



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

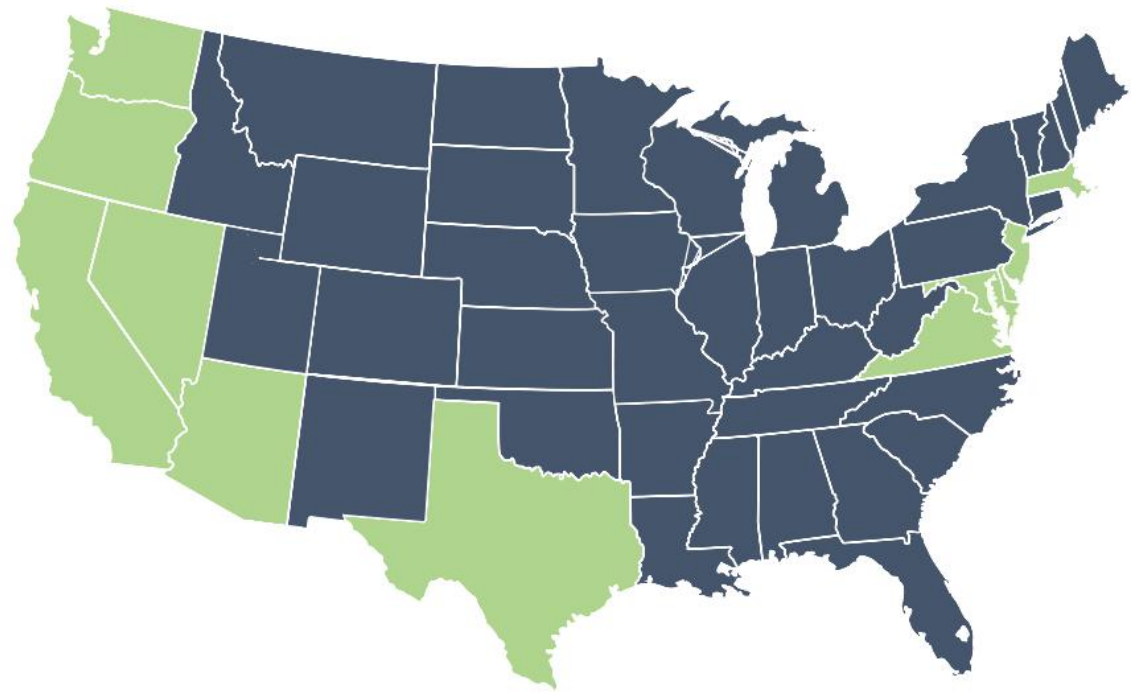
From the very first store in Westminster, California. 99 Ranch Market has expanded across 11 states with 59 stores as of today.

West Coast

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

East Coast

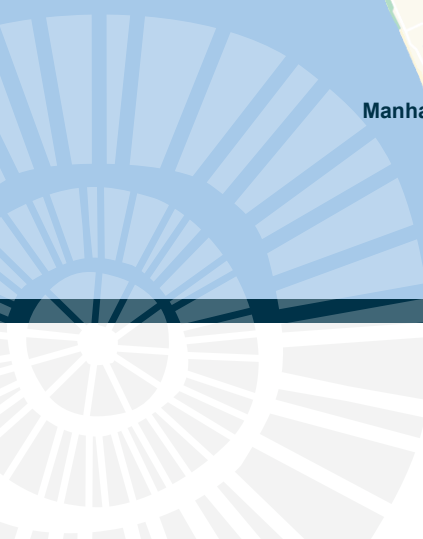
New Jersey: 3 stores
New York: 1 store
Massachusetts: 1 store
Virginia: 1 store
Maryland: 1 store

