

LAKEWOOD CENTER

PACIFIC
RETAIL

A COMMUNITY ICON REIMAGINED FOR TODAY.



Celebrating
the past,
inspiring the future.

A SOUTHERN CALIFORNIA LANDMARK
ROOTED IN HISTORY AND EVOLVING FOR WHAT'S NEXT.



EVOLVING REAL ESTATE FOR THE NEXT GENERATION



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Lakewood Center

Located in the heart of Lakewood, Lakewood Center stands as the second largest single-level, enclosed super-regional shopping destination in Los Angeles. Spanning nearly 150 acres, the center attracts over 22 million visitors annually, ranking third in California.



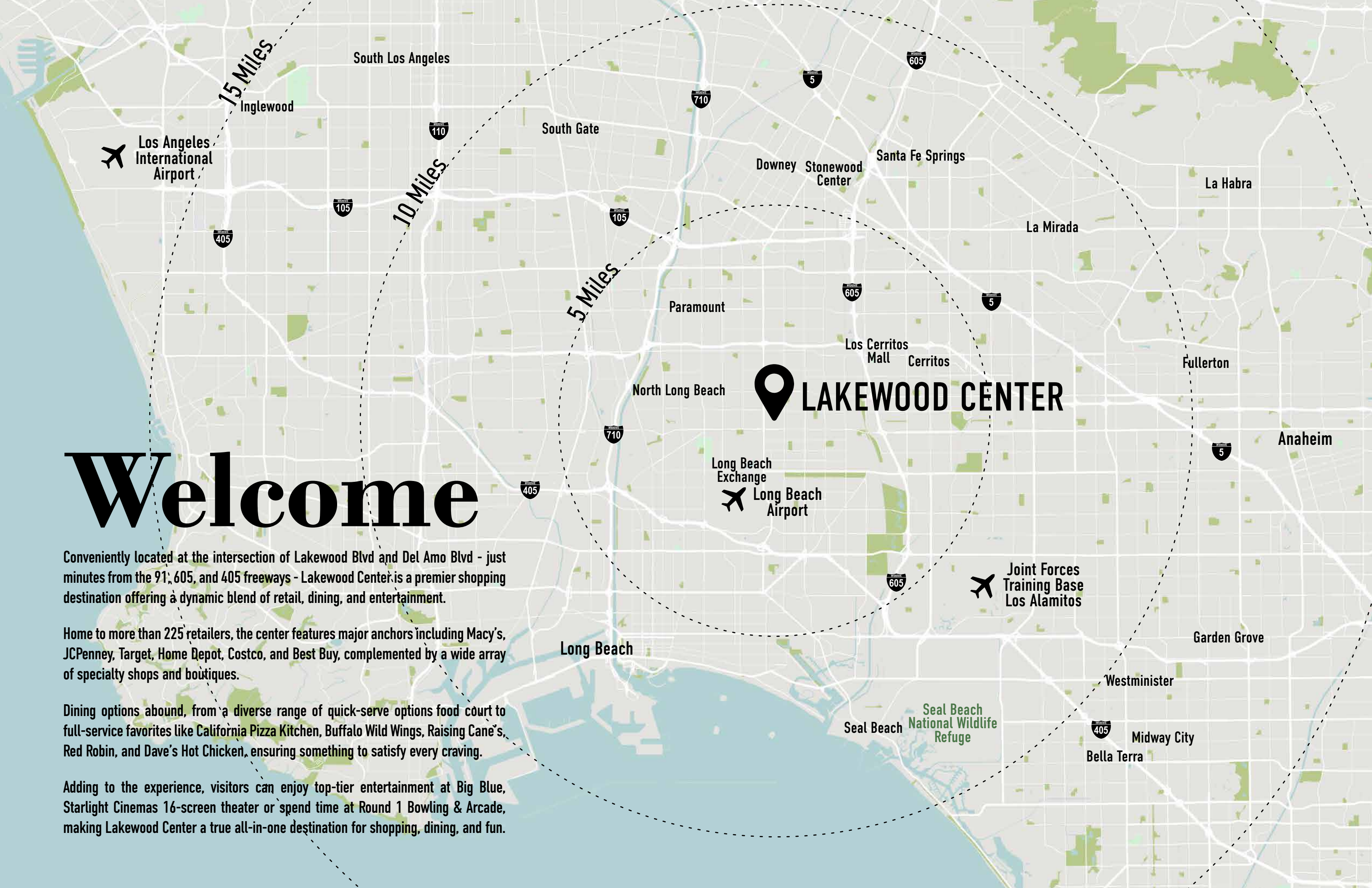
Welcome

Conveniently located at the intersection of Lakewood Blvd and Del Amo Blvd - just minutes from the 91, 605, and 405 freeways - Lakewood Center is a premier shopping destination offering a dynamic blend of retail, dining, and entertainment.

