



STONEWOOD
CENTER®

DOWNEY, CA

MARKET PROFILE 2023

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

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

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 922,000

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

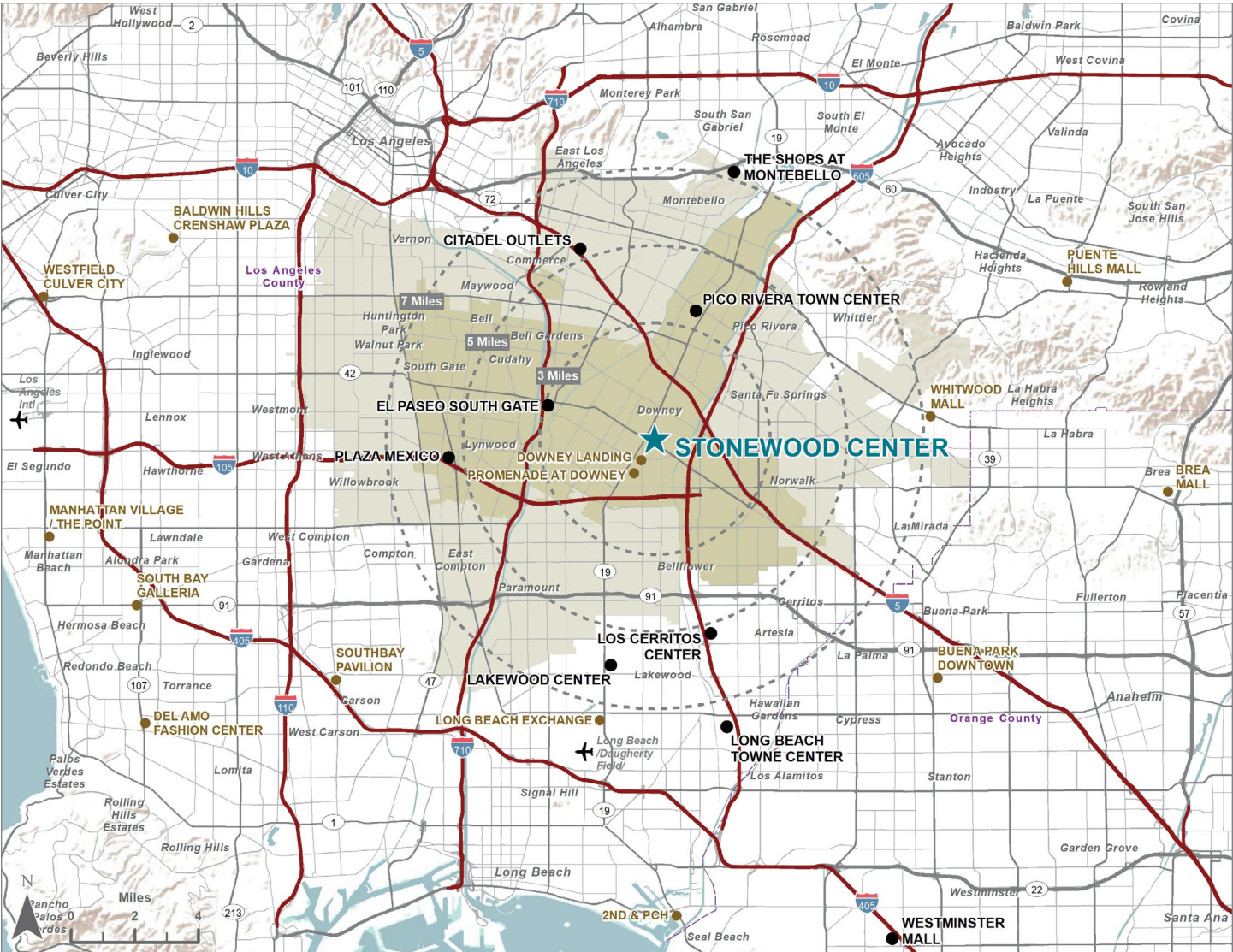
FOR MORE INFORMATION 562-861-9233 | [Macerich.com](https://www.macerich.com)