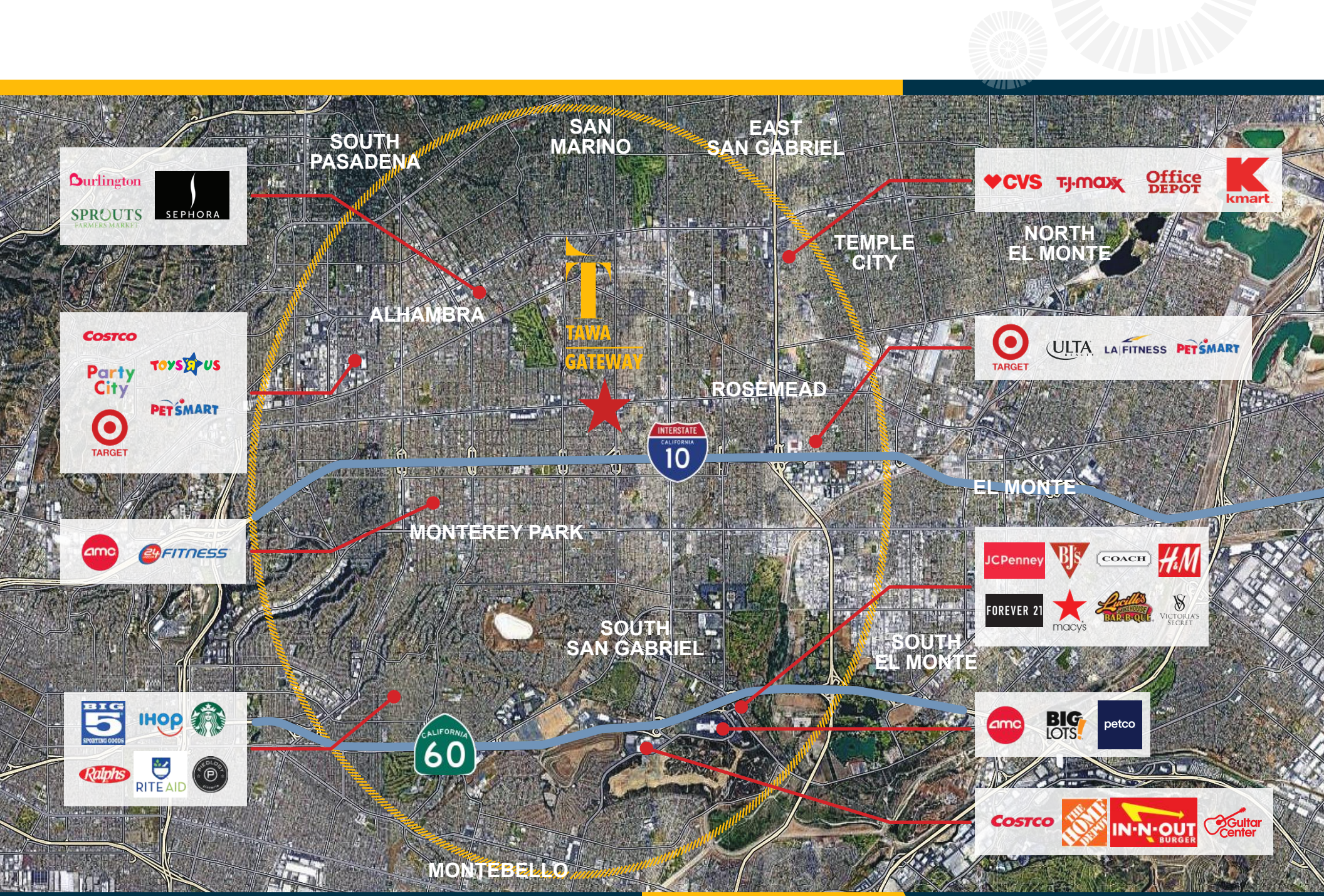


Location



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

- 5 Stories
- 222 Rooms
- 54,000 SF Retail Over 2 Floors



- 8 Stories
- 225 Rooms
- 87 Residential Units
- 33,000 SF Commercial Units

CURIO
COLLECTION
by Hilton™
Jordan Hotel

- 81 Condo Units
- 20,000 SF Retail



The One
Mixed Use

- 288
Rooms



VALLEY BOULEVARD • 33,515 ADV

The Province
Mixed Use



- 6 Stories
- 172 Residential Units
- 74,764 SF Retail

T
TAWA
GATEWAY

Del Mar Avenue • 24,126 ADV



Carries the most
expansive luxury
watches and
jewelry in the U.S.

