

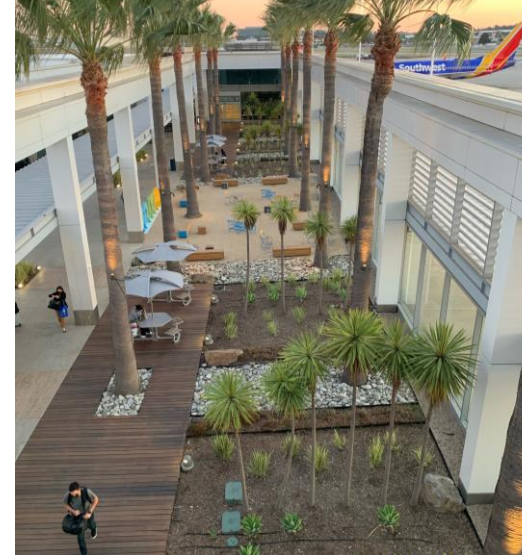
A wide-angle, low-perspective shot of the Los Cerritos Center shopping mall. The image captures a long, brightly lit corridor with a high, vaulted ceiling featuring a series of white, semi-circular arches. A large, modern chandelier hangs from the center of the ceiling. The floor is made of light-colored square tiles. On the left side, a GAP store is visible with its blue signage. On the right side, a ZARA store is visible with its black signage. The corridor is filled with many people walking in both directions, some carrying shopping bags. The overall atmosphere is busy and modern.

LOS CERRITOS CENTER



VIBRANT, SUBURBAN OASIS

Located in the heart of Southern California's dynamic Gateway Cities region, Cerritos, CA offers an exceptional environment for business growth, innovation, and connectivity. With direct access to major freeways (I-5, 605, 91), proximity to Los Angeles and Orange County, and a business-friendly climate, Cerritos is a strategic hub for commerce and opportunity.



THRIVING COMMUNITY

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



RANKED #17

Best suburbs to live in the
Los Angeles area
(Niche, 2025)

HOT HOUSING

The median listing home price in Los
Cerritos was \$1.5M in 2025,
trending up 9.6% year-over-year.
(Realtor.com, 2025)

TOP SCHOOL IN U.S.

Whitney High School;
served by the ABC Unified School
District – ranked #11 in the nation and
has the highest standardized test
scores in California
(U.S. News & World Report, 2024)

WORLD'S LARGEST

Auto Mall located adjacent to Los
Cerritos Center;
home to 24 brands and
generating \$1.5B in annual sales
(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

DYNAMIC & DISTINGUISHED

TRADE AREA

1.7M Population

\$1.1M Average Net Worth

\$114K Average Household Income

1.5M Daytime Population

59K Total Businesses

55.4% 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

64% 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.

MARKET OVERVIEW

Los Cerritos Center enjoys a prime location in Southeast Los Angeles County, offering unmatched access to key Southern California markets. With a strong local economy, temperate climate, and forward-looking development strategies, the area continues to attract both residents and businesses. Major freeways connect the region to downtown Los Angeles, the South Bay, Long Beach, and Orange County, making it highly accessible.

Cerritos is part of the Gateway Cities region, which provides one in every seven jobs in Southern California, underscoring its role as a major employment hub. The region is a key center for trade and logistics, anchored by the Ports of Long Beach and Los Angeles—the busiest container ports in the United States. In addition to its strength in commerce, Cerritos plays a vital role in the region’s expanding healthcare industry and is home to major employers such as Caredon Behavioral Health, one of the nation’s largest behavioral health providers.

The market is also served by Long Beach Airport, which handles over four million travelers annually. Adjacent to the airport is the rapidly expanding “Space Beach” corridor, a hub for aerospace and space technology companies pioneering rocket construction, satellite launch innovations, and advanced air mobility programs.

This thriving region is complemented by award-winning schools, respected community colleges, and leading universities. Residents and visitors alike enjoy proximity to world-class attractions including Knott's Berry Farm, Long Beach Harbor, and Disneyland, enhancing the area’s appeal as both a residential and commercial destination.

Los Cerritos Center is strategically positioned off Interstate 605 at South Street, a high-traffic corridor with over 12 million vehicles passing monthly. It stands directly across from Cerritos Auto Square, the nation’s most successful auto mall, further reinforcing its visibility and accessibility.

