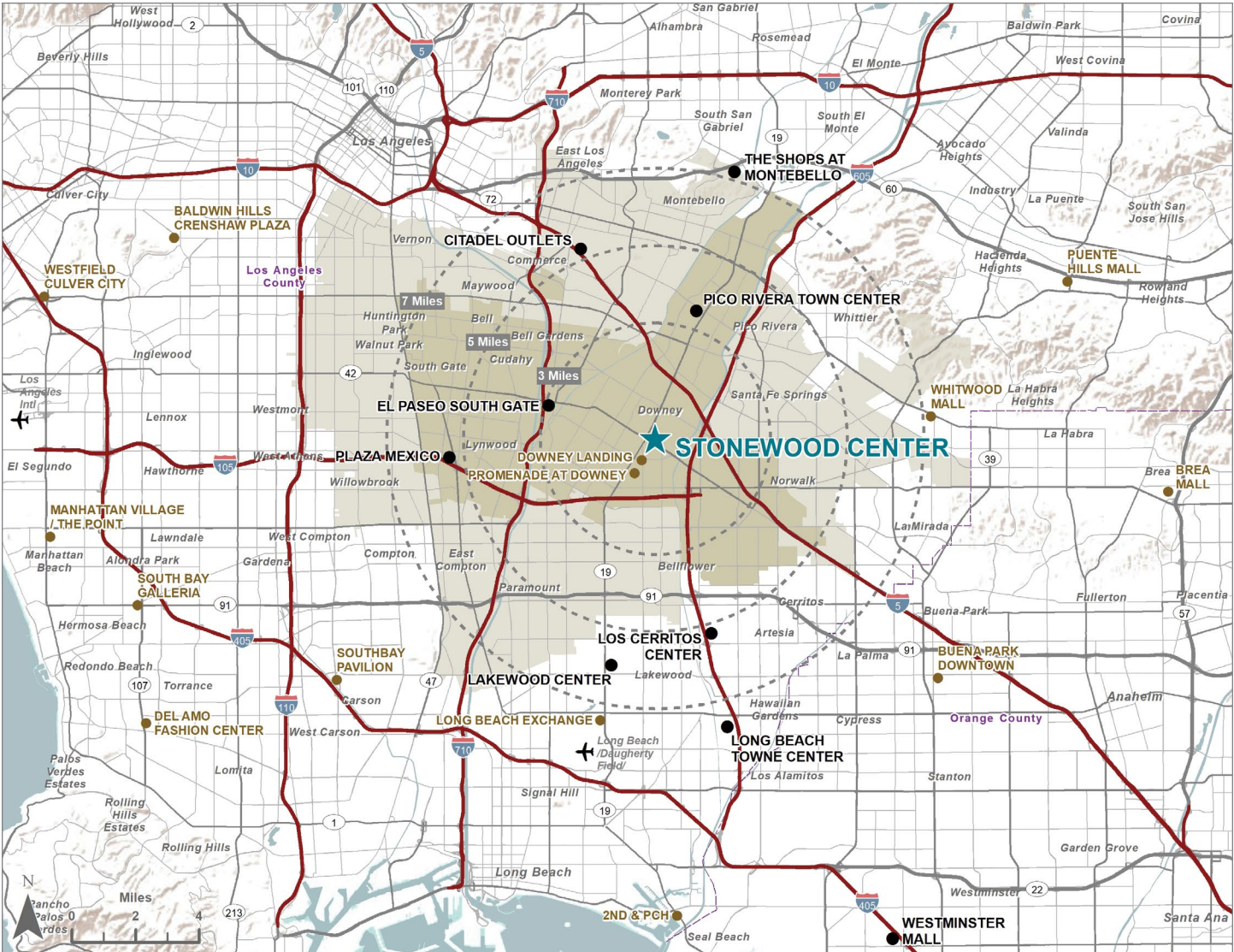
MACERICH®

# DEMOGRAPHIC SUMMARY

| POPULATION                      | PRIMARY TRADE AREA |       | TOTAL TRADE AREA |       | LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA] |       |
|---------------------------------|--------------------|-------|------------------|-------|--|-------|
| 2021 Total Population           | 625,833            |       | 1,576,058        |       | 13,303,870                               |       |
| 2026 Total Population           | 625,994            |       | 1,579,838        |       | 13,505,465                               |       |
| 2021-2026 Population Growth     | 0.0%               |       | 0.2%             |       | 1.5%                                     |       |
| HOUSEHOLDS                      |                    |       |                  |       |  |       |
| 2021 Total Households           | 158,620            |       | 398,935          |       | 4,376,140                                |       |
| 2026 Total Households           | 158,067            |       | 398,370          |       | 4,439,661                                |       |
| 2021-2026 Household Growth      | -0.3%              |       | -0.1%            |       | 1.5%                                     |       |
| INCOME                          |                    |       |                  |       |  |       |
| Average Household Income        | \$77,421           |       | \$72,222         |       | \$111,121                                |       |
| Median Household Income         | \$60,975           |       | \$56,289         |       | \$78,908                                 |       |
| Per Capita Income               | \$19,637           |       | \$18,301         |       | \$36,615                                 |       |
| HOUSEHOLD INCOME RANGES         |                    |       |                  |       |  |       |
| \$50,000 +                      | 96,625             | 60.9% | 225,282          | 56.5% | 2,966,011                                | 67.8% |
| \$75,000 +                      | 64,545             | 40.7% | 148,531          | 37.2% | 2,295,005                                | 52.4% |
| \$100,000 +                     | 41,217             | 26.0% | 93,660           | 23.5% | 1,751,267                                | 40.0% |
| \$150,000 +                     | 16,027             | 10.1% | 35,159           | 8.8%  | 972,998                                  | 22.2% |