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:



HING WA LEE
JEWELERS
Since 1965



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





Building A1



The Future



Building D - Exterior



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

\$7.21B
Retail
Expenditure

vs. \$5B in DTLA,
annually



San Marino Unified
is Top 1% of
CA School Districts

San Marino is 3 miles
from the center

Median Age
38.9

218,133
Households

500k
Daytime
Employment



vs. 207k in DTLA

40+

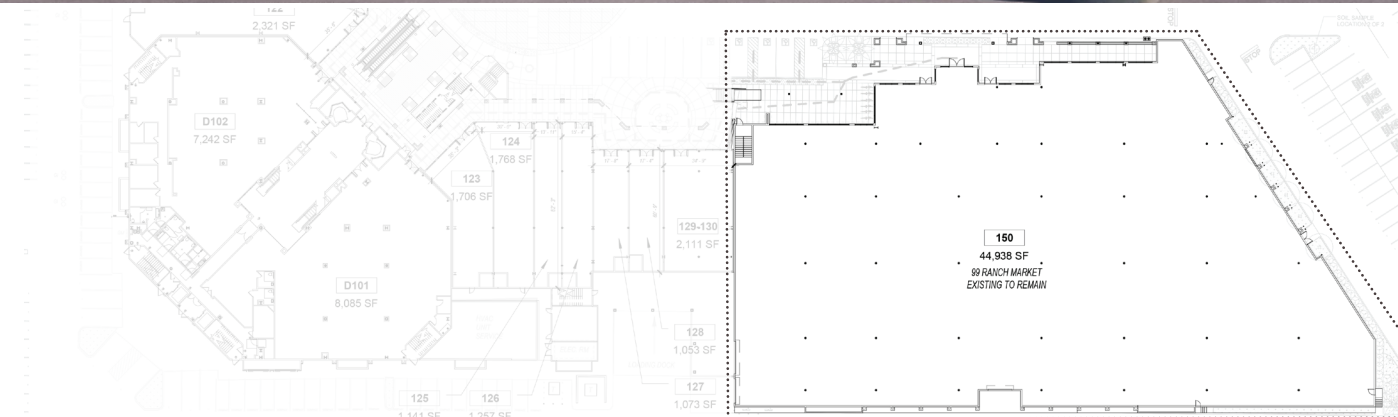
Years
Immigrant
History

San Gabriel
Demographics*

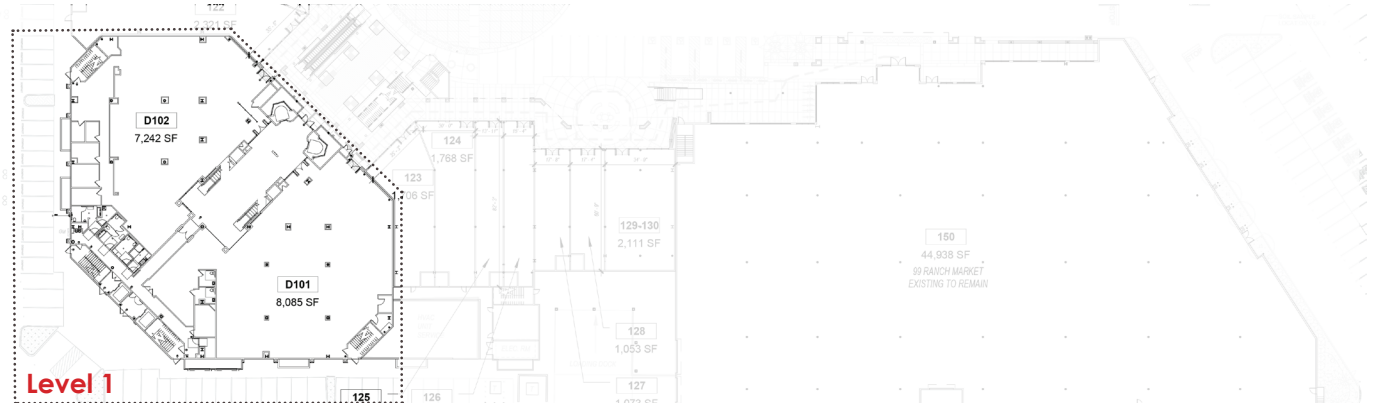
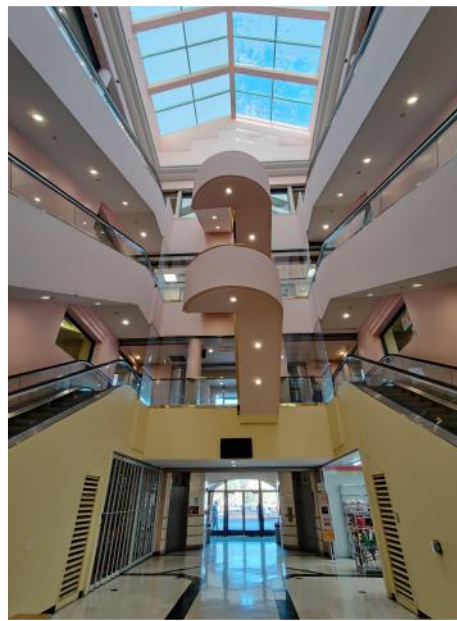
*5 mi radius;
2010-2020 Census