As a premier retail destination, Los Cerritos Center features over 185 stores and restaurants, including top-tier brands such as Nordstrom, Apple, Sephora, Zara, North Italia, The Cheesecake Factory, and P.F. Chang’s. Serving an affluent and diverse community, the center boasts sales exceeding \$1,150 per square foot, underscoring its position as a high-performing asset in Southern California’s retail landscape.



AT A GLANCE

1.7M

Population in the total trade area

4

Anchors including Nordstrom,
Macy's, Harkins Theatres and
Dick's Sporting Goods

\$130K

Average household income in a 5-mile
radius of center

14M

Visitors per year

49%

Household with incomes over
\$100,000 within Primary Trade Area

2.2M

Daytime employment population within
10 miles of center



SHOPPER TRENDS

The center's trade area represents a diverse mix of shoppers, with over 60% identifying as Hispanic and 16% as Asian—both significantly higher than the national average, reflecting the area's vibrant multicultural community.

Over 42% of shoppers come from family households with four or more members, highlighting the area's strong family-oriented demographic.

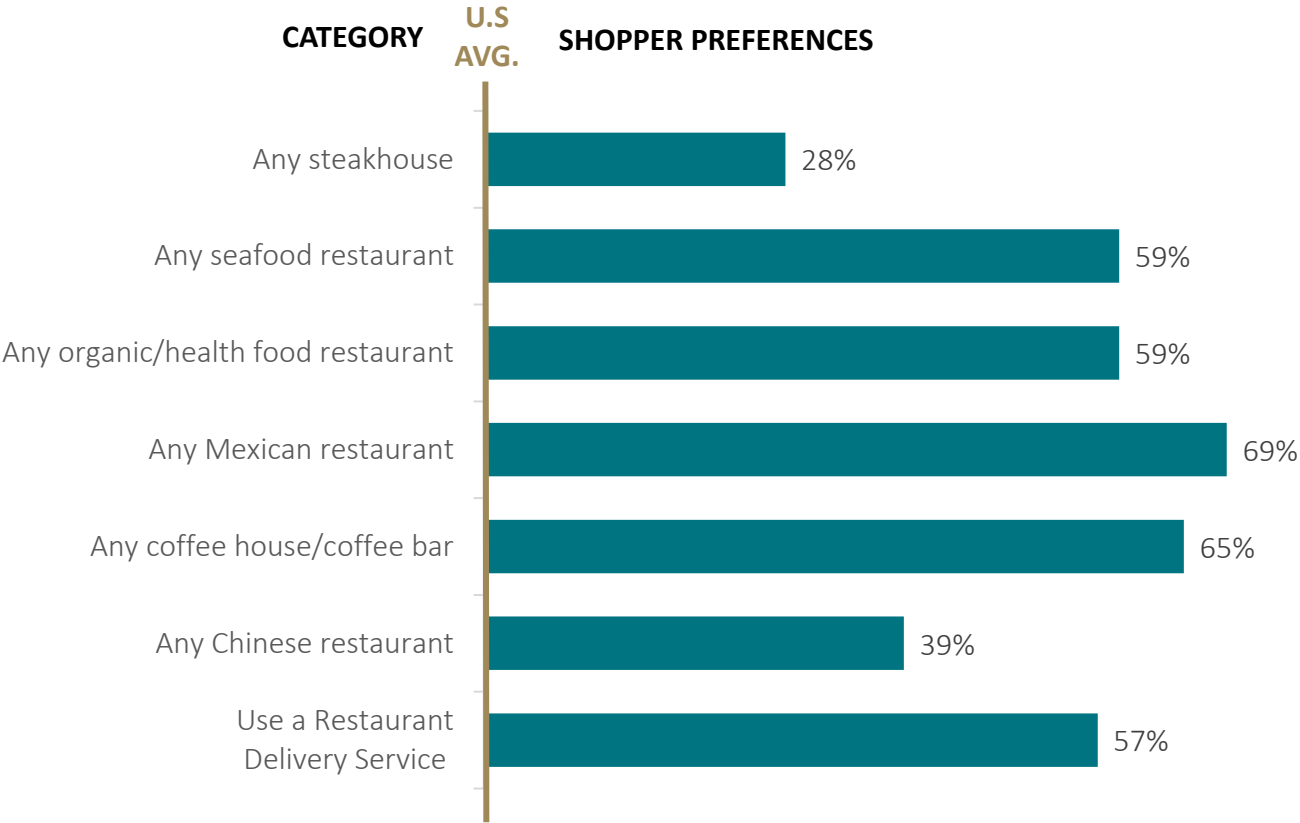
29% of Los Cerritos shoppers in the primary trade area have an average household income of \$150,000 or more.