| AGE                             |                    |       |                  |       |  |       |
| Median Age                      | 31.9               |       | 30.9             |       | 36.6                                     |       |
| EDUCATION / OCCUPATION          |                    |       |                  |       |  |       |
| Bachelor’s Degree Plus          | 56,609             | 14.5% | 125,965          | 13.2% | 3,319,882                                | 36.5% |
| White Collar                    | 123,642            | 47.8% | 287,256          | 45.8% | 3,965,792                                | 64.7% |
| RACE / ETHNICITY                |                    |       |                  |       |  |       |
| White                           | 316,974            | 50.6% | 698,408          | 44.3% | 6,675,881                                | 50.2% |
| Black                           | 17,981             | 2.9%  | 131,971          | 8.4%  | 887,167                                  | 6.7%  |
| American Indian                 | 5,951              | 1.0%  | 14,497           | 0.9%  | 88,551                                   | 0.7%  |
| Asian                           | 26,650             | 4.3%  | 64,429           | 4.1%  | 2,226,229                                | 16.7% |
| Pacific Islander                | 1,092              | 0.2%  | 5,426            | 0.3%  | 35,915                                   | 0.3%  |
| Other Race                      | 257,185            | 41.1% | 661,328          | 42.0% | 3,390,127                                | 25.5% |
| Hispanic or Latino              | 539,252            | 86.2% | 1,275,924        | 81.0% | 6,038,973                                | 45.4% |
| Not Hispanic or Latino          | 86,581             | 13.8% | 300,134          | 19.0% | 7,264,897                                | 54.6% |
| EMPLOYMENT / DAYTIME POPULATION |                    |       |                  |       |  |       |
|                                 | 1 MILE             |       | 2 MILE           |       | 3 MILE                                   |       |
| Total Businesses                | 1,578              |       | 3,951            |       | 7,507                                    |       |
| Total Employees                 | 20,371             |       | 42,583           |       | 85,805                                   |       |
| Daytime Population              | 29,841             |       | 108,253          |       | 244,334                                  |       |