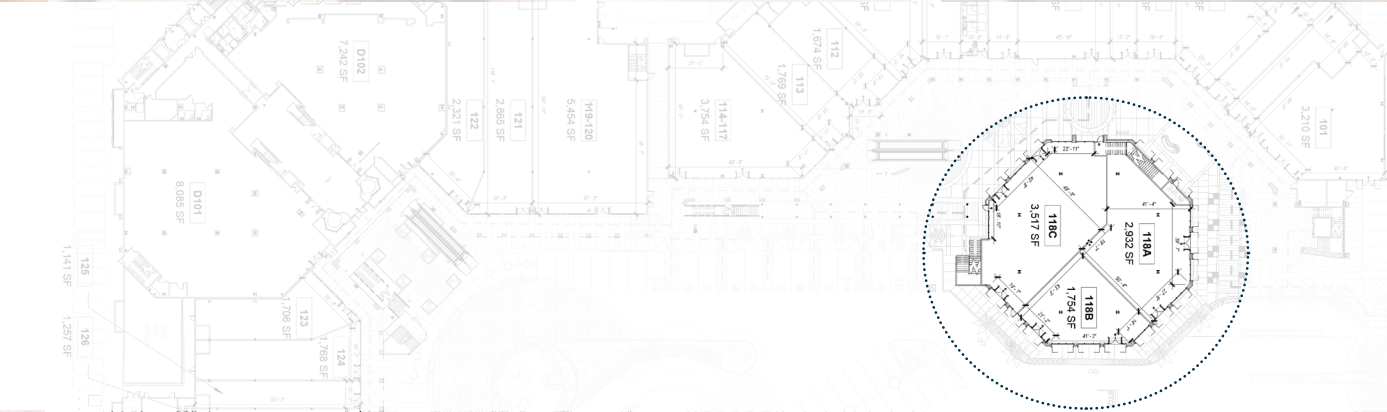
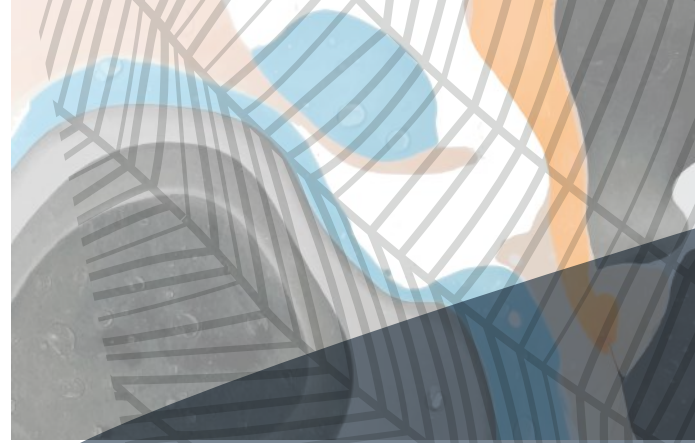


Be a part of the new elevated 99 Ranch market that will be fully upgraded and remodeled to the highest standard and experience.



