



STONEWOOD CENTER





OVERVIEW

Once rated in the top 25% by California Business Magazine in the “100 Best Cities to Do Business”, the City of Downey was also voted LA Times Reader’s Choice in Entertainment & Living in 2021. Downey is home to 3,610 retail, service, and manufacturing companies.

Stonewood Center has direct access to 4 major freeways in Southern California and is approximately 12 miles from Downtown Los Angeles and five miles from the Orange County line.

Stonewood Center is the premier family shopping center with over 150 retailers and food offerings, including H&M, American Eagle, JD Sports, and Hollister.

MARKET PROFILE *AT A GLANCE*

\$103K

Average household income within 3-mile radius

84%

Percentage of family households in trade area

1.5M

Total trade area population

150+

Stores including Hollister, G by GUESS, Aldo, H&M, Victoria's Secret, PINK, JD Sport, American Eagle and CottonOn.

31.1

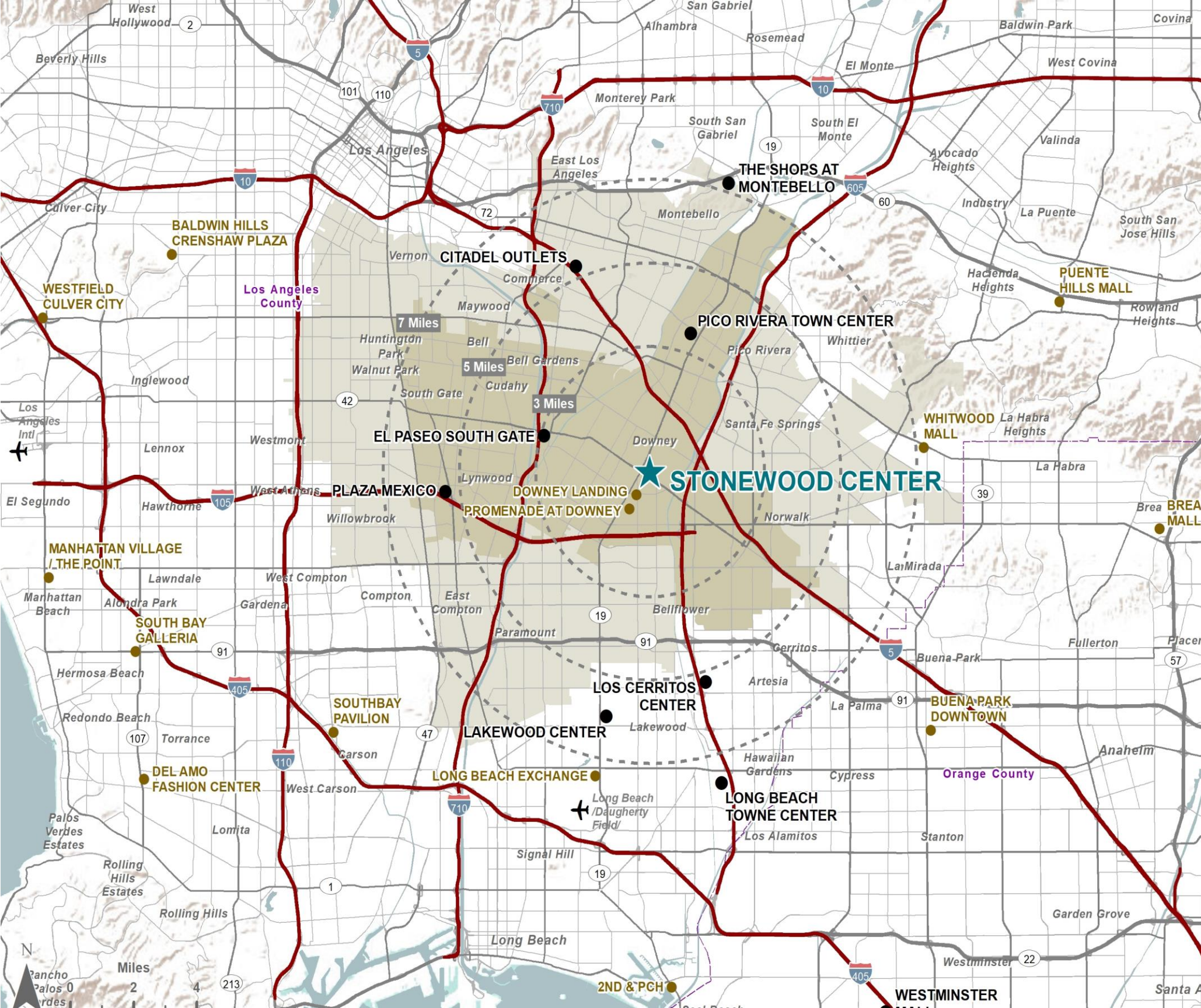
Median age of trade area population

8.6M+

Annual visitors at Stonewood Center

TRADE AREA MAP

- ★ Stonewood Center
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers



California



DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	MSA (LOS ANGELES-LONG BEACH-ANAHEIM)
2022 Population	598,033	1,530,090	13,196,147
Households	162,150	412,838	4,507,965
Average Household Income	\$89,422	\$83,143	\$126,301
