

MARKET PROFILE

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STONEWOOD CENTER



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Located at the busy intersection of Firestone and Lakewood Boulevards in Downey, Stonewood Center is approximately 12 miles southeast of Los Angeles, and five miles from the Orange County line. The regional mall is easily accessible from four major Southern California freeways: Santa Ana (I-5); Long Beach (I-710); San Gabriel (I-605); and Century (I-105). This superb positioning allows the center to serve a Zip Code trade area of nearly 1.5 million people in 380,000 households. This is a primarily young and loyal family market in which the average household size is 3.9 and median age is just 29.0 years.

To better serve this young market, Stonewood Center has added such merchants as Charlotte Russe, The Children's Place, d.e.mo., Express, Finish Line, Hollister, Hot Topic, Motherhood Maternity, and Torrid during the last few years. Those efforts to upgrade the store mix were accompanied during 2004 by a complete remodeling and expansion of the food court, as well as common area improvements that, among other things, enhanced storefront visibility. These improvements to the mall's merchant mix and look have paved the way for strong sales gains. Out on the pad, Acapulco Restaurant and Olive Garden both rank near the top of their respective chains.

Home to more than 2,700 retail, service and manufacturing companies, the City of Downey was ranked in the top 25% of the "100 Best Cities Do Business California" by California Business Magazine. Notable businesses include Downey Studios, located on the former NASA site just blocks away from Stonewood Center. Major motion pictures that have been filmed at the facility include Spiderman, Austin Powers: Goldmember, and Terminator III. The former NASA site will additionally soon be home to a 352-bed Kaiser Permanente facility. Downey also boasts an outstanding quality of life with 13 parks, two public golf courses, a model city library, live theater, symphony orchestra, historical society, art museum, wide selection of housing options, and an award-winning public school district.

Leasing:

Mary Klein-Paquin
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Jon Layton
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Total Square Feet: 930,086

2004 Sales: \$412 per square foot

2004 Shopper Visits: 12.1 million

Major Tenants:

JCPenney, Mervyn's, Robinsons-May, Robinsons-May Home Store, Sears

Restaurants & Entertainment:

Olive Garden, Acapulco Restaurant, Garden Buffet

Food Court: 12 units

Property Type: Super Regional

Built: 1958

Renovated: 1990



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