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





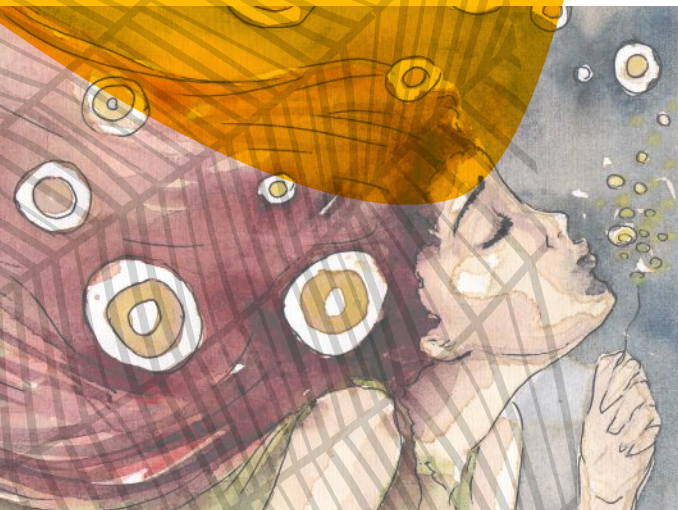
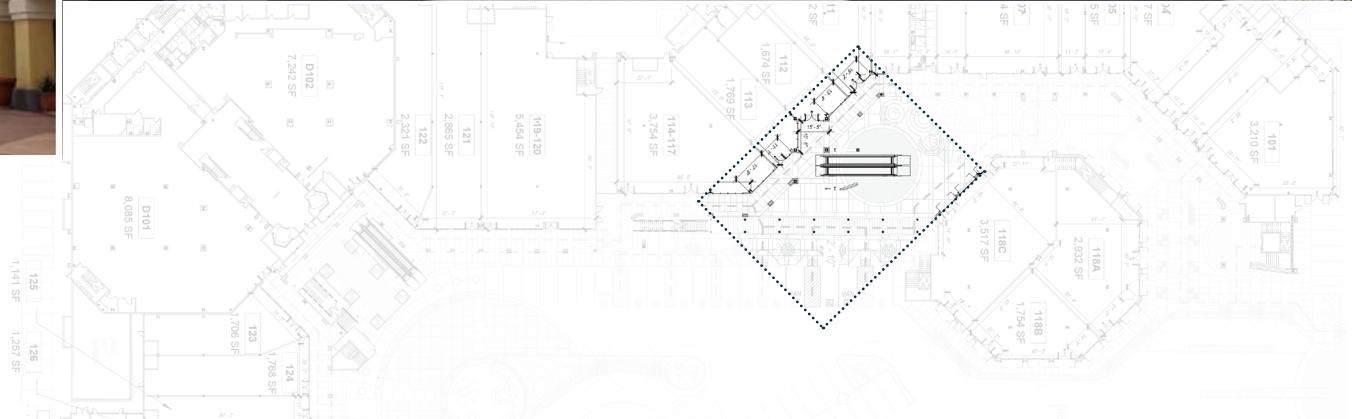
Be a part of a new
outdoor lifestyle
collection of
restaurants and retail.

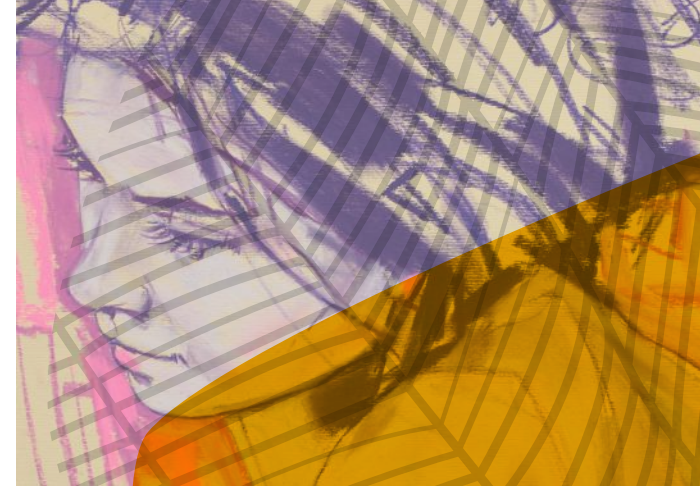
VALET & CONCIERGE

Elevating lifestyle to Gateway with enhanced design and services



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





Bringing Bryant
Park and
Soho to
San Gabriel...

