

GATEWAY

TAWA

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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.



OUR MISSION

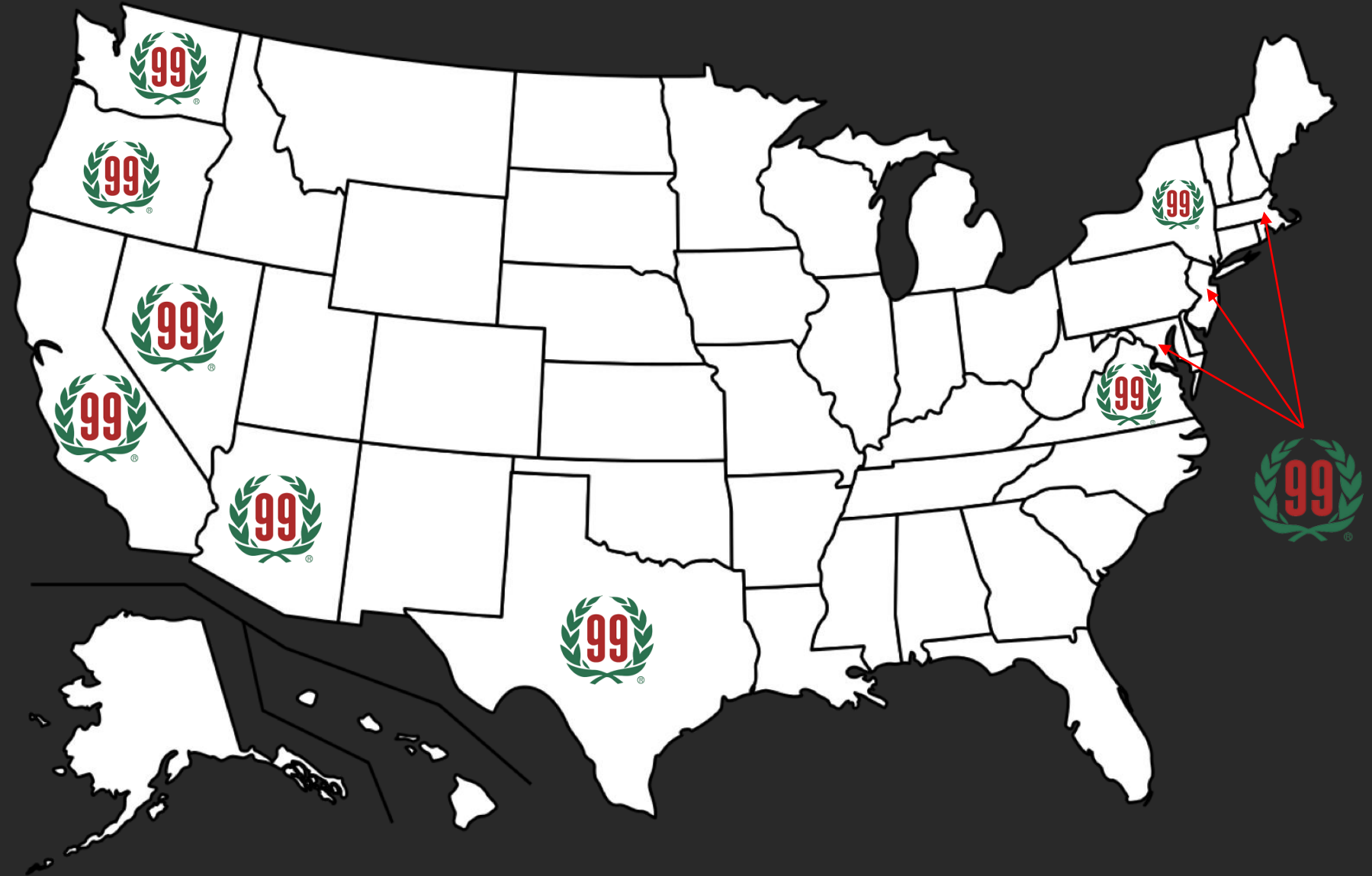
HONORING THE PAST TO BUILD A BETTER FUTURE



TAWA: 99 RANCH MARKETS



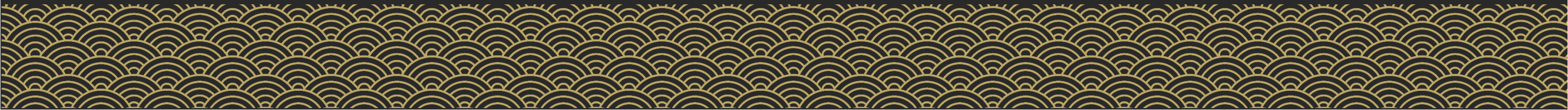