Median Household Income	\$67,695	\$61,968	\$86,850
Median Age	32	31.1	36.7
White Collar	46.3%	45.5%	59.1%
	1 MILE	2 MILE	3 MILE
Daytime Population	28,583	106,564	239,899

Source: ESRI 2022. ESRI forecasts for 2022.

THE TONE OF STONEWOOD

Stonewood Center is the home shopping center for the southeast Los Angeles region, boasting nearly 9 million visitors annually.

Stonewood Center, a hub for young families and caters to the community with top retail brands, family entertainment, and crowd-pleasing restaurants and eateries.

The Center is highly connected with the surrounding communities and is the destination for family outings.



HOW WE PLAY

Downey is home to many points of interest, including the [Columbia Memorial Space Center](#), which pays homage to Downey's rich aerospace history as the only space science learning center in LA dedicated to engineering, tech, and science. Other attractions include the [Rio Hondo 18-hole Golf Club](#), the [Downey Performing Arts Theatre](#), a 740-seat theater hosting community artists and the annual Dia del Los Muertos event. Exploring the arts continues at the [StayArt gallery](#) which provides creative space for local artists for the youth and families to discover.

Plus, the communities of Downey can enjoy over 13 parks, a new renovated library, and civic center.



STONEWOOD CENTER AERIAL



STONEWOOD
CENTER®

MAJOR RETAILERS INCLUDE:

