



LOS CERRITOS CENTER



A lush garden scene with green foliage and flowers, featuring a dark text box in the center.

VIBRANT, SUBURBAN OASIS

Just a short drive from Los Angeles, Cerritos boasts an affluent and distinguished demographic, nestled within a laid-back Californian ambiance. This suburban gem, tucked between the Pacific Ocean and picturesque foothills, offers glimpses of California's coastal beauty, all while maintaining a serene atmosphere away from the urban hustle and bustle.



THRIVING COMMUNITY

Cerritos, California, is a vibrant city known for its diverse community, excellent schools, and flourishing economy.

RANKED #14

Best suburbs to live in the
Los Angeles area
(Niche, 2023)

HOT HOUSING

Home prices are up 17% from
2023; 57% of homes were sold
above their list price
(Redfin, 2023)

TOP SCHOOL IN U.S.

Whitney High School;
served by the ABC Unified School
District – known for a 100%
graduation rate and the highest
standardized test scores in California
(U.S. News & World Report, 2023)

WORLD'S LARGEST

Auto Mall located adjacent to
Los Cerritos Center;
home to 23+ brands and
generating \$14M annually in
sales tax revenue
(Auto Square, 2023)



CONDÉ NAST

Recognized Long Beach Airport
as the 8th best airport in the U.S.
for its exemplary amenities and
first-class customer service
(City of Long Beach, 2023)

<20 MINUTES

Distance away from major family
vacation destinations: Disneyland,
Universal Studios, Knotts Berry
Farm, and Six Flags

An aerial photograph of the Los Cerritos Center shopping mall. The mall is a large, modern building with a glass facade, situated in a suburban area. It is surrounded by extensive parking lots filled with cars. In the background, a range of mountains is visible under a clear blue sky. The foreground shows a multi-lane highway with traffic, and a landscaped area with palm trees and greenery. A semi-transparent dark box with white text is overlaid on the center of the image.

WELCOME, LOS CERRITOS

Situated between the bustling Los Angeles and Orange County metros, Los Cerritos Center – a consistent Top 10 center in our portfolio – boasts a dynamic array of 185+ stores and eateries. From upscale retailers like Nordstrom and Apple to dining favorites like The Cheesecake Factory (location ranked #1 in our portfolio) and Lazy Dog; our center offers an unparalleled shopping and dining experience.

With exciting developments on the horizon, Los Cerritos Center will continue to solidify itself as the destination of choice for discerning shoppers.

DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA LOS ANGELES – LONG BEACH – ANAHEIM, CA
2025 Population	657K	1.7M	12.9M
Households	210K	398K	4.6M
Average Household Income	\$130K	\$117K	\$139K
Household Income >\$100K	52%	45%	49%
Median Age	38.8	37.2	38.7
Millennials (Age 24-41)	26%	27%	27%
Generation Z (Age 6-23)	23%	24%	23%
White Collar	61%	55%	64%
	1 MILE	3 MILE	5 MILE
Daytime Population	31K	219K	572K

DYNAMIC & DISTINGUISHED

WITHIN 5 MILES

599K Population

\$1.5M Average Net Worth

\$132K Average Household Income

572K Daytime Population

22K Total Businesses

62% White Collar Workers

LIFESTYLE SEGMENTS

URBAN VILLAGES

70% HOMEOWNERS 🏠🏠🏠🏠🏠

Multigenerational and multilingual households who are risk-takers in the pursuit of fashion and trends. This segment is mostly homeowners, with homes having a high median value (\$100K higher than the U.S. average).

FAMILY EXTENSIONS

63% RENTERS 🏢🏢🏢🏢🏢

Multigenerational households whose spending reflects their children. Consumer choices focus on personal style and the latest trends and fashions. Young and predominately renters, this market is stable, affected more by immigration than local moves.



DIVERSE SHOPPERS

Our center's trade area represents a diverse mix of shoppers, stemming from multiple generations and backgrounds.