Overall



The Future



Overall



The Future





Overall



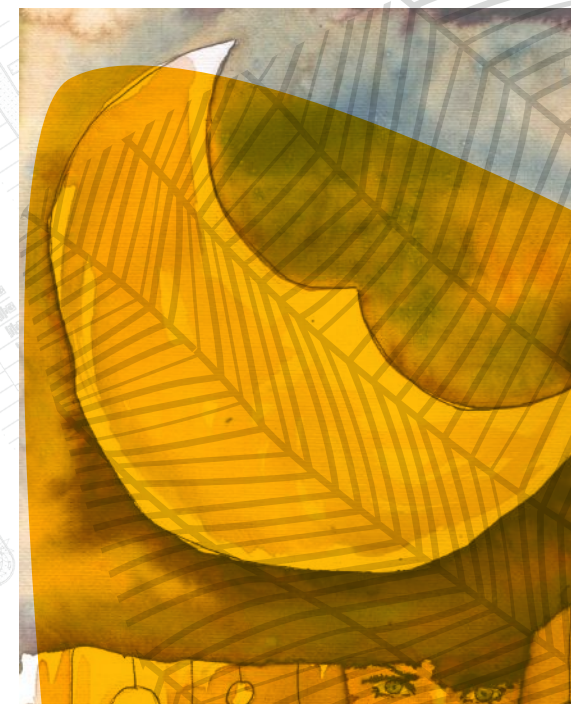
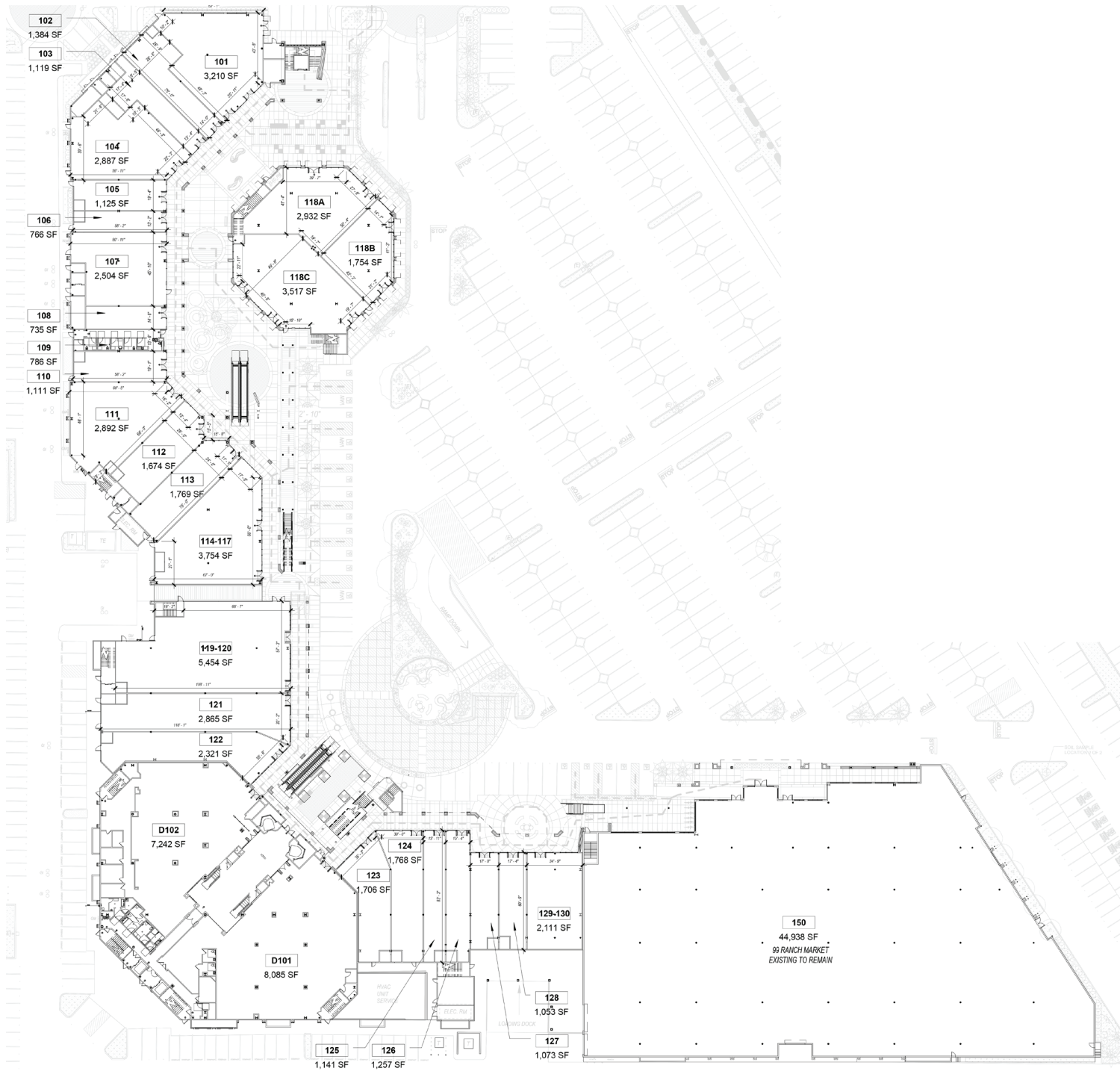
The Future