Residents in the primary trade area hold an average net worth of \$1.4 million, which is 12% above the national benchmark.

Los Cerritos Center shoppers spend an average of 67 minutes on-mall.

DINING DEMAND

Los Cerritos shoppers have a strong appetite for dining out, showing higher-than-average interest across every major dining category—from Mexican and organic cuisine to coffee bars and restaurant delivery services—highlighting a broad demand for diverse, high-quality food experiences.



Source: Nielsen Scarborough: Market/Release: Multi-Market 2024 Release 2 & 2023 Release 2 Total (Jun 2022 - Oct 2024)



COLLEGES AND UNIVERSITIES

Nearly 20% of Los Cerritos shoppers who visited the center in the past three months reported being currently enrolled in a college or university.

CERRITOS COLLEGE

Just minutes from Los Cerritos Center, this dynamic public community college enrolls over 20,000 students annually and offers a wide range of associate degrees and workforce training programs—contributing to a steady flow of student shoppers and young professionals.

CALIFORNIA STATE UNIVERSITY, LONG BEACH (CSULB)

Located approximately 6 miles away, CSULB is one of the largest and most diverse universities in California, with a student body exceeding 40,000. Its vibrant campus and academic prestige attract visitors and retail spenders from across the region.

LONG BEACH CITY COLLEGE

With two major campuses nearby, this public institution serves over 24,000 students and offers both academic and career-focused programs. Its population of commuters and local residents drives consistent traffic to Los Cerritos Center.

BIOLA UNIVERSITY

A nationally recognized private Christian university just 10 miles from the center in La Mirada. With robust undergraduate and graduate enrollment, Biola brings in a mix of families, students, and faculty who frequent the area for shopping, dining, and leisure.





VEHICLE TRAFFIC COUNTS

Los Cerritos Center is located at the South Street Exit on Interstate 605 Highway in Southeast Los Angeles County.

Intersection Traffic Count

	DAILY AVERAGE
Interstate 605	247,813
South Street	67,405
Gridley Road	29,848
183 rd	33,538

Premier Retail Destination

Strategically located at the intersection of Los Angeles and Orange Counties, Los Cerritos Center is a consistent Top 5 performer in the Macerich portfolio.