Compared to the U.S. Average, the Los Cerritos Shopper has:

3X HIGHER

Asian Population

2X HIGHER

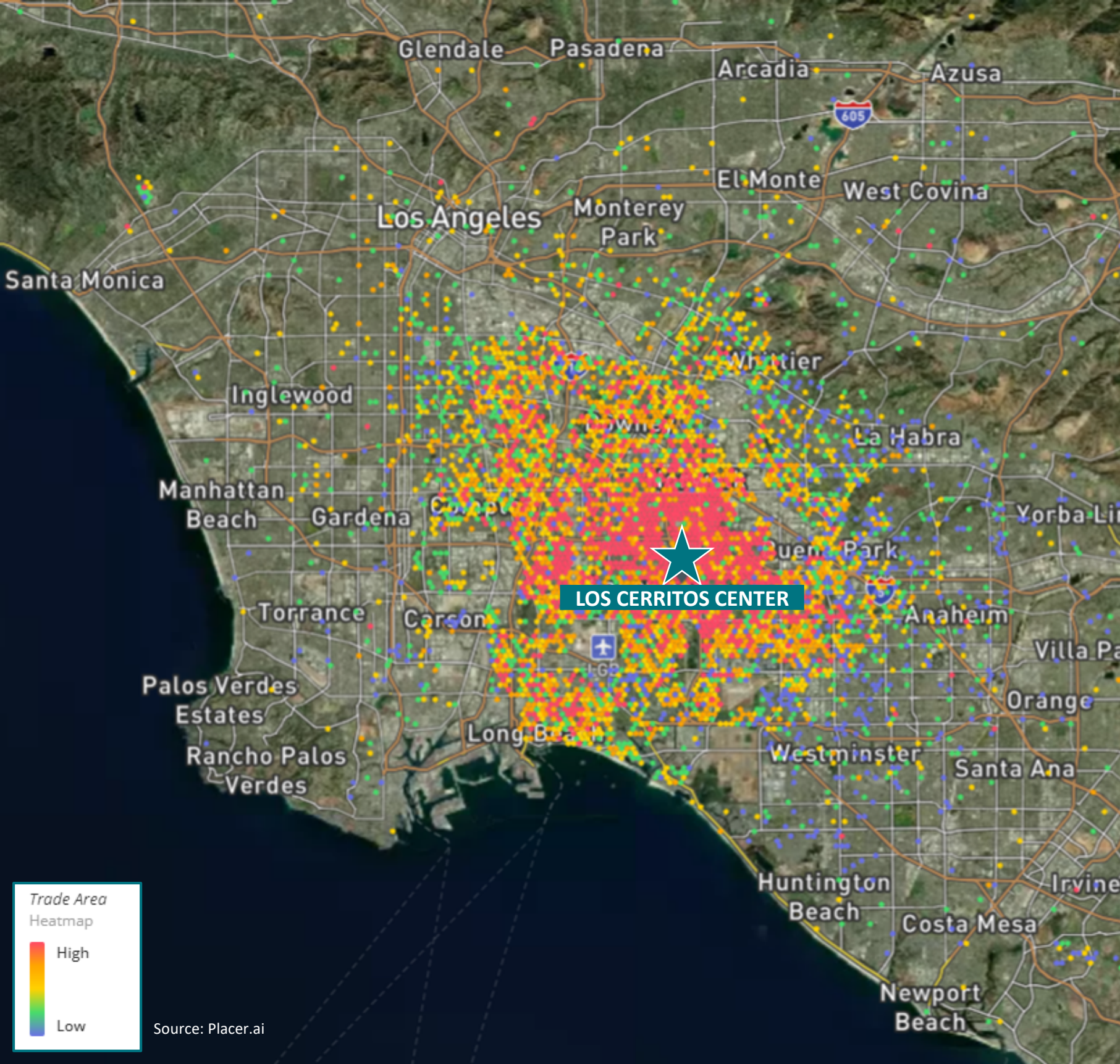
Hispanic Population

MULTIGENERATIONAL

Shoppers are 2X More Likely to Have
7 or More Household Members

MULTILINGUAL

More Than Half of Cerritos's Households
Speak English as a Second Language



PRIME DESTINATION

With consistently high foot traffic and a growing influx of visitors year after year, Los Cerritos Center emerges as the prime destination for brands seeking to expand their presence.

Nearly **14M** Visits to Los Cerritos Center during 2025.

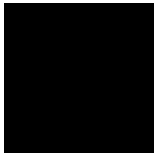
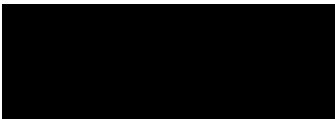
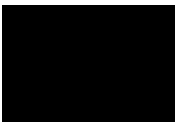
STRONG DEMOGRAPHICS

Los Cerritos Center is competitive compared to nearby and similar shopping centers based on **income, population, and household size.**

Radius (Miles)	Center Names	2025 Population	2025 Daytime Population	2025 Households	2025 Avg HH Size	Med Age	Average Household Income	Income 100K+	
								HH's	%
5	Stonewood Center	675K	644K	192K	3.77	36.4	\$107K	82K	42%
5	Brea Mall	368K	374K	124K	2.92	39.1	\$146K	67K	55%
5	Los Cerritos Center	599K	572K	196K	3.49	39.4	\$132K	101K	52%
5	Del Amo Fashion Center	500K	516K	189K	2.60	42.5	\$167K	109K	58%
5	Lakewood Center	670K	611K	216K	3.05	37.7	\$122K	102K	47%
5	MainPlace	713K	717K	207K	3.38	36.0	\$127K	102K	49%

COMMUNITY FAVORITES

An anchor line-up featuring Nordstrom, Macy’s, Harkins, and Dick’s Sporting Goods is joined by prominent names in fashion, beauty, and dining. Los Cerritos Center continues to grow and expand its offerings.