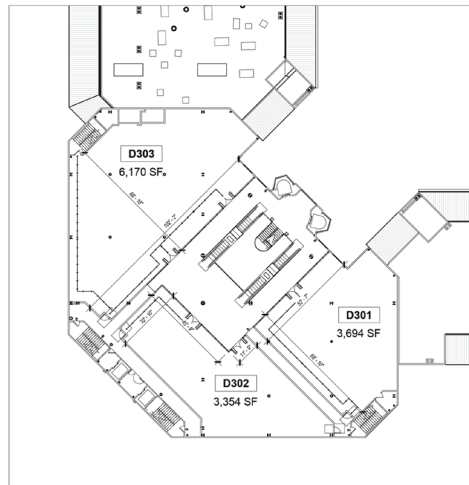
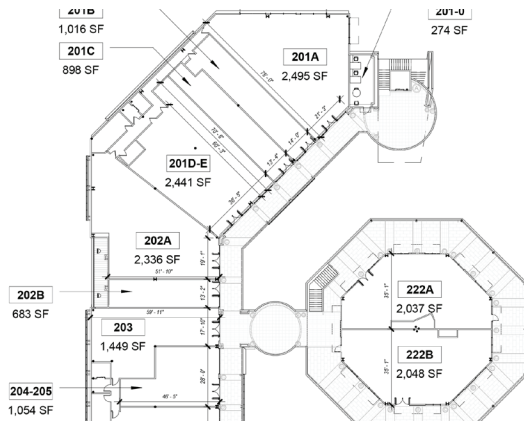


