



STONEWOOD  
CENTER®

DOWNEY, CA

## MARKET PROFILE 2024

**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** 927,000

**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]	
2023 Total Population	594,484		1,522,637		13,179,586	
2028 Total Population	584,634		1,504,561		13,160,773	
2023-2028 Population Growth	-1.7%		-1.2%		-0.1%	
HOUSEHOLDS						
2023 Total Households	162,420		411,976		4,516,806	
2028 Total Households	161,108		410,806		4,556,217	
2023-2028 Household Growth	-0.8%		-0.3%		0.9%	
INCOME						
Average Household Income	\$92,358		\$86,473		\$127,734	
Median Household Income	\$69,509		\$64,318		\$86,536	
Per Capita Income	\$25,229		\$23,420		\$43,875	
HOUSEHOLD INCOME RANGES						
\$50,000 +	106,297	65.4%	254,916	61.9%	3,188,568	70.6%
\$75,000 +	76,318	47.0%	180,867	43.9%	2,556,338	56.6%
\$100,000 +	51,472	31.7%	121,243	29.4%	1,992,449	44.1%
\$150,000 +	23,998	14.8%	53,419	13.0%	1,192,331	26.4%
AGE						
Median Age	32.3		31.3		36.9	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	59,632	16.1%	138,491	14.9%	3,516,829	39.0%
White Collar	122,113	46.6%	295,590	45.1%	4,080,289	63.7%
RACE/ETHNICITY						
White	103,706	17.4%	240,969	15.8%	4,434,053	33.6%
Black/African American	16,267	2.7%	115,905	7.6%	841,709	6.4%
American Indian	16,188	2.7%	39,755	2.6%	203,038	1.5%
Asian	25,931	4.4%	66,813	4.4%	2,284,450	17.3%
Pacific Islander	1,220	0.2%	4,635	0.3%	33,053	0.3%
Other Race	431,174	72.5%	1,054,559	69.3%	5,383,283	40.8%
Hispanic or Latino	517,352	87.0%	1,248,322	82.0%	6,026,818	45.7%
Not Hispanic or Latino	77,132	13.0%	274,315	18.0%	7,152,768	54.3%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,476		7,858		22,691	
Total Employees	15,959		90,055		257,897	
Daytime Population	29,101		236,067		658,958	



# TRADE AREA MAP



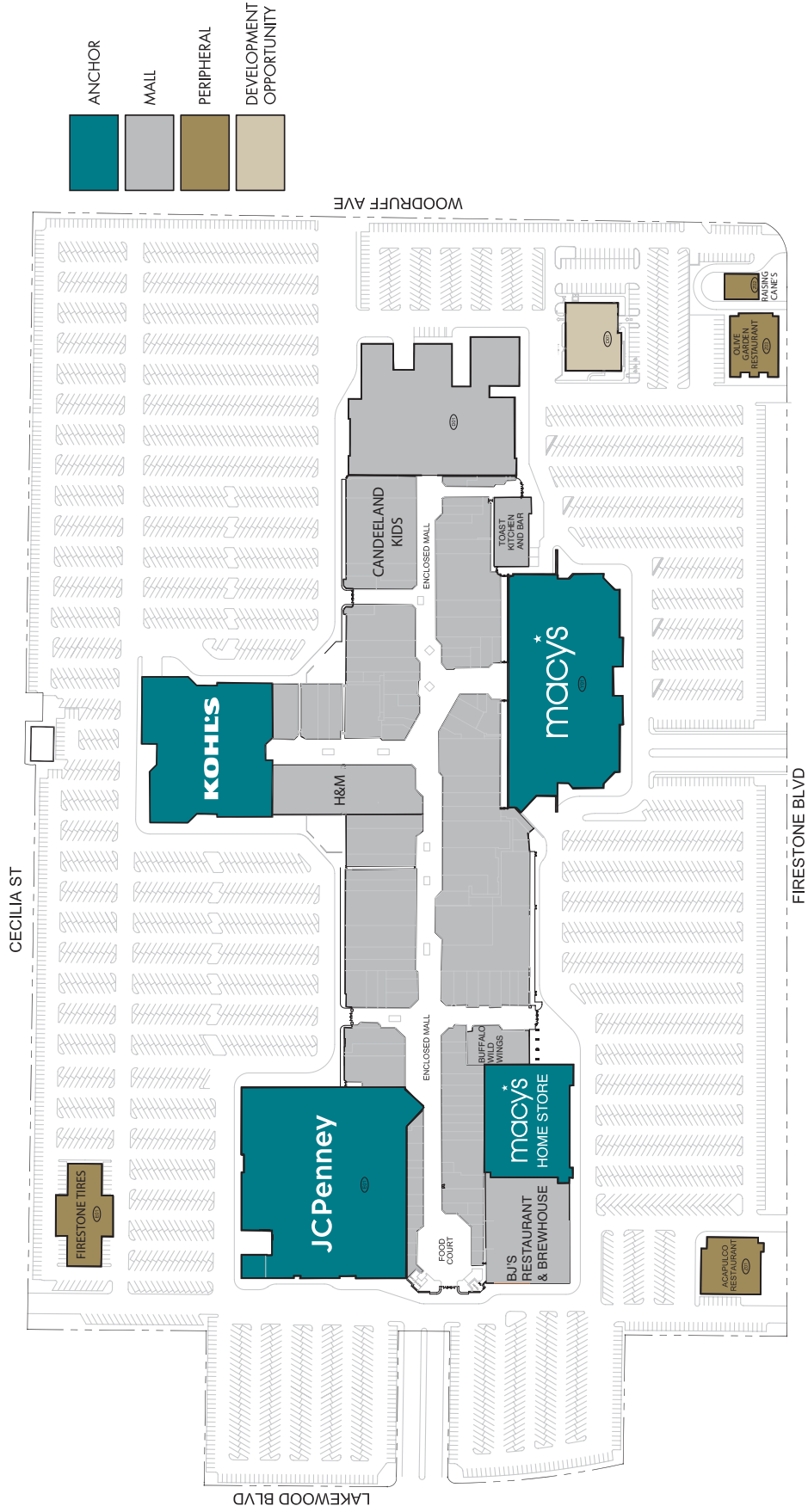
## LEGEND

- ★ 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  
**\$805,000**  
+15% INCREASE

**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

**111K-SQUARE-FOOT**  
**MARRIOTT HOTEL** FEATURING  
140 GUESTROOMS LOCATED  
STEPS AWAY FROM THE CENTER  
OPENED IN 2022

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)

DOWNEY THEATRE VOTED 2023 "BEST PLACE TO SEE A MUSICAL OR PLAY"  
(L.A. TIMES)



