



**T**  
**TAWA**  
**GATEWAY**



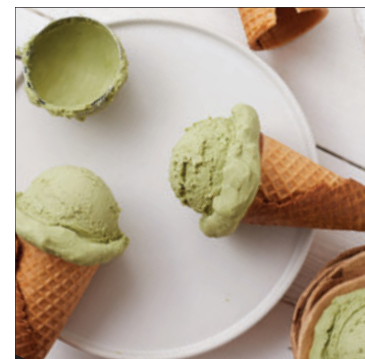
For decades, Tawa Gateway has been a beacon for the community, helping to create rituals amongst friends and family at a place known for its tradition, discovery, and enrichment. Anchored by 99 Ranch Market, TAWA Gateway is an epicenter for those traveling from near and far, in search of comfort, indulgence, and experience.

More than a shopping destination, it is a place where heritage is commemorated, diversity is celebrated, and where all are embraced and encouraged to create memories that last a lifetime.

**Tawa Gateway is where the best of everything comes together.**



Honoring  
the past  
to build  
a better  
future



# Tawa

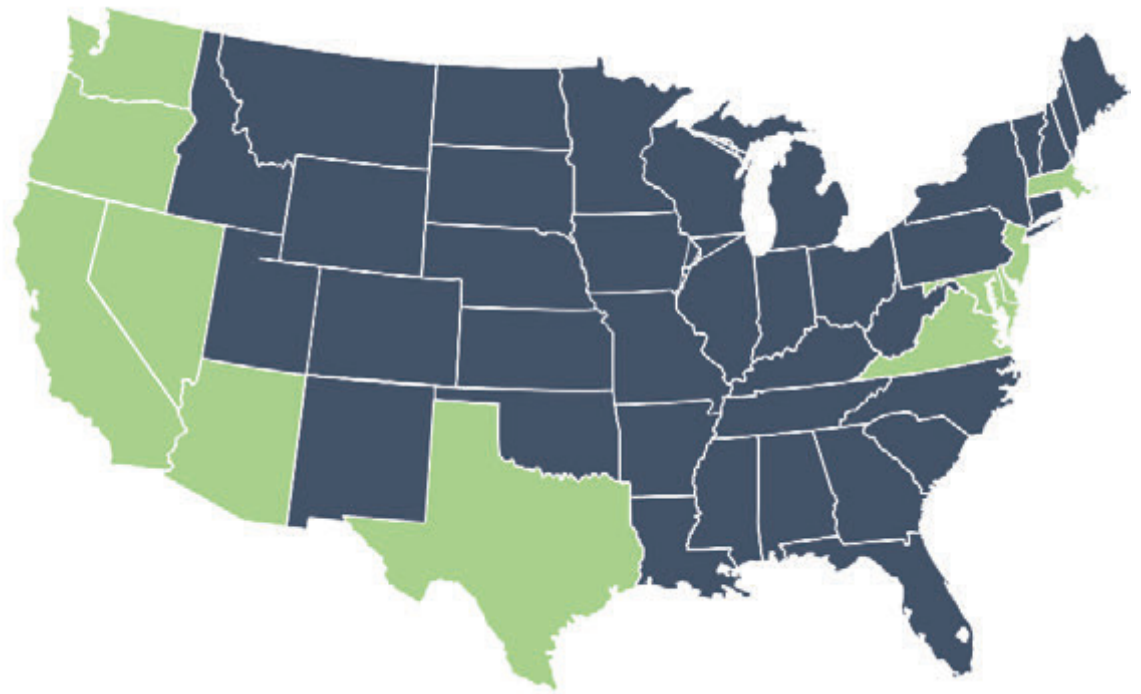
From the very first store in Westminster, California. 99 Ranch Market has expanded across 11 states with 59 stores as of today.