JCPENNEY
MACY'S
MACY'S HOME
KOHL'S

ACAPULCO
AMERICAN EAGLE OUTFITTERS
BJ'S BREWHOUSE
BOX LUNCH

BUFFALO WILD WINGS
CANDEELAND KIDS
CHARLY
COTTON ON

FOREVER 21
H&M
HOLLISTER
JD SPORTS

OLIVE GARDEN
PINK/VICTORIA'S SECRET
RAISING CANE'S
TOAST KITCHEN AND BAR

 NORTH





MERCHANDISING

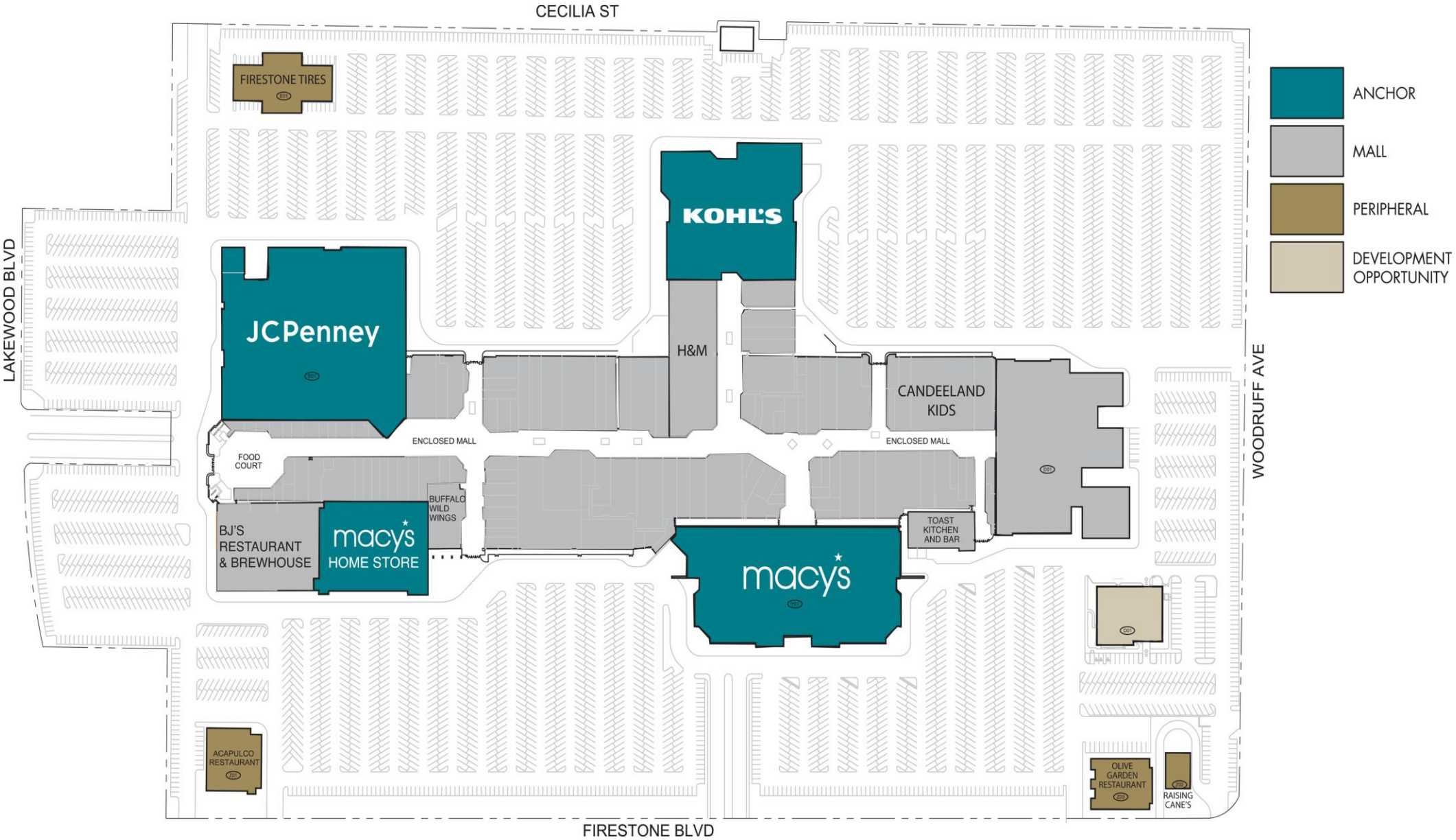
Stonewood Center's merchandising mix targets women, teens, and families looking for entertainment, strong brands, and affordability.

Macy*s at Stonewood Center continues to rank high in their district in sales year over year.

New retailers that opened in 2022 CottonOn and Candeeland Kids



STONEWOOD CENTER SITE PLAN



VEHICLE TRAFFIC COUNTS

Major Streets With Center Entrances

	DAILY	ANNUAL
Firestone Blvd.	47,430	17,311,950
Lakewood Blvd.	33,409	12,194,485

Major Highways Near Center

	DAILY	ANNUAL
605 Freeway	303,000	110,595,000
Interstate 5	234,000	85,410,000
105 Freeway	220,000	80,300,000
710 Freeway	225,500	82,307,500





MACERICH (NYSE: MAC)

ONE OF THE NATION'S LEADING OWNERS, OPERATORS & DEVELOPERS OF MAJOR RETAIL PROPERTIES IN ATTRACTIVE U.S. MARKETS, INCLUDING CALIFORNIA, THE PACIFIC NORTHWEST, ARIZONA, AND THE METRO NEW YORK TO WASHINGTON, D.C. CORRIDOR