Home to more than 225 retailers, the center features major anchors including Macy's, JCPenney, Target, Home Depot, Costco, and Best Buy, complemented by a wide array of specialty shops and boutiques.

Dining options abound, from a diverse range of quick-serve options food court to full-service favorites like California Pizza Kitchen, Buffalo Wild Wings, Raising Cane's, Red Robin, and Dave's Hot Chicken, ensuring something to satisfy every craving.

Adding to the experience, visitors can enjoy top-tier entertainment at Big Blue, Starlight Cinemas 16-screen theater or spend time at Round 1 Bowling & Arcade, making Lakewood Center a true all-in-one destination for shopping, dining, and fun.



QUICK FACTS

Built in 1951 and Opened in 1952

2,048,000 sq ft Super Regional Mall

Lakewood Center draws over 22 million visitors a year, ranking it among the busiest shopping centers in California, generating over \$1 billion in annual sales.





Retail Mix

SHOPPING

- ★ macy's
- JCPenney
- TARGET
- HOLLISTER CALIFORNIA
- Foot Locker
- JD Bath&BodyWorks
- PINK VICTORIA'S SECRET
- COTTON:ON
- H&M
- HOUSE OF HOOPS
- VICTORIA'S SECRET
- COSTCO WHOLESALE
- ALDO SHOES & ACCESSORIES

DINING

- Round Table PIZZA
- BLACK ANGUS STEAKHOUSE
- BUFFALO WILD WINGS
- california PIZZA KITCHEN
- DUPE'S HOT CHICKEN
- SUPER MEX LAGER
- Panera BREAD
- Red Robin GOURMET BURGERS AND BEERS
- STONEFIRE GRILL
- Carle's CHICKEN FINGERS
- Luna Grill mediterranean kitchen
- FIVE GUYS BURGERS and FRIES
- EL TORITO MEXICAN RESTAURANT

ENTERTAINMENT

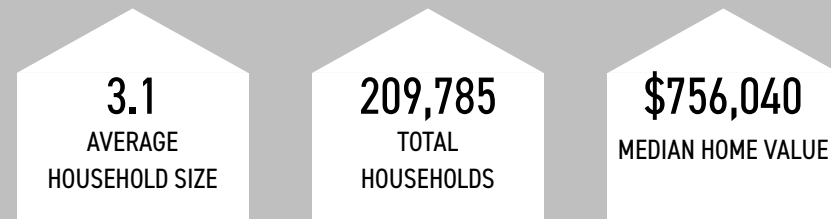
- BOWLING & AMUSEMENT ROUND1
- STARLIGHT CINEMAS
- BigBlue SWIM SCHOOL

Demographics

	3-MILE	5-MILE	10-MILE
POPULATION	235,442	658,217	2.34 M
TOTAL HOUSEHOLDS	78,628	209,785	740,662
AVG. HOUSEHOLD INCOME	\$127,506	\$128,655	\$120,230

HOUSEHOLDS & EDUCATION

5-MILE RADIUS



45,560+ Graduate Degree

88,633+ Bachelor's Degree

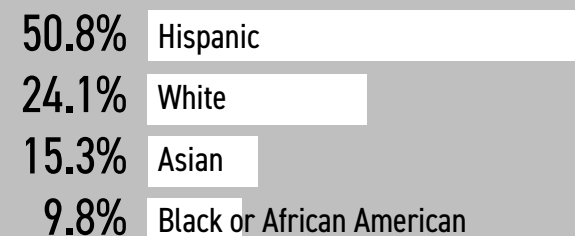
100,720+ High School Graduate



\$127,635 Family Incomes

RACE & ETHNICITY

5-MILE RADIUS



Local Market

KEY INFORMATION

REVENUE GENERATOR

Lakewood Center is the City of Lakewood's largest single source of sales tax revenue with an estimated \$2.5B in total economic impact each year.

HIGHER EDUCATION

Lakewood Center is surrounded by more than 10 colleges and universities within a 15-mile radius and supported by world class K-12 education.

AEROSPACE & ADVANCED MANUFACTURING

Growth in Aerospace and Advanced Manufacturing continues, with six new businesses opening less than 2 miles away.