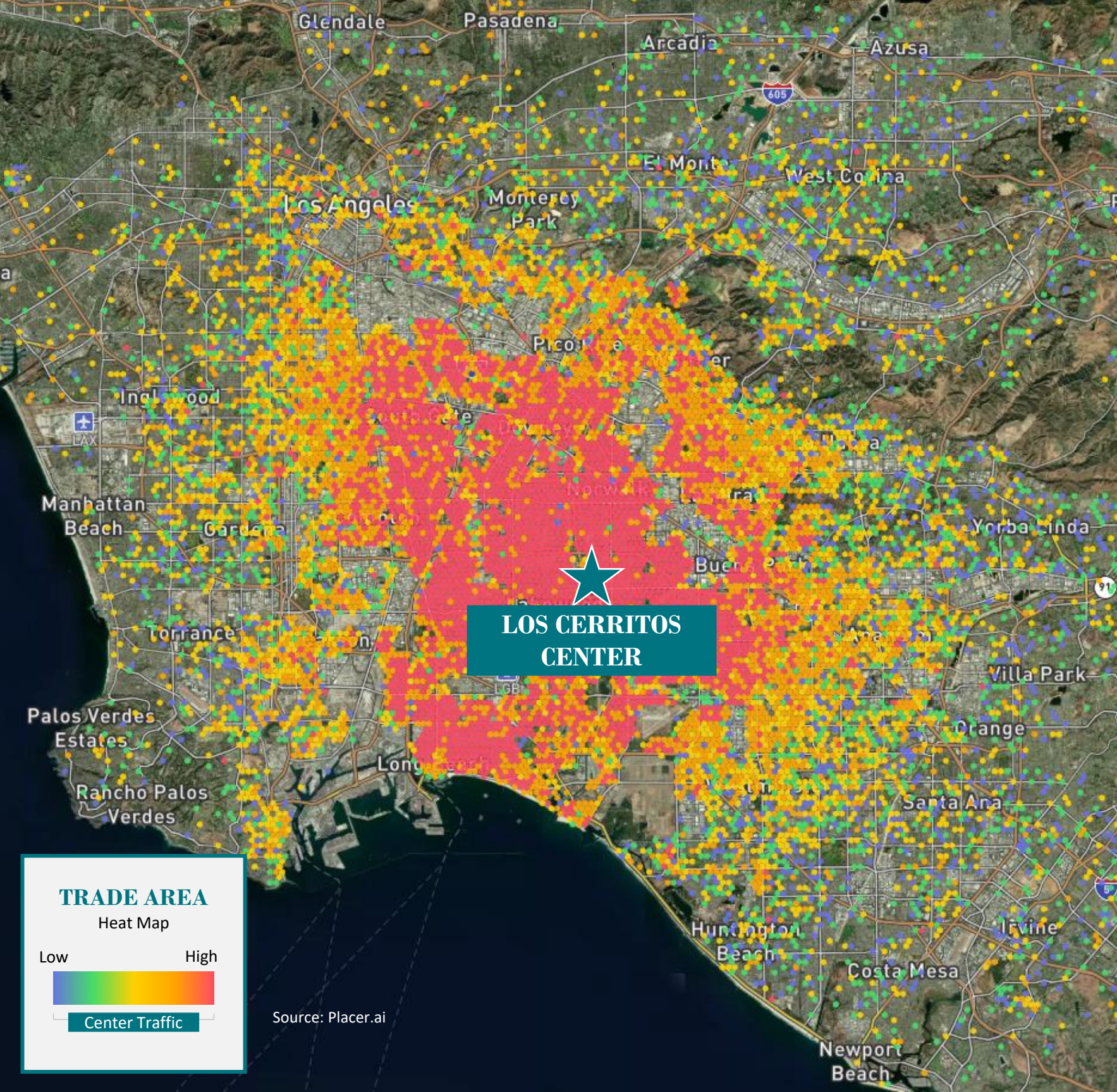
- 185+ stores offering premier retail, dining, and entertainment
- Flagship brands: Apple, Zara, MAC, Lululemon
- Dining destinations: North Italia, Lazy Dog, and The Cheesecake Factory (*#1 in portfolio performance*)
- Anchored by Nordstrom, Macy's, Harkins Theatres, and Dick's Sporting Goods

Los Cerritos Center continues to grow, attracting leading names across fashion, beauty, and food, solidifying its position as Southern California's premier shopping destination.

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.





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 2024.

DEMOGRAPHIC SNAPSHOT

	PRIMARY TRADE AREA	TOTAL TRADE AREA	LOS ANGELES – LONG BEACH – ANAHEIM, CA MSA
2024 Population	660K	1.7M	13M
Households	208K	522K	4.5M
Average Household Income	\$126K	\$114K	\$134K
Household Income >\$100K	49%	42.5%	47.7%
Median Age	38.9	37.4	38.7
Millennials (Age 24-41)	26.5%	27.7%	27.1%
Generation Z (Age 6-23)	23.8%	26.3%	23.2%
White Collar	61%	55.4%	63.6%
	1 MILE	2 MILE	3 MILE
Daytime Population	29,503	96,609	217,647

Source: ESRI 2024.



TRADE AREA MAP

- ★ Los Cerritos Center
- Primary Trade Area
- Secondary Trade Area
- Competitive Centers
- Other Centers



LOS CERRITOS CENTER AERIAL



MAJOR RETAILERS INCLUDE:

NORDSTROM	APPLE	MAC COSMETICS	SEPHORA	TILLYS
MACY'S	BANANA REPUBLIC	MICHAEL KORS	SWAROVSKI	UNIQLO
HARKINS THEATRES	FABLETICS	NORTH ITALIA	THE CHEESECAKE FACTORY	ZARA
DICK'S SPORTING GOODS	LULULEMON	PACSUN		



LOS CERRITOS CENTER SITE PLAN





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 AND WASHINGTON, D.C.