# TRADE AREA MAP

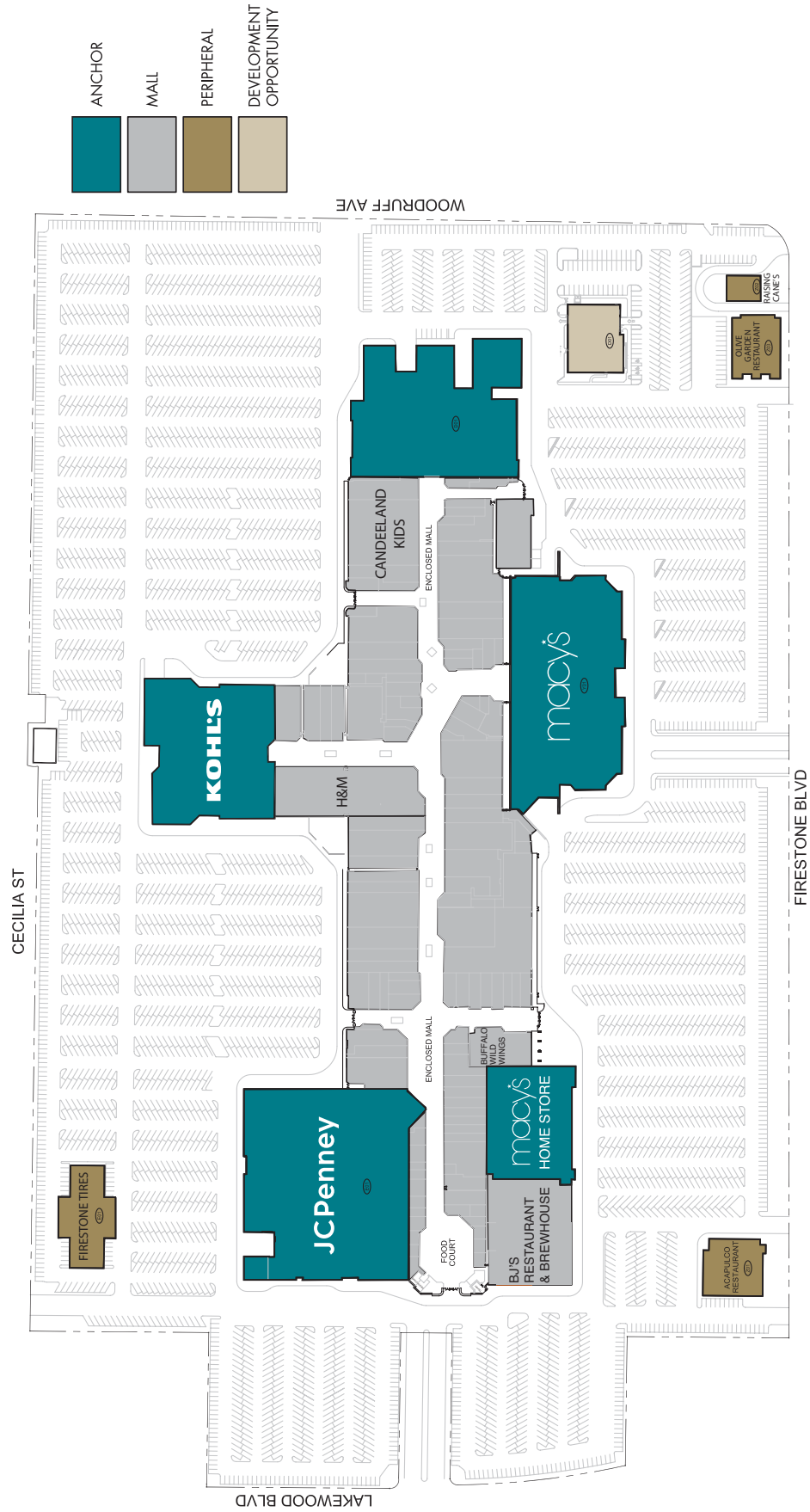


## LEGEND

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



# SITE PLAN



# MARKET FACT SHEET

TOTAL TRADE AREA  
POPULATION IS  
**1.5 MILLION**

MEDIAN HOME  
COST IN DOWNEY  
**\$745,000**

**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 IN 2022

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**,  
COMPLETED A NEW TOWER THAT FEATURES 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®

MAJOR RETAILERS INCLUDE:

|             |                           |                 |              |                        |
|-------------|---------------------------|-----------------|--------------|------------------------|
| JCPENNEY    | ACAPULCO                  | CANDELAND KIDS  | H&M          | PINK/VICTORIA'S SECRET |
| MACY'S      | AMERICAN EAGLE OUTFITTERS | COTTONON        | HOLLISTER    | RAISING CANE'S         |
| MACY'S HOME | BJ'S BREWHOUSE            | FIRESTONE TIRES | JD SPORTS    | SOLA SALON             |
| KOHL'S      | BUFFALO WILD WINGS        | FOREVER 21      | OLIVE GARDEN | TILLY'S                |

NORTH  
▲



DOWNEY  
HIGH  
SCHOOL

IN & OUT

710 FWY

STARBUCKS

FIRESTONE BLVD

605 FWY

SOCAL GAS

PENSKE TOYOTA

BANK OF AMERICA

MARRIOTT HOTEL