TOURISM

61M travelers serviced from 3 major airports nearby: LGB (2.8 Miles), LAX (22 Miles) and SNA (24 Miles). Lakewood Center is within 5 miles of 7 hotels with over 1,400 rooms, including the Fairmont Breakers Hotel.

Placemaking

CREATING A SENSE OF PLACE

Customization, Localization & Curation

- Context and details are vital
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnerships with local artists
- Curated music playlists



Site Plan

OUTPARCEL TENANTS

NORTHEAST

- 4404 MIMI'S CAFE - 6,900 SF
- 4630 RAISING CANES - 4,014 SF
- 4678 BUFFALO WILD WINGS - 6,613 SF
- 4679 DOLLAR TREE - 10,726 SF
- 4680 AVAILABLE - 2,008 SF
- 4681 AVAILABLE - 5,083 SF
- 5242 EL TORITO - 6,658 SF
- 5252A AT&T - 4,454 SF

NORTHWEST

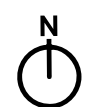
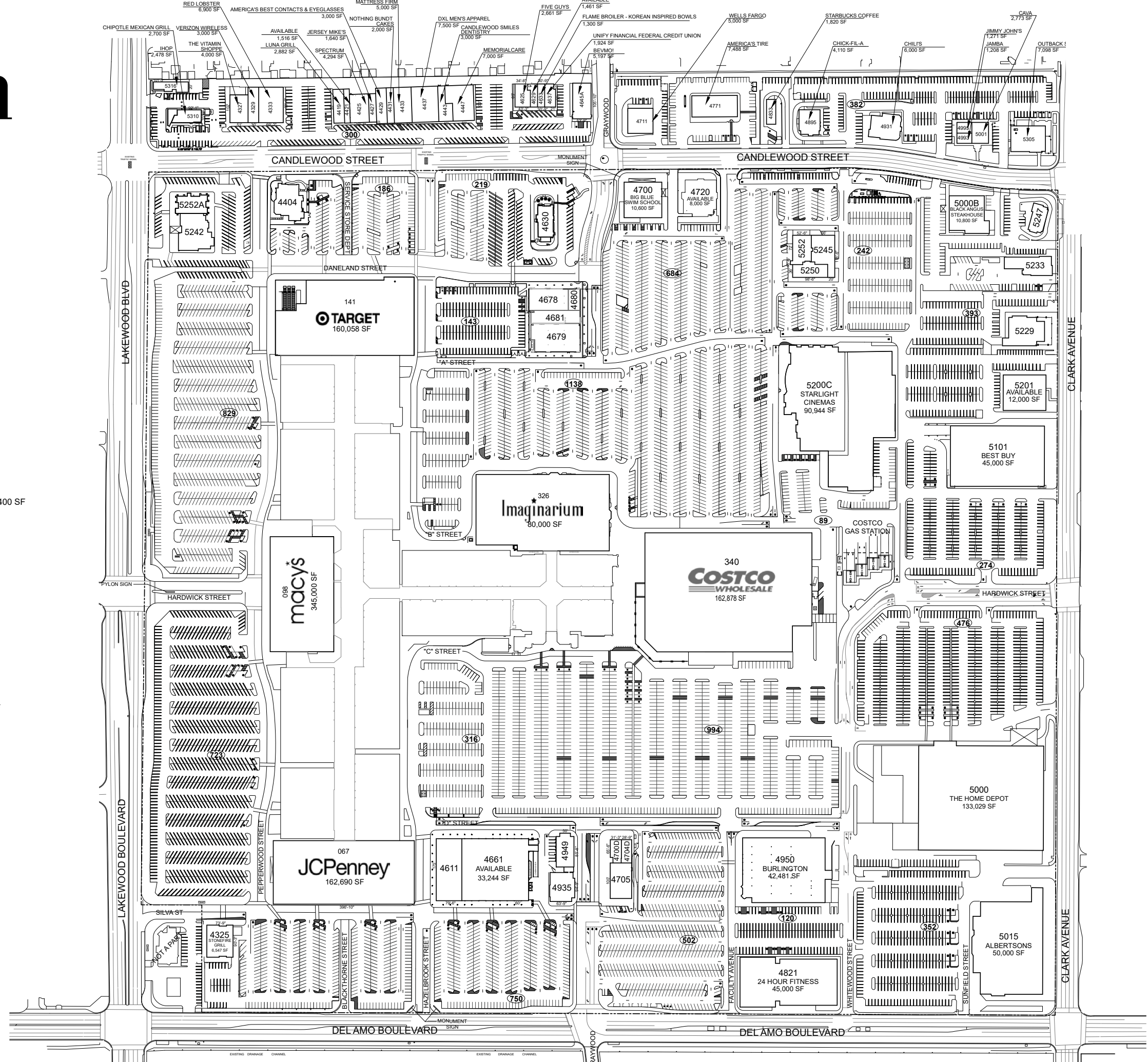
- 4700 BIG BLUE SWIM SCHOOL - 10,600 SF
- 4720 AVAILABLE - 8,000 SF
- 5000B BLACK ANGUS STEAKHOUSE - 10,800 SF
- 5101 BEST BUY - 45,000 SF
- 5200C STARLIGHT CINEMAS - 90,944 SF
- 5201 AVAILABLE - 12,000 SF
- 5229 AVAILABLE - 8,097 SF
- 5233 MOUNTAIN VIEW TIRE & AUTO SERVICE - 5,400 SF
- 5245 SUPER MEX - 6,034 SF
- 5247 DAVE'S HOT CHICKEN - 3,201 SF
- 5250 ROUND TABLE PIZZA - 3,844 SF
- 5252 GEORGE'S GREEK CAFE - 4,231 SF