MAJOR RETAILERS INCLUDE:

NORDSTROM

MACY'S

HARKINS THEATRES

DICK'S SPORTING GOODS

APPLE

LULULEMON

MAC COSMETICS

MICHAEL KORS

NORTH ITALIA

PACSUN

SEPHORA

THE CHEESECAKE FACTORY

TILLYS

UNIQLO

ZARA

ARITZIA

ALO

ATHLETA

GORJANA

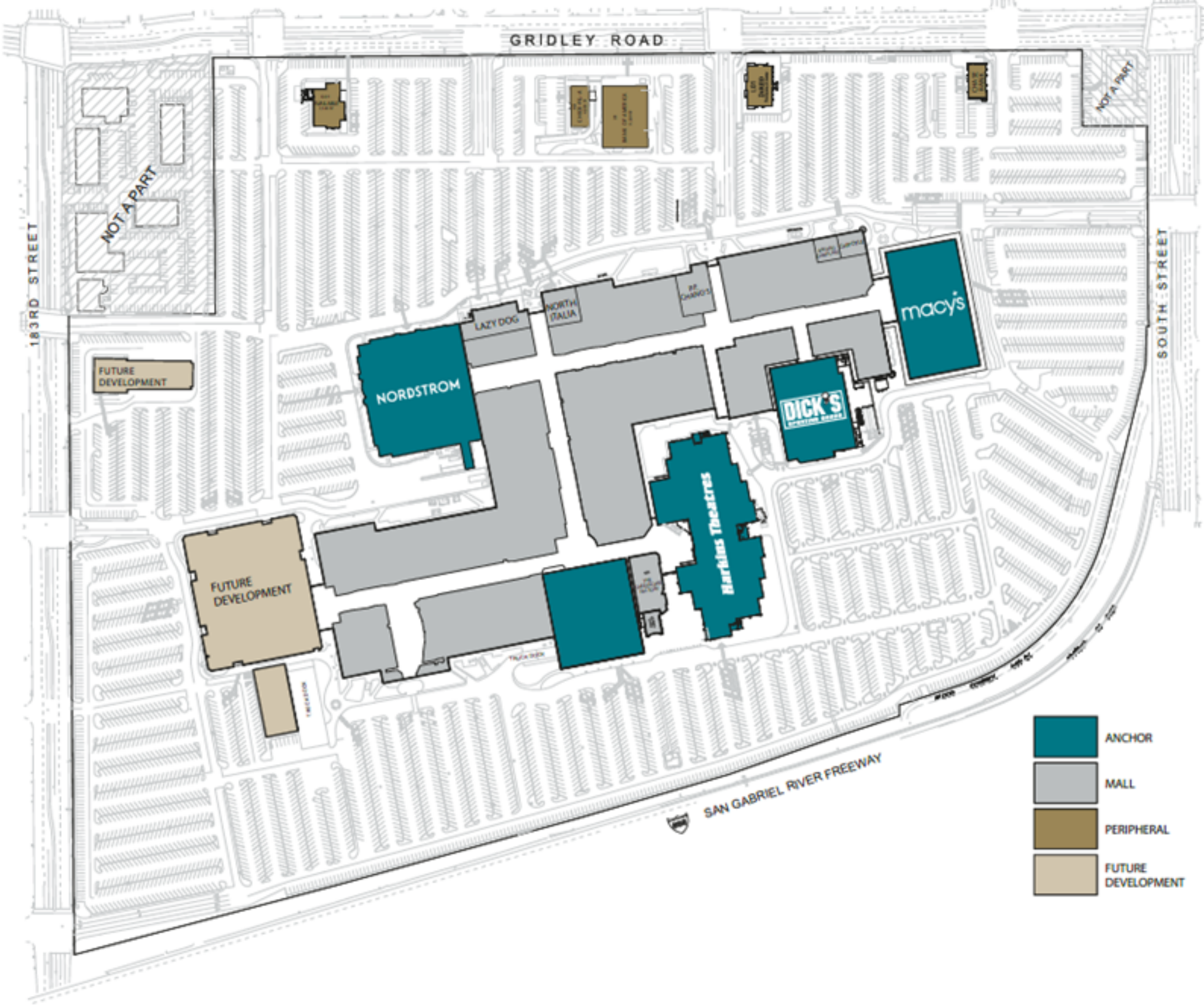
ABERCROMBIE & FITCH



