



LAKWOOD
CENTER

LAKWOOD, CA

MARKET PROFILE 2019



PROPERTY TYPE:

Super-regional

TOTAL SQUARE FEET:

2,070,000

MAJOR RETAILERS:

Bed Bath & Beyond, Best Buy, Burlington, Costco, Forever 21, H&M, Home Depot, JCPenney, Macy's, Target, 24 Hour Fitness Super Sport, ULTA

RESTAURANTS & ENTERTAINMENT:

Boston's Pizza Kitchen & Sports Bar, California Pizza Kitchen, Chick-fil-A, Chili's, Five Guys, Hiccups, Luna Grill, Mimi's Cafe, Panera Bread, Outback, Raising Cane's, Red Lobster, Red Robin, Stonefire Grill, Pacific Theatres, Round 1 Bowling and Entertainment

FOOD COURT:

7 units

BUILT / RENOVATED:

1951 / 2009 / 2014

FOR INFORMATION:

562-633-0437
Macerich.com



DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		LOS ANGELES-LONG BEACH-ANAHEIM, CA [MSA]	
2018 Total Population	447,048		1,320,487		13,542,894	
2023 Total Population	455,098		1,348,316		13,965,168	
2018-2023 Population Growth	1.8%		2.1%		3.1%	
HOUSEHOLDS						
2018 Total Households	134,590		379,196		4,430,613	
2023 Total Households	136,152		385,543		4,554,872	
2018-2023 Household Growth	1.2%		1.7%		2.8%	
INCOME						
Average Household Income	\$80,857		\$77,708		\$100,718	
Median Household Income	\$60,462		\$57,643		\$67,890	
Per Capita Income	\$24,695		\$22,783		\$33,438	
HOUSEHOLD INCOME RANGES						
\$50,000 +	80,363	59.7%	217,546	57.4%	2,776,094	62.7%
\$75,000 +	55,027	40.9%	146,990	38.8%	2,058,306	46.5%
\$100,000 +	37,352	27.8%	98,013	25.8%	1,527,946	34.5%
\$150,000 +	15,902	11.8%	41,614	11.0%	831,991	18.8%
AGE						
Median Age	33.8		33.1		36.1	
EDUCATION / OCCUPATION						
Bachelor's Degree Plus	63,656	22.3%	180,925	21.6%	3,117,717	34.2%
White Collar	115,438	55.4%	322,836	53.2%	4,080,129	61.6%
RACE / ETHNICITY						
White	187,606	42.0%	532,212	40.3%	6,876,288	50.8%
Black	57,883	12.9%	155,083	11.7%	910,106	6.7%
American Indian	3,295	0.7%	10,094	0.8%	92,308	0.7%
Asian	60,092	13.4%	178,734	13.5%	2,184,717	16.1%
Pacific Islander	6,093	1.4%	12,076	0.9%	37,365	0.3%
Other Race	132,079	29.5%	432,287	32.7%	3,442,110	25.4%
Hispanic or Latino	221,680	49.6%	764,274	57.9%	6,171,843	45.6%
Not Hispanic or Latino	225,367	50.4%	556,213	42.1%	7,371,051	54.4%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		2 MILE		3 MILE	
Total Businesses	761		2,687		6,784	
Total Employees	10,561		30,522		77,080	
Daytime Population	24,828		91,235		220,594	