Overall

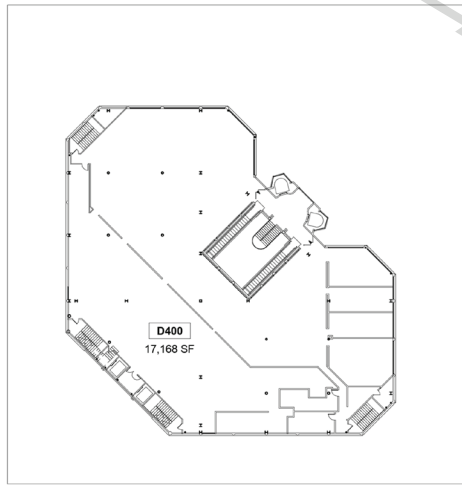


The Future

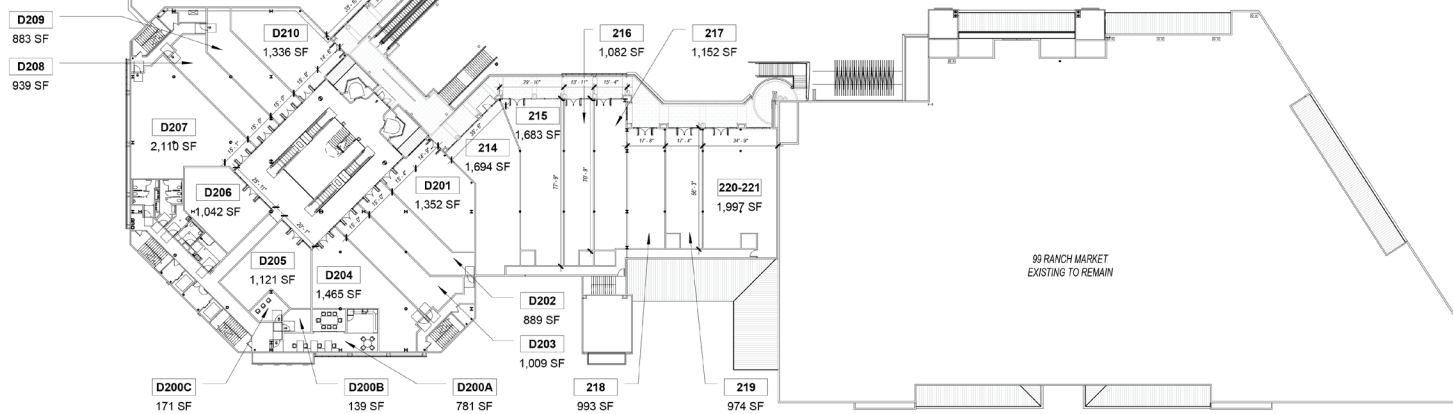




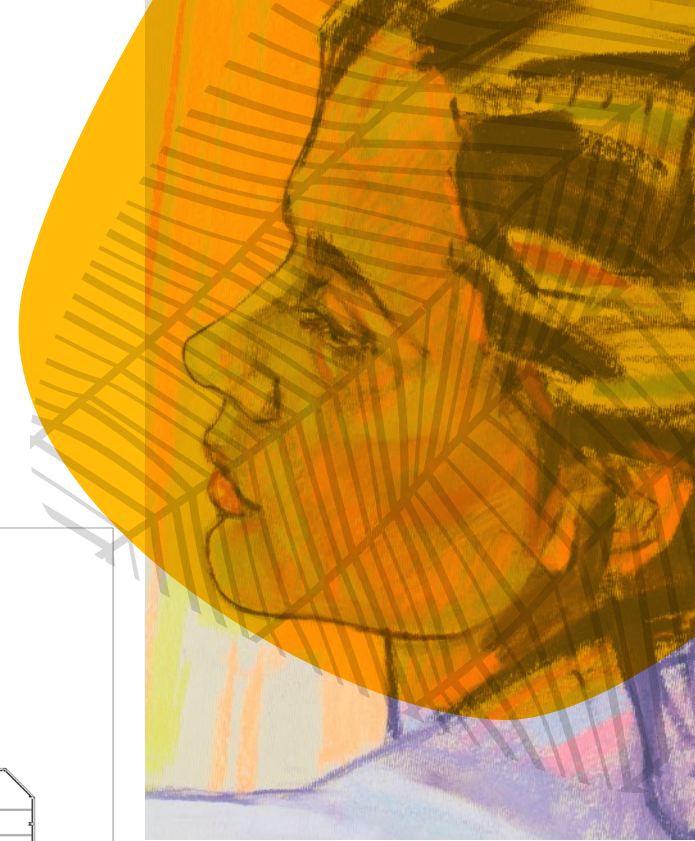
3RD FLOOR LEASE PLAN



4TH FLOOR LEASE PLAN



99 RANCH MARKET
EXISTING TO REMAIN





T

**TAWA
GATEWAY**

S

**SUNNY
SKIES
TERRACE**

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