SOUTHEAST

- 4325 STONEFIRE GRILL - 6,547 SF
- 4611 BIOLIFE PLASMA SERVICES - 12,564 SF
- 4661 AVAILABLE - 33,244 SF
- 4935 APPLEBEE'S - 5,929 SF
- 4949 MASSAGE ENVY - 4,564 SF

SOUTHWEST

- 4700D HONEY BEE DENTAL - 1,923 SF
- 4704D WHOLESALE NUTRITION CENTER - 1,891 SF
- 4705 BANK OF AMERICA - 6,025 SF
- 4821 24 HOUR FITNESS - 45,000 SF
- 4950 BURLINGTON - 42,481 SF
- 5000 THE HOME DEPOT - 133,029 SF
- 5015 ALBERTSONS - 50,000 SF



Lease Plan

GROUND LEVEL

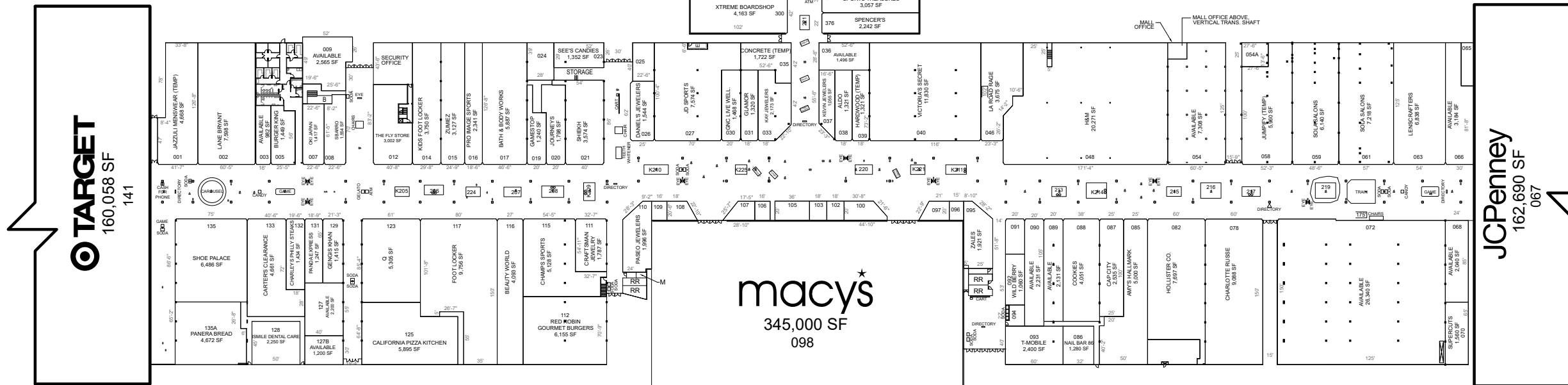
COSTCO WHOLESALE
162,878 SF
340

Imaginarium
80,000 SF
326

401
ROUND 1 BOWLING & ARCADE
42,902 SF

SECOND LEVEL

- 108 TOKYU JAPANESE LIFESTYLE - 527 SF
- 109 NORA THREADING SALON - 320 SF
- 325 AVAILABLE - 1,110 SF
- 329 GREEN CRUSH - 741 SF
- 349 PRECIOUS MEMORIES - 500 SF





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LAKEWOOD CENTER

Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.

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