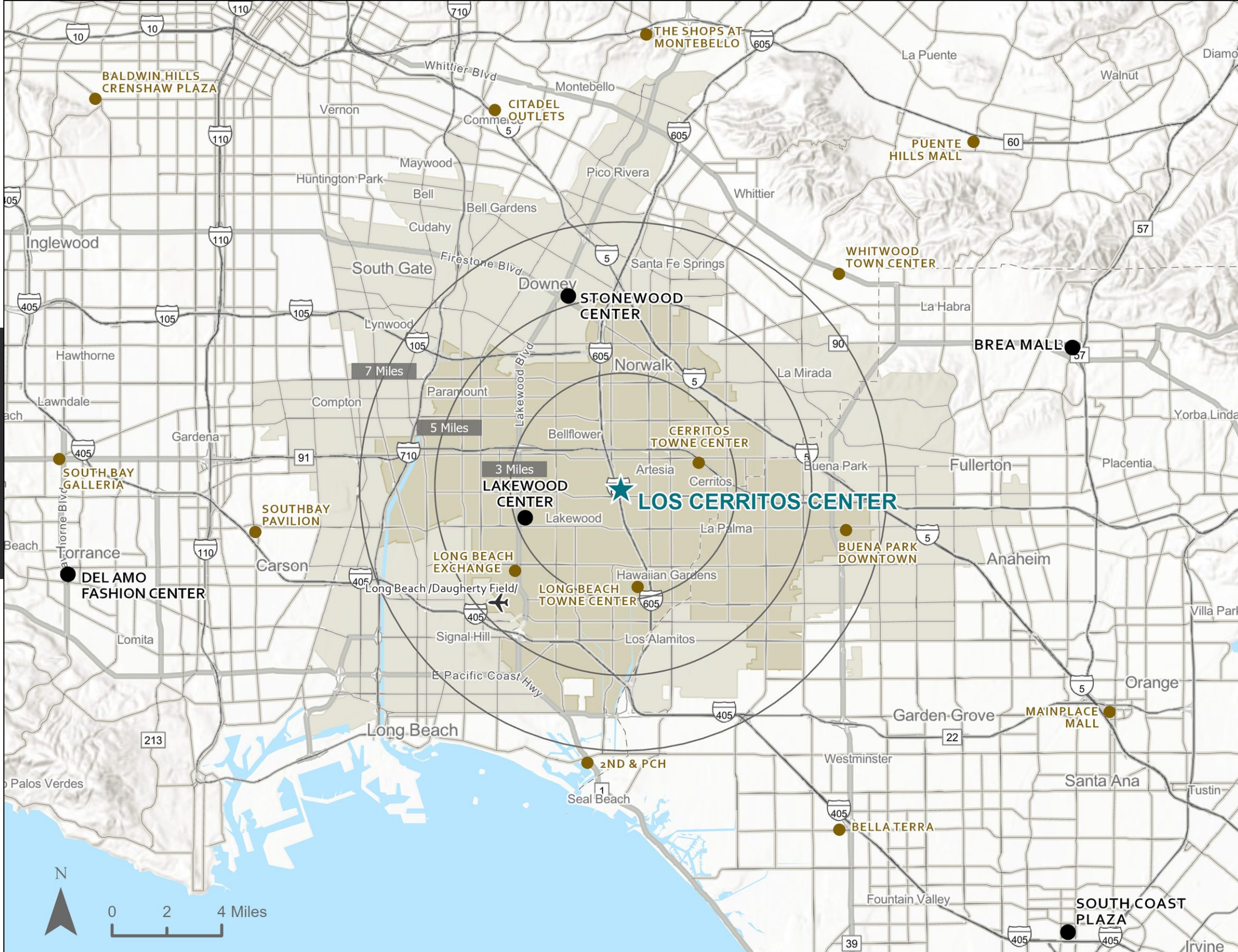
LOS CERRITOS AERIAL



LOS CERRITOS SITE PLAN



LOS CERRITOS TRADE AREA MAP





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING CALIFORNIA, PHOENIX/SCOTTSDALE, PACIFIC NORTHWEST, GREATER NEW YORK, NORTH CAROLINA AND WASHINGTON, D.C.