DEMOGRAPHIC SUMMARY

POPULATION		PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2022 Total Population		598,033		1,530,090		13,196,147	
2027 Total Population		581,107		1,487,938		13,002,581	
2022-2027 Population Growth		-2.8%		-2.8%		-1.5%	
HOUSEHOLDS							
2022 Total Households		162,950		412,838		4,507,965	
2027 Total Households		158,977		403,024		4,463,145	
2022-2027 Household Growth		-2.4%		-2.4%		-1.0%	
INCOME							
Average Household Income		\$89,422		\$83,143		\$126,301	
Median Household Income		\$67,695		\$61,968		\$86,850	
Per Capita Income		\$24,354		\$22,454		\$43,240	
HOUSEHOLD INCOME RANGES							
\$50,000 +		106,891	65.6%	252,166	61.1%	3,228,302	71.6%
\$75,000 +		74,327	45.6%	172,749	41.8%	2,557,616	56.7%
\$100,000 +		49,999	30.7%	114,573	27.8%	1,996,110	44.3%
\$150,000 +		21,045	12.9%	46,392	11.2%	1,152,994	25.6%
AGE							
Median Age		32.0		31.1		36.7	
EDUCATION / OCCUPATION							
Bachelor’s Degree Plus		60,618	16.6%	137,088	15.0%	3,513,536	40.1%
White Collar		132,655	46.3%	315,893	44.5%	4,032,302	59.1%
RACE/ETHNICITY							
White		102,911	17.2%	239,231	15.6%	4,533,651	34.4%
Black/African American		16,583	2.8%	118,072	7.7%	837,843	6.3%
American Indian		16,980	2.8%	41,605	2.7%	208,323	1.6%
Asian		26,521	4.4%	68,171	4.5%	2,268,988	17.2%
Pacific Islander		1,246	0.2%	4,762	0.3%	33,342	0.3%
Other Race		433,791	72.5%	1,058,248	69.2%	5,314,000	40.3%
Hispanic or Latino		516,372	86.3%	1,243,135	81.2%	5,885,479	44.6%
Not Hispanic or Latino		81,661	13.7%	286,955	18.8%	7,310,668	55.4%
EMPLOYMENT / DAYTIME POPULATION		1 MILE		2 MILE		3 MILE	
Total Businesses		1,488		4,188		7,975	
Total Employees		15,717		42,465		87,098	
Daytime Population		28,583		106,564		239,899	

TRADE AREA MAP



LEGEND

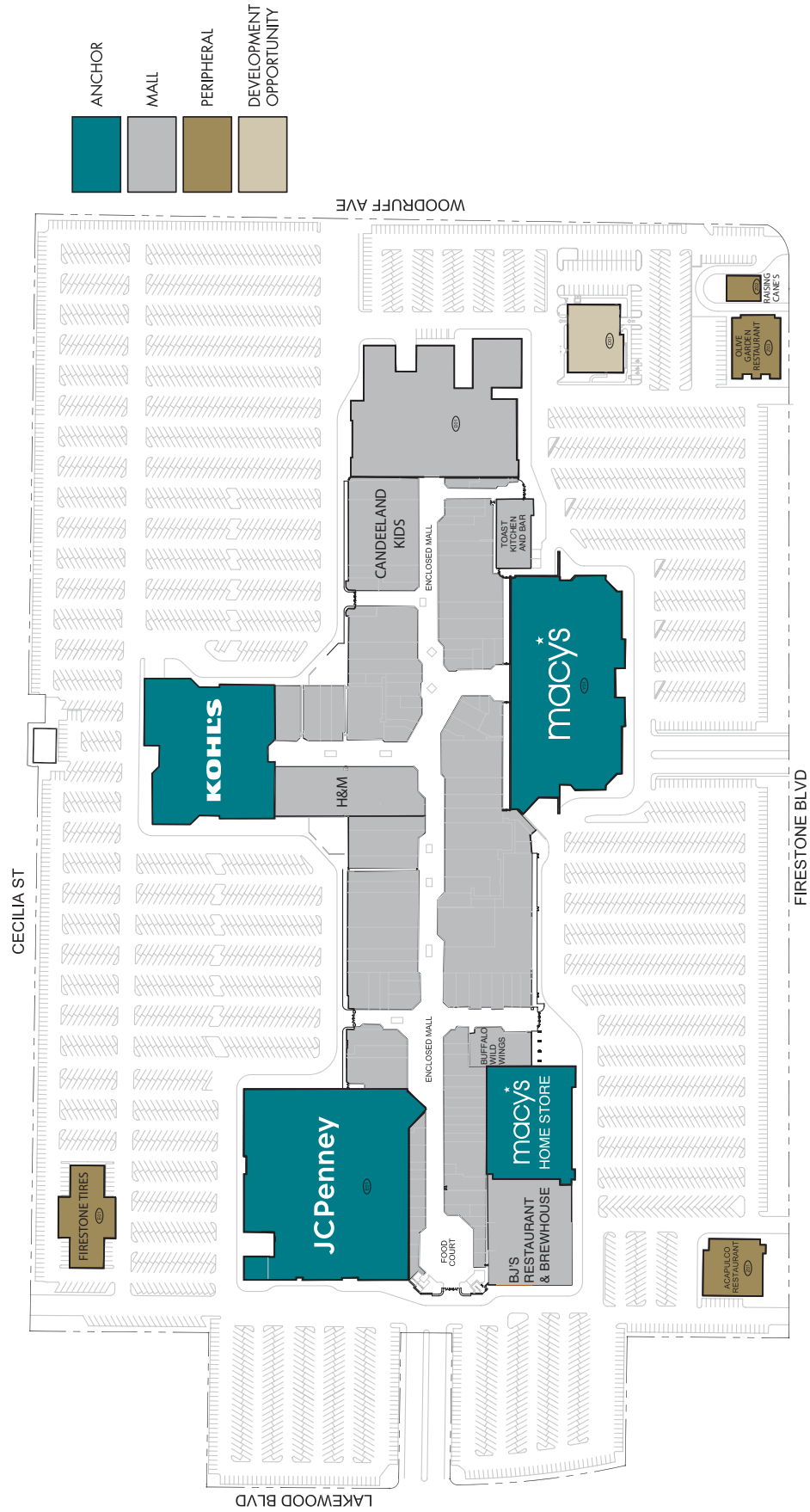
- ★ STONEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW



SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION IS
1.5 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.



NEARLY **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
OPENED 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 2022-2023" BY NEWSWEEK MAGAZINE.

(U.S. NEWS AND WORLD REPORT)



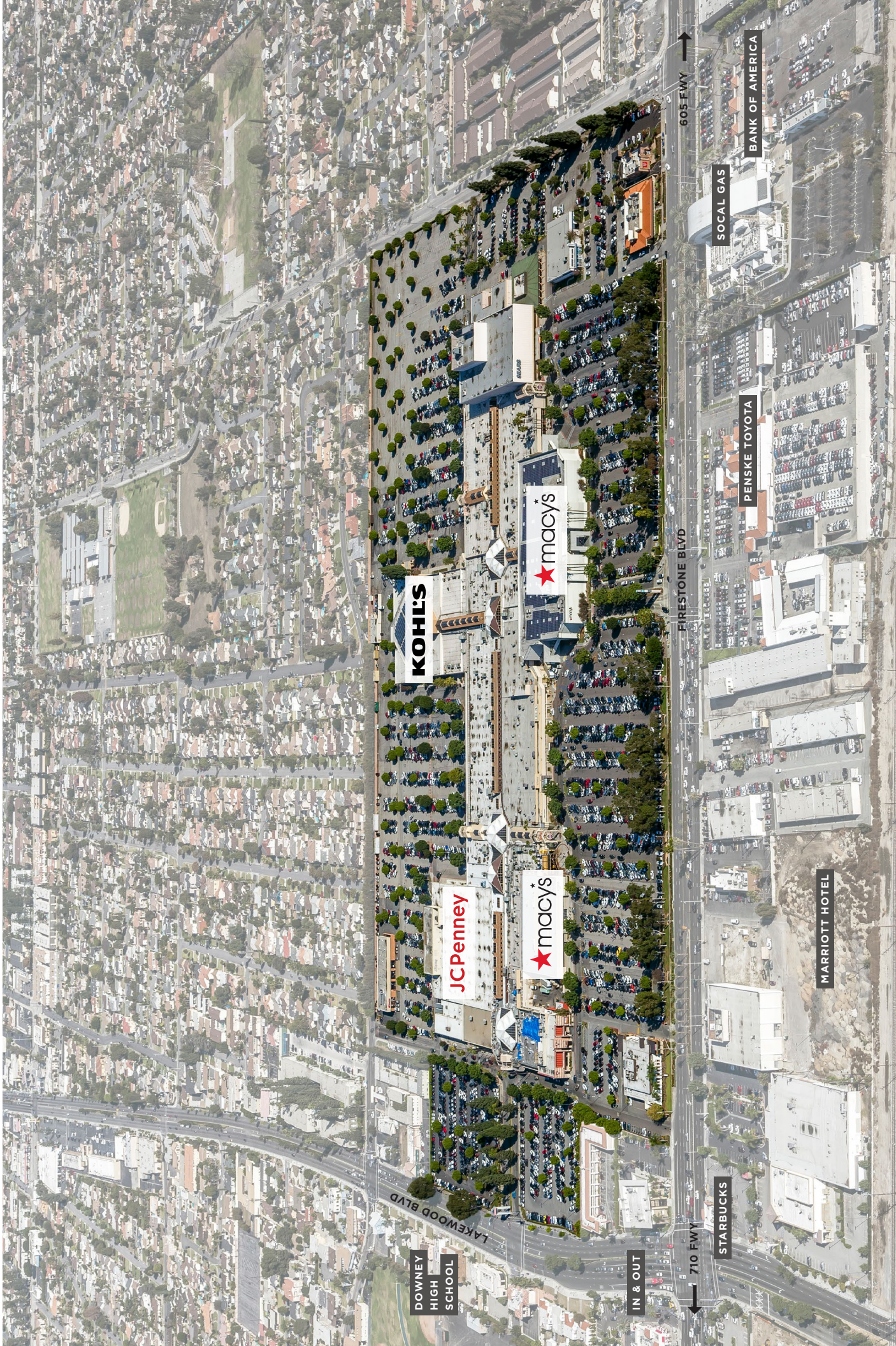
STONEWOOD
CENTER®

MAJOR RETAILERS INCLUDE:

JCPENNEY	ACAPULCO	BUFFALO WILD WINGS	FOREVER 21	OLIVE GARDEN
MACY'S	AMERICAN EAGLE OUTFITTERS	CANDEELAND KIDS	H&M	PINK/VICTORIA'S SECRET
MACY'S HOME	BJ'S BREWHOUSE	CHARLY	HOLLISTER	RAISING CANE'S
KOHL'S	BOX LUNCH	COTTON ON	JD SPORTS	TOAST KITCHEN AND BAR



NORTH



DOWNEY
HIGH
SCHOOL

IN & OUT

710 FWY

STARBUCKS

FIRESTONE BLVD

605 FWY

SOCAL GAS

PENSKE TOYOTA

BANK OF AMERICA

MARRIOTT HOTEL