TRADE AREA MAP



LEGEND

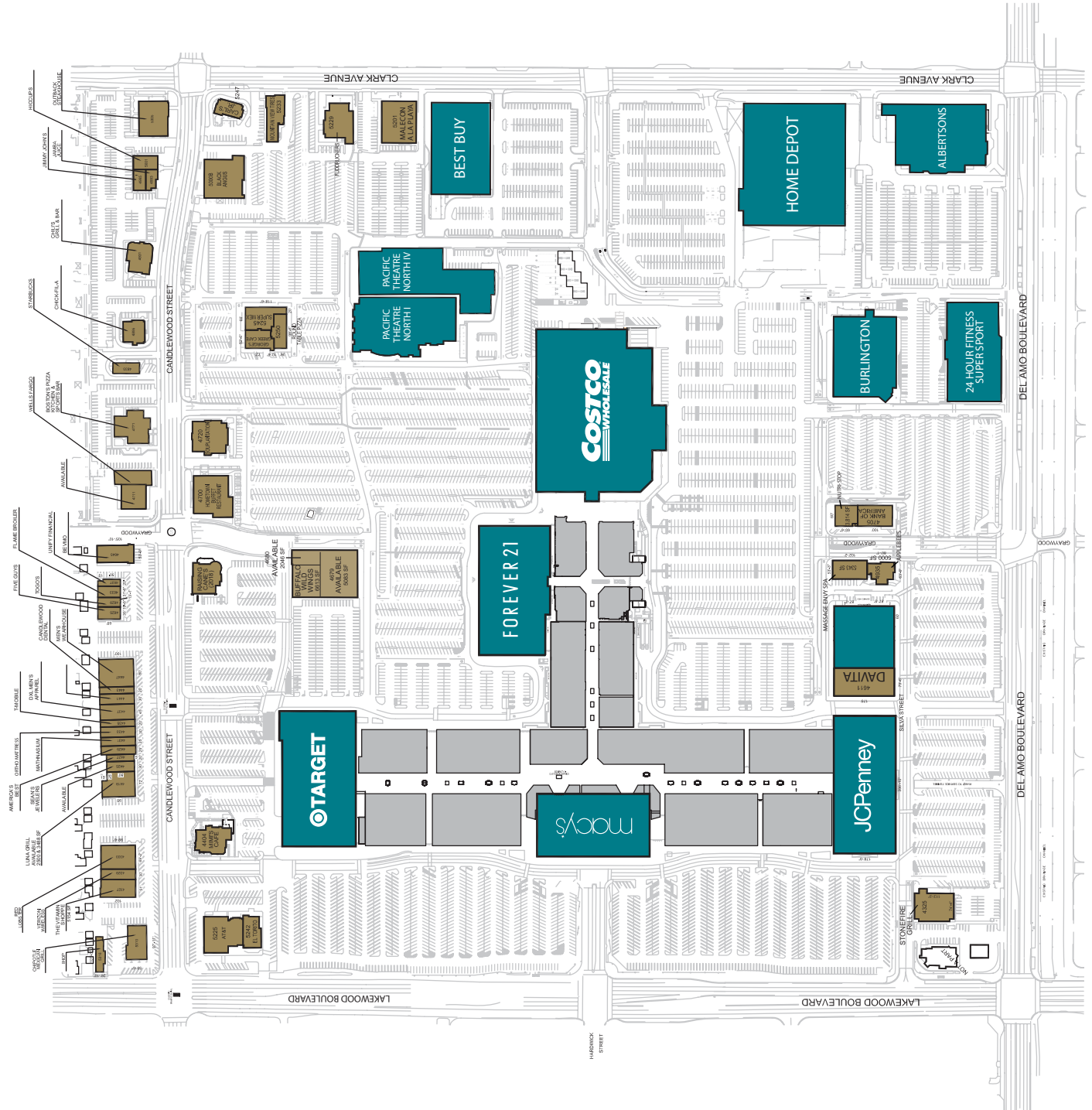
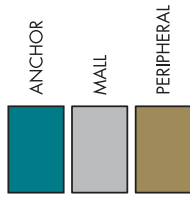
- ★ LAKEWOOD CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS

N



10% PCW

SITE PLAN



MARKET FACT SHEET

TOTAL TRADE AREA
POPULATION
1.3 MILLION

LAKWOOD CENTER IS THE
CITY'S LARGEST
SALES TAX GENERATOR

MEDIAN HOME COST
IN LAKEWOOD IS
\$510,000

SURROUNDING STREETS
CAPTURE SIGNIFICANT
VEHICULAR TRAFFIC WITH UP TO
110,000 CARS DAILY

3 MAJORS AIRPORTS

LONG BEACH, LOS ANGELES
INTERNATIONAL AND JOHN
WAYNE INTERNATIONAL,
SERVICING UP TO
87 MILLION TRAVELERS

3 HOTELS WITH
460 ROOMS,
LOCATED 1 MILE FROM
LAKWOOD CENTER

FINALIST FOR THE
LAST 7 YEARS FOR
**MOST BUSINESS
FRIENDLY CITIES**

CLOSEST TRADITIONAL
SHOPPING CENTER TO THE
PORTS OF LOS ANGELES
AND LONG BEACH



**TOP EMPLOYMENT
CATEGORIES IN
THE TRADE AREA**

EDUCATION 52%
HEALTH 27%
INDUSTRIAL 19%
MUNICIPALITY 2%

MORE THAN **250 SCHOOLS** FROM PRE-K TO 12 SERVING
160,000 STUDENTS WITHIN 5 MILES OF LAKEWOOD

OVER **10 COLLEGES, UNIVERSITIES AND TECHNICAL SCHOOLS**
WITHIN A 15-MILE RADIUS OF LAKEWOOD INCLUDING CAL STATE
LONG BEACH, LONG BEACH CITY COLLEGE AND CAL STATE DOMINQUEZ

OPENING WINTER 2019, **FOUR CORPORATE HEADQUARTERS** TOTALING
390,000 SQUARE FEET WILL OPEN ONE MILE FROM LAKEWOOD CENTER

OWNED
OTHER



DEL AMO BOULEVARD

CANDLEWOOD STREET

CLARK AVENUE

LAKWOOD BOULEVARD

- OUTBACK STEAKHOUSE
- HICCUPS
- JAMBA JUICE
- JIMMY JOHN'S
- CHILI'S GRILL & BAR
- CHICK-FIL-A
- STARBUCKS
- BOSTON'S PIZZA KITCHEN & SPORTS BAR
- WELLS FARGO
- BEVMO
- UNIFY FEDERAL CREDIT UNION
- FLAME BROILER
- TOGO'S
- FIVE GUYS
- MEN'S WEARHOUSE
- CANDLEWOOD SMILES
- DXL
- T-MOBILE
- MATHNASIUM
- ORTHO
- AMERICA'S BEST
- LUNA GRILL
- RED LOBSTER
- VERIZON
- VITAMIN SHOPPE
- MIMI'S CAFE
- EL TORITO
- PANERA BREAD
- AT&T
- IHOP
- CHIPOTLE
- PICK UP STIX
- RUBIO'S
- CORNER BAKERY
- RAISING CANE'S
- FUDDRUCKER'S
- MOUNTAIN VIEW TIRES
- CARL'S JR
- BLACK ANGUS
- SUPER MEX
- GEORGE'S GREEK CAFE
- ROUND TABLE PIZZA
- SOULPLANTATION
- HOMETOWN BUFFET
- DOLLARTREE
- BUFFALO WILD WINGS
- TARGET
- EL TORITO
- PANERA BREAD
- AT&T
- ALBERTSONS
- HOME DEPOT
- BEST BUY
- PACIFIC THEATER
- COSTCO
- ULTA
- ROUND 1
- FOREVER 21
- MACY'S
- CALIFORNIA PIZZA KITCHEN
- RED ROBIN
- BED BATH & BEYOND
- JCPENNEY
- STONEFIRE GRILL
- 24 HOUR FITNESS
- BURLINGTON
- BANK OF AMERICA
- MESSAGE ENVY
- APPLEBEE'S
- ALBERTSONS
- HOME DEPOT
- BEST BUY
- PACIFIC THEATER
- COSTCO
- ULTA
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