



STONWOOD
CENTER®

DOWNEY, CA

MARKET PROFILE 2025

MAJOR RETAILERS 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** 10 units

PROPERTY TYPE Super-regional | **TOTAL SQUARE FEET** 926,000

BUILT / RENOVATED 1953 / 1990 / 2005 (Food Court)

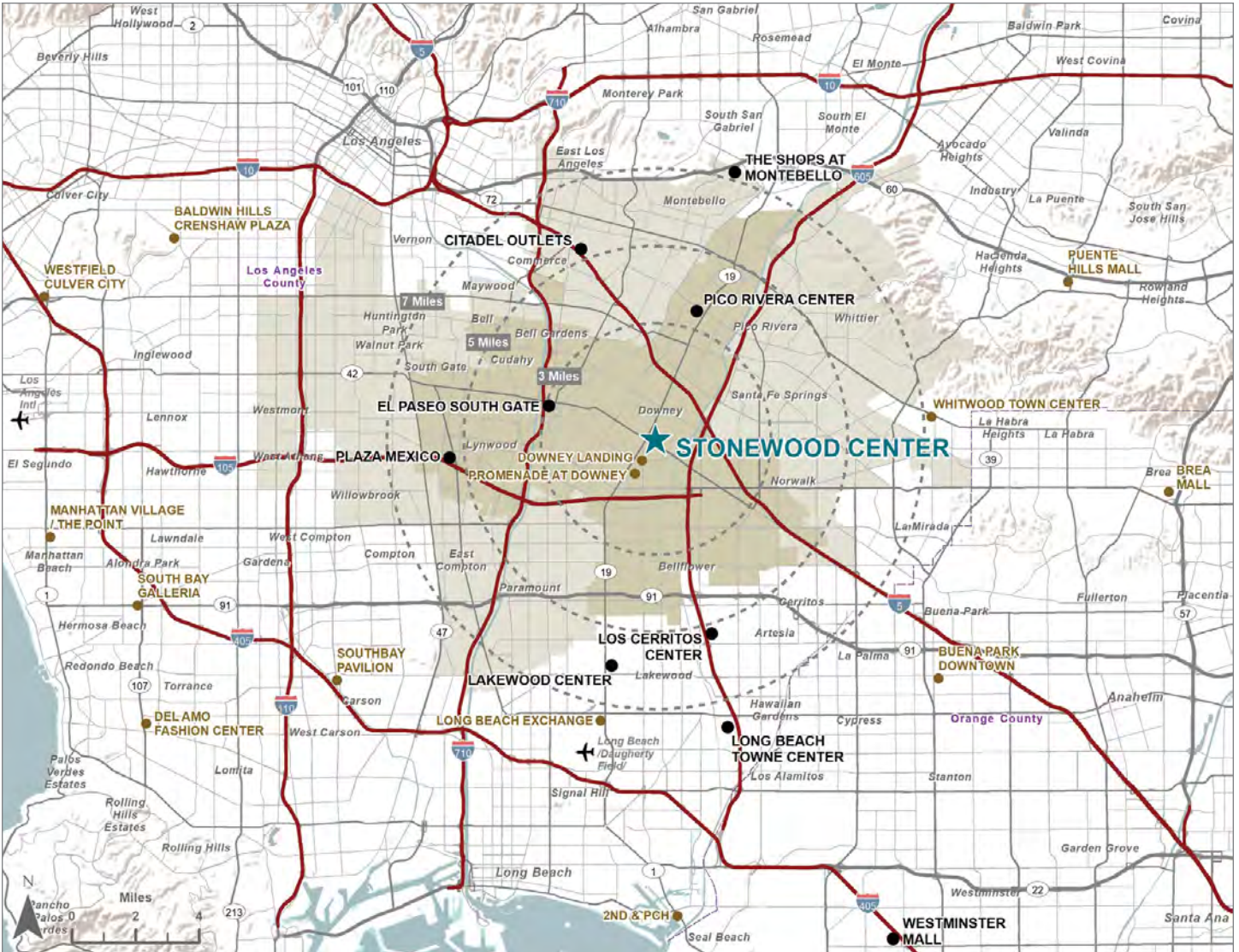
FOR MORE INFORMATION 562-861-9233 | Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2024 Total Population	589,554		1,636,029		12,940,761	
2029 Total Population	572,517		1,593,511		12,767,664	
% Population Change 2024 to 2029	-2.9%		-2.6%		-1.3%	
HOUSEHOLDS						
2024 Total Households	168,204		458,738		4,527,005	
2029 Total Households	168,107		460,022		4,606,659	
% Household Change 2024 to 2029	-0.1%		0.3%		1.8%	
INCOME						
Average Household Income	\$100,682		\$92,323		\$134,733	
Median Household Income	\$77,210		\$69,923		\$94,047	
Per Capita Income	\$28,765		\$25,910		\$47,231	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	116,899	69.5%	296,567	64.7%	3,296,803	72.8%
Household Income \$75,000 +	87,048	51.8%	217,374	47.4%	2,696,405	59.6%
Household Income \$100,000 +	61,893	36.8%	152,106	33.2%	2,158,538	47.7%
Household Income \$150,000 +	31,689	18.8%	73,852	16.1%	1,351,125	29.9%
AGE						
Median Age	36.2		35.3		38.7	
EDUCATION / OCCUPATION						
Bachelor's Degree +	72,992	18.4%	172,869	16.2%	3,665,199	39.9%
White Collar	133,434	48.7%	335,716	45.7%	4,070,321	63.6%
RACE/ETHNICITY						
White	105,758	17.9%	254,838	15.6%	4,349,267	33.6%
Black	24,762	4.2%	139,643	8.5%	814,856	6.3%
American Indian	15,639	2.7%	43,182	2.6%	203,139	1.6%
Asian	34,636	5.9%	68,349	4.2%	2,246,229	17.4%
Pacific Islander	1,733	0.3%	4,941	0.3%	33,322	0.3%
Other Race	281,045	47.7%	815,259	49.8%	3,353,021	25.9%
2 + Races	125,981	21.4%	309,817	18.9%	1,940,927	15.0%
Hispanic Population	484,989	82.3%	1,325,912	81.0%	5,902,081	45.6%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	1,464		7,960		22,949	
Total Employees	15,013		85,825		250,477	
Total Daytime Population	28,634		229,677		634,968	

TRADE AREA MAP



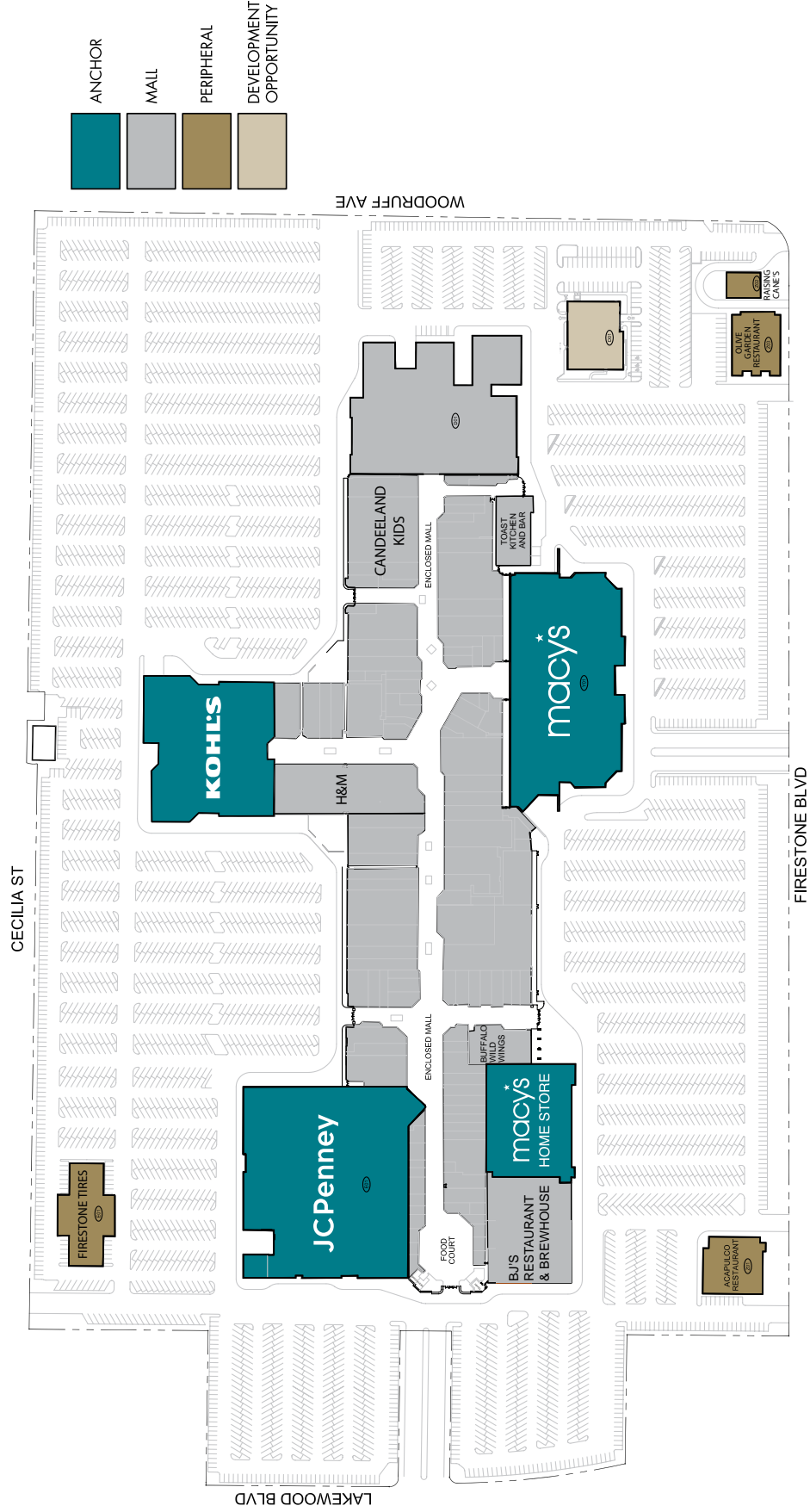
LEGEND

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



10% PCW

SITE PLAN



AT A GLANCE

CENTER INFORMATION

Stonewood Center in Downey, California, is a premier shopping and dining destination featuring top brands such as Macy's, JCPenney, Kohl's, Pandora and H&M. Plus, family-friendly dining options, BJ's Restaurant & Brewhouse, Raising Cane's and Olive Garden.

TOP 10 ANCHORS

THE STONEWOOD CENTER DEPARTMENT STORES ARE RANKED IN THE **TOP 10 IN CALIFORNIA**

\$50M+ FOOD & BEV

SHOPPERS APPRECIATE QSR AND SIT-DOWN RESTAURANTS, SPENDING **23%** ABOVE THE NATIONAL AVERAGE AND OVER **\$50M ANNUALLY** ON FOOD AND BEVERAGE

RENOVATION PLANS

STONEWOOD CENTER IS POISED FOR RENOVATION, **INCLUDING COSMETIC UPGRADES, MALL ENTRANCE ENHANCEMENTS AND LUSH LANDSCAPING**, WHICH WILL CREATE A LASTING IMPRESSION

MARKET INFORMATION

- Downey was rated in the top 25% of the **100 BEST CITIES TO DO BUSINESS IN CALIFORNIA**
- Downey has a rich heritage in the Aerospace community, including being **HOME TO THE COLUMBIA MEMORIAL SPACE CENTER**
- Downey is home to **AWARD-WINNING SCHOOLS**

OTHER FACTS

- Over 8M annually in visitor traffic
- **\$100K+ AVERAGE HH INCOME** in primary trade area
- Strong dining options with a 20%+ market growth over 5 years
- Restaurants are ranked #1 in the Macerich portfolio
- **FAMILY FIRST:** 45% of households in the trade area have children in the home

ECONOMIC DRIVERS

- **\$30M INVESTMENT** in city improvements
- Market growth and expansion in the healthcare sector, including award-winning facilities Kaiser Permanente Downey and Rancho Los Amigos Rehabilitation Centers
- **DESIRABLE NEIGHBORHOOD** with average home price over \$900K
- Downey's school district has **WON 4 CALIFORNIA "DISTINGUISHED SCHOOL" AWARDS** and is one of only two districts in California to be awarded for academic excellence
- Strong daytime population of **OVER 2M EMPLOYEES** in a 10-mile radius
- Strong presence of national restaurants, retailers and entertainment venues

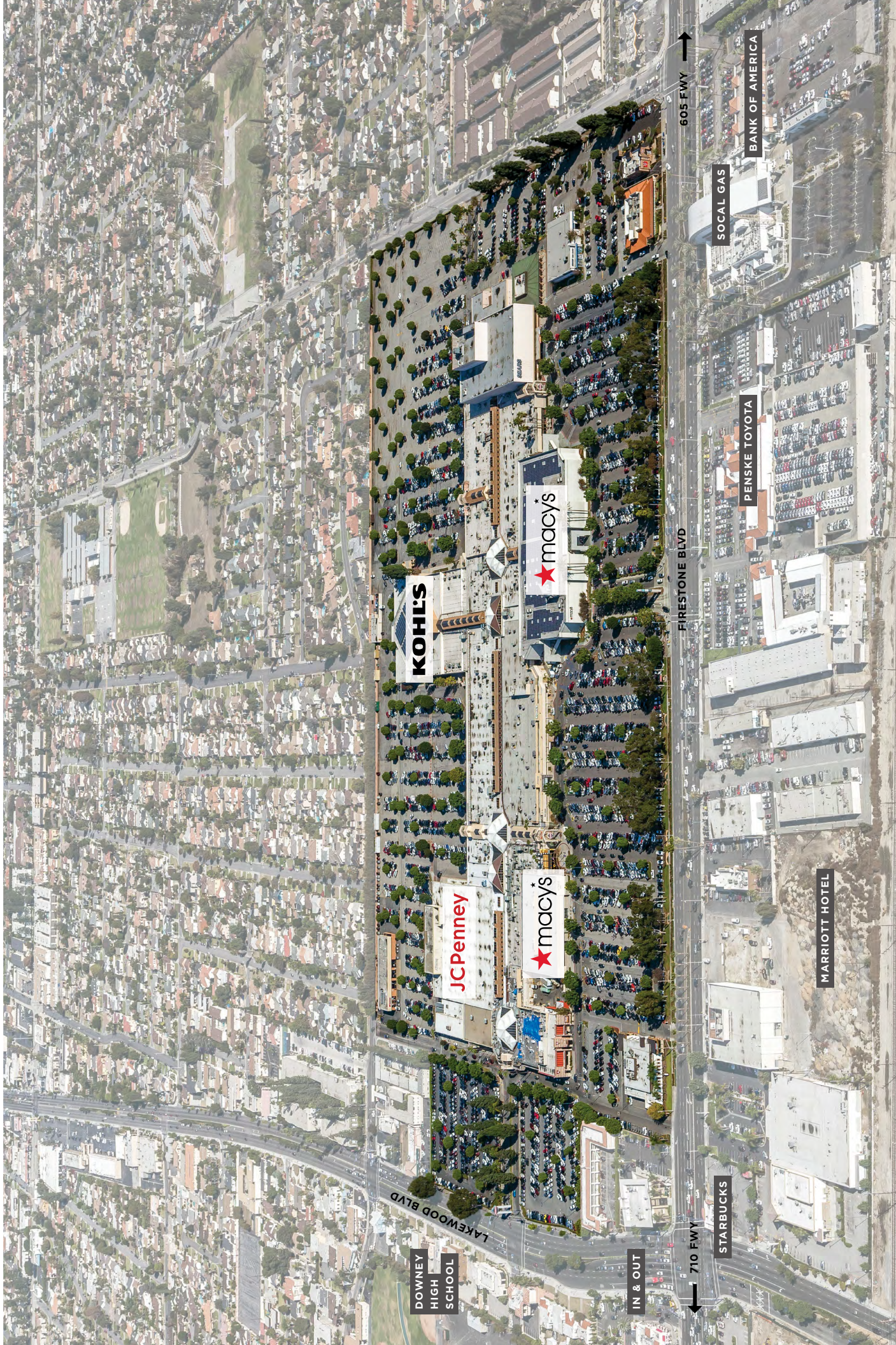


STONEWOOD
CENTER®

MAJOR RETAILERS INCLUDE:

- | | | | | |
|-------------|----------------|--------------------|--------------|------------------------|
| JCPENNEY | ACAPULCO | BUFFALO WILD WINGS | H&M | PINK/VICTORIA'S SECRET |
| MACY'S | AMERICAN EAGLE | CANDEELAND KIDS | HOLLISTER | RAISING CANE'S |
| MACY'S HOME | BJ'S BREWHOUSE | COTTON ON | JD SPORTS | TILLY'S |
| KOHL'S | BOX LUNCH | G BY GUESS | OLIVE GARDEN | TOAST KITCHEN AND BAR |

NORTH



DOWNEY
HIGH
SCHOOL

LAKWOOD BLVD

KOHL'S

JCPenney

MACY'S

MACY'S

710 FWY

FIRESTONE BLVD

605 FWY

IN & OUT

STARBUCKS

PENSKE TOYOTA

SOCAL GAS

BANK OF AMERICA

MARRIOTT HOTEL