## West Coast

California: 43 stores  
Washington: 2 stores  
Nevada: 3 stores  
Arizona: 1 store  
Oregon: 1 store  
Texas: 7 stores

## East Coast

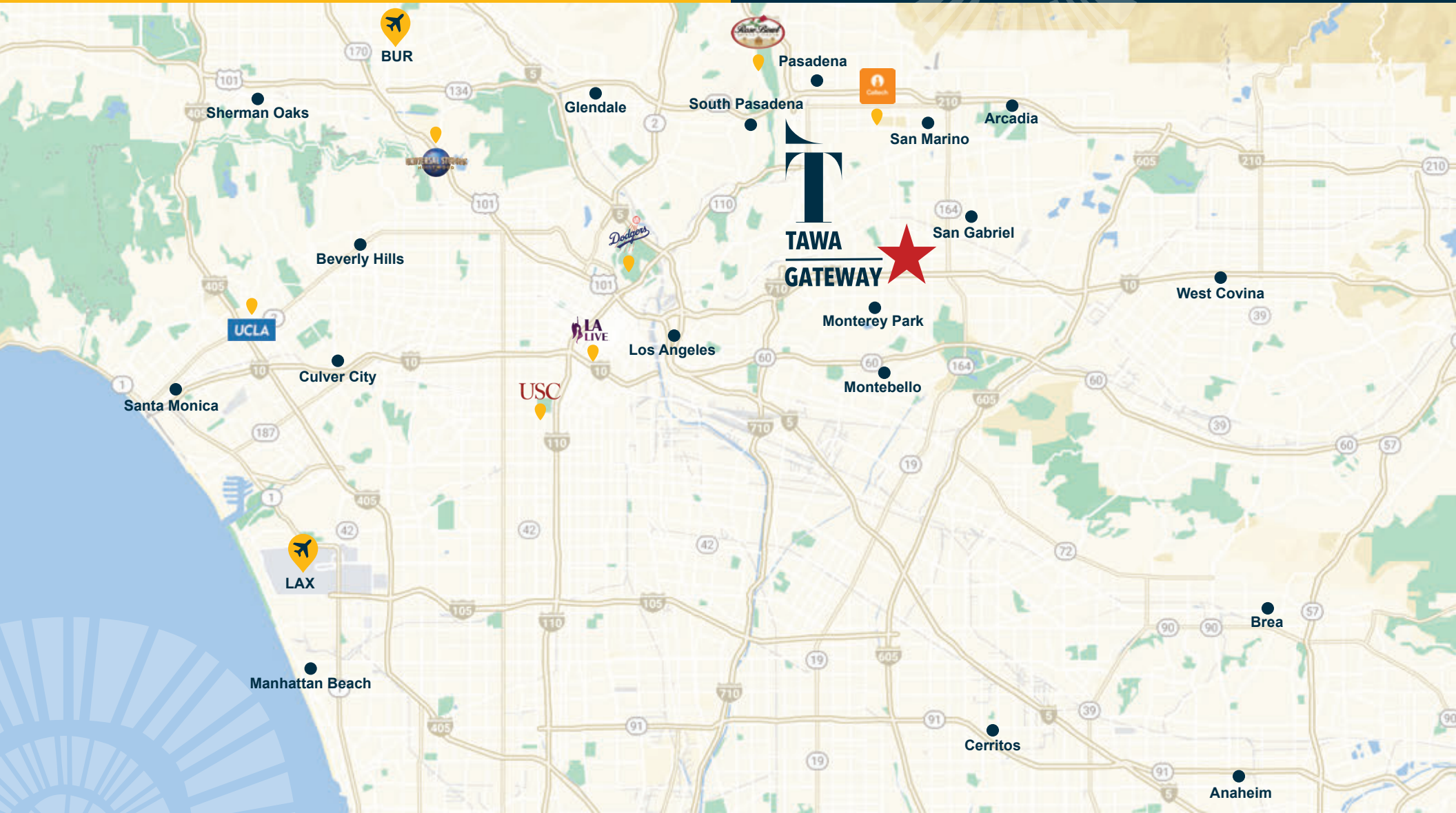
New Jersey: 3 stores  
New York: 1 store  
Massachusetts: 1 store  
Virginia: 1 store  
Maryland: 1 store



## Location



**Presently, and for several decades, Tawa Gateway has been at the forefront and known as the top Asian shopping center in the market and country with 99 Ranch, Chong Hing Jewelers and more.**





Trade Area

# Ground Zero



CURIO  
COLLECTION  
by Hilton  
Jordan Hotel



The One  
Mixed Use



The Province  
Mixed Use



Tawa Gateway / Valley and Del Mar continues to be at Ground Zero with two major jewelry stores...

## Top Brands

**CH**  
CHONG HING JEWELERS  
Since 1970



Brands under Chong Hing Jewelers includes, but not limited to:

PATEK PHILIPPE  
GENEVE

Breguet  
Depuis 1775

PANERAI

IWC  
SCHAFFHAUSEN

OMEGA

BOUCHERON  
PARIS

BVLGARI

CHANEL

HERMÈS

HEARTS ON FIRE

FOREVERMARK

MIKIMOTO

**HING WA LEE**  
JEWELERS  
Since 1965



Brands under Hing Wa Lee Jewelers includes, but not limited to:

ROLEX

BLANCPAIN

Breguet  
Depuis 1775

BREITLING  
1884

ZENITH

Cartier

Chopard

GIRARD-PERREGAUX

HUBLOT

IWC  
SCHAFFHAUSEN

JAEGER-LECOULTRE

MONT  
BLANC

PANERAI

PIAGET

RADO  
SWITZERLAND

ROGER DUBUIS

TAG  
HEUER

TISSOT  
SWISS WATCHES SINCE 1853

TUDOR

ULYSSE NARDIN

VACHERON CONSTANTIN  
GENEVE, DEPUIS 1755

A lifestyle destination center for the decades to come...



The Future

Introducing new elevated restaurants, shops,  
and entertainment, all in one place



A Curated  
Experience



# San Gabriel Consumer

## Upscale Avenues

Ambitious married couples with kids in older prosperous suburban enclaves.

## Middle Ground Millennial 30 somethings

Educated and undecided

## Sprouting Explorers

Established diversity, young homeowners with multi-lingual families

## Affluent Estates

Married Couples with established wealth, educated and well-traveled

## Booming Hospitality Scene

Expanding upscale offerings, & hotel clusters nearby

## Next Wave

Urban occupants with young, diverse, hard-working families



**Population**  
**723,842**

**\$133,756**  
**Average**  
**Household Income**



**San Marino**  
**School District**  
**Top 1% of CA**  
**Districts - 4 Miles**

**\$7.21B**  
**Retail**  
**Expenditure**

**Median Age**  
**38.9** | **218,133**  
**Households**

**500k**  
**Densely Populated**  
**Daytime Pop.**



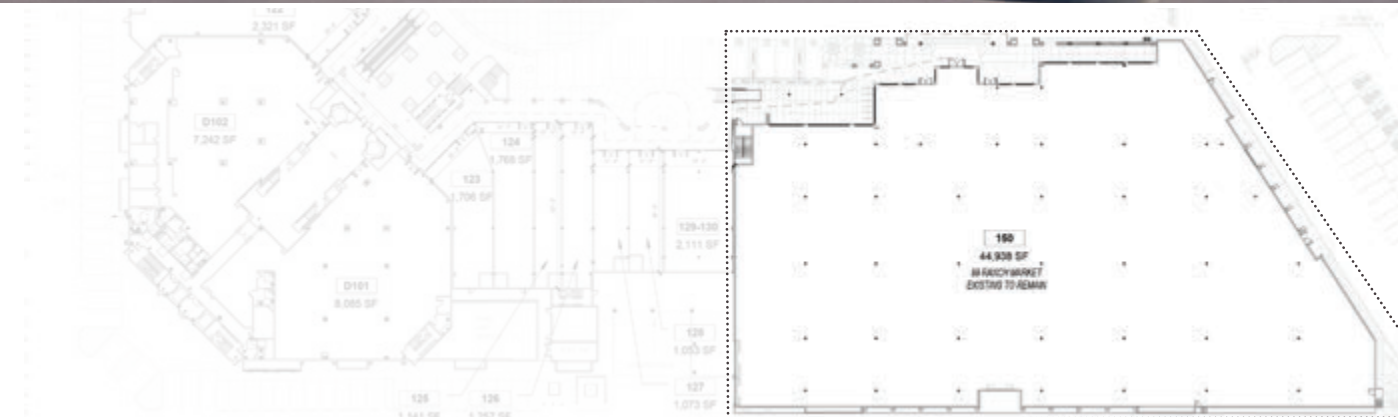
**40+**

**Years**  
**Immigrant**  
**History**

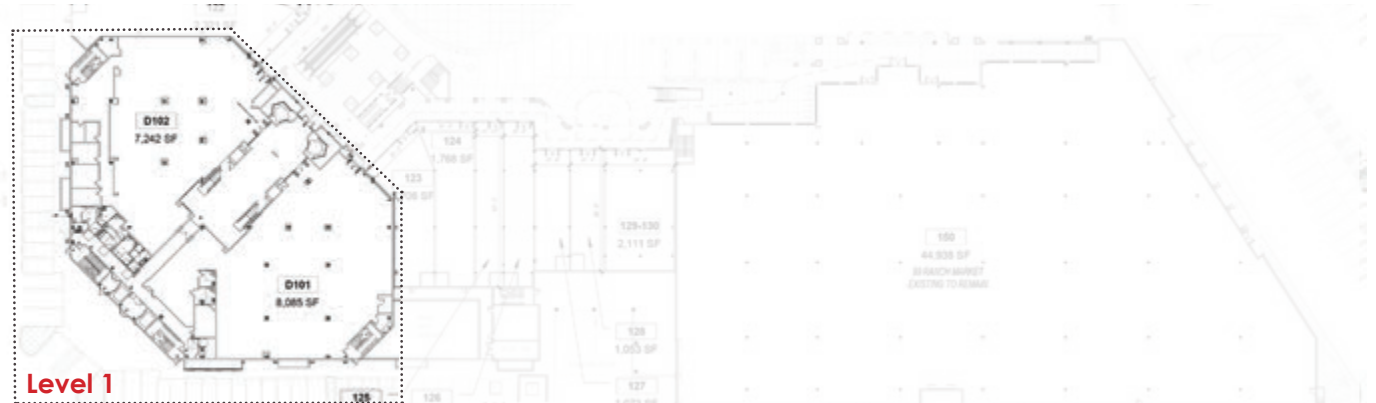
# San Gabriel Demographics

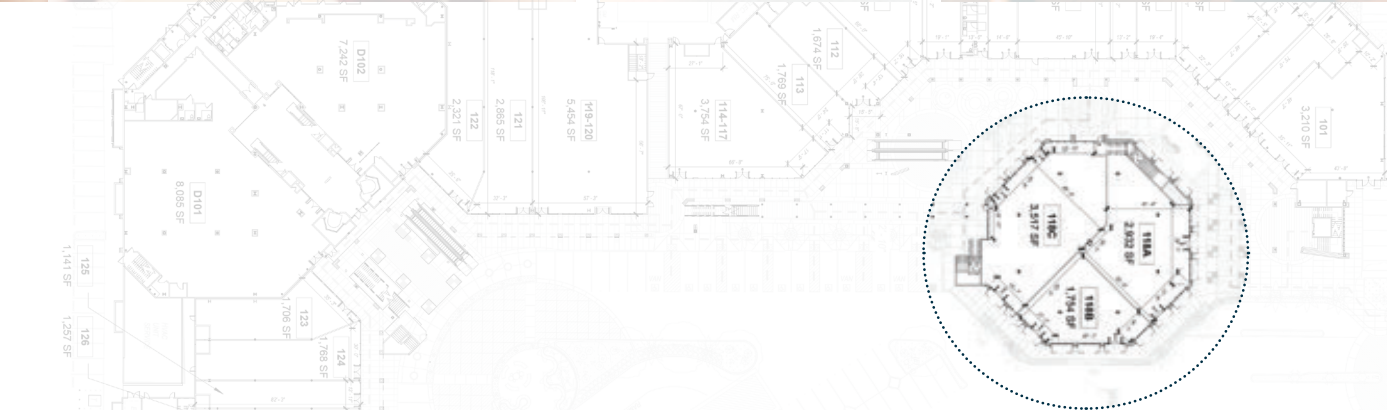
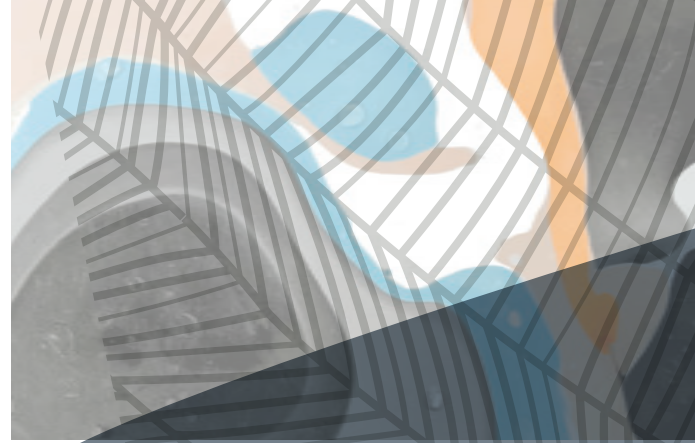


Be a part of the new elevated 99 Ranch market that will be fully upgraded and remodeled to the highest standard and experience.



Be a part of the exciting multi floor areas in center that rivals the familiar feel of Asia's shopping scene.

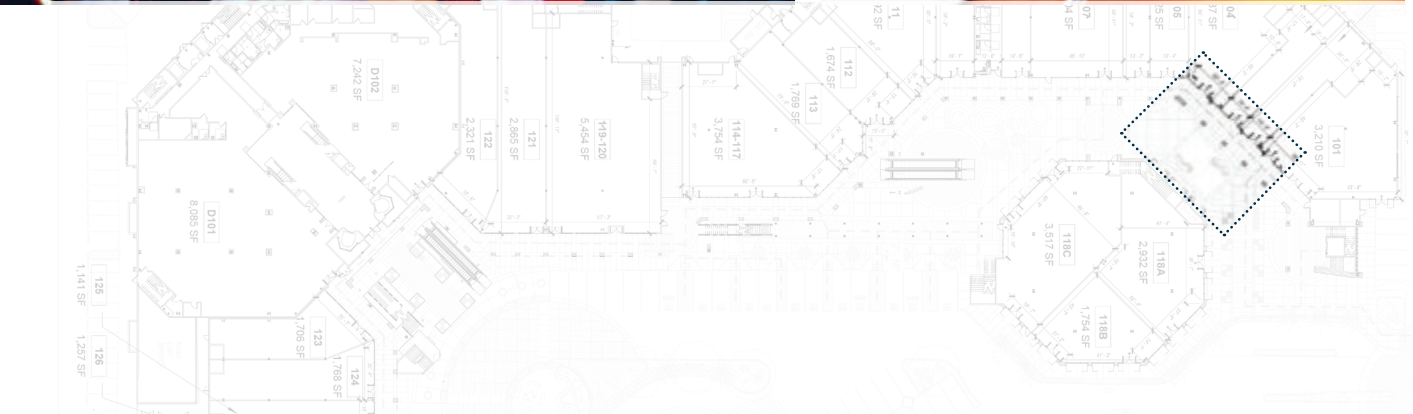
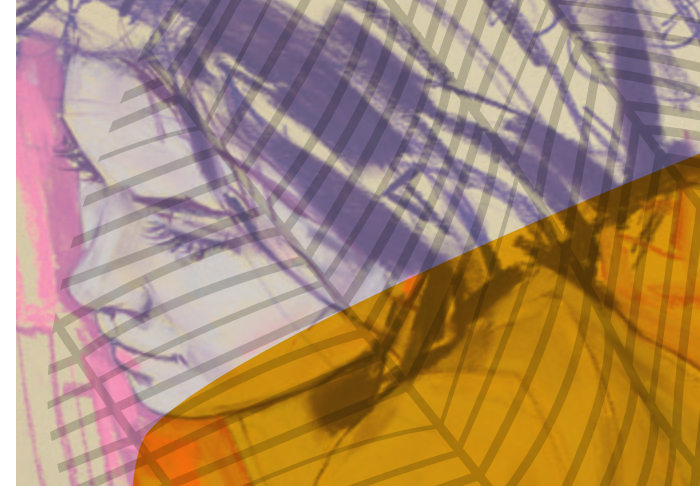




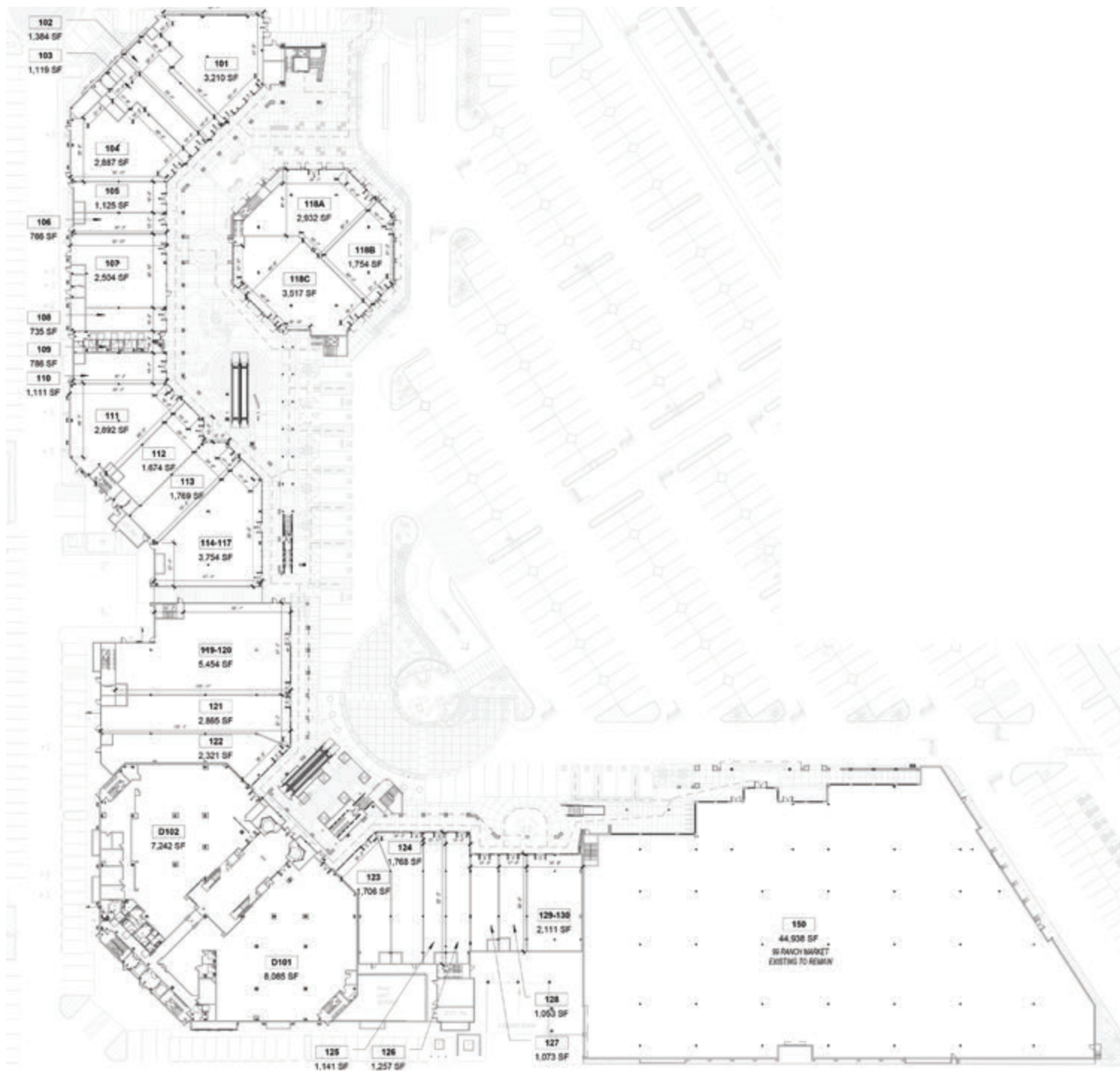
Be a part of a new  
outdoor lifestyle  
collection of  
restaurants and retail.

Designed with thoughtful amenities for all demographics including families with children.





Bringing Bryant  
Park and  
Soho to  
San Gabriel...







T

**TAWA  
GATEWAY**

S

**SUNNY  
SKIES  
TERRACE**

Leasing Information  
Howard Wong - Newmark  
O 213.298.3624  
[howard.wong@nmrk.com](mailto:howard.wong@nmrk.com)

Be a part of this preeminent new  
lifestyle center and capture the  
underserved market and consumers  
of San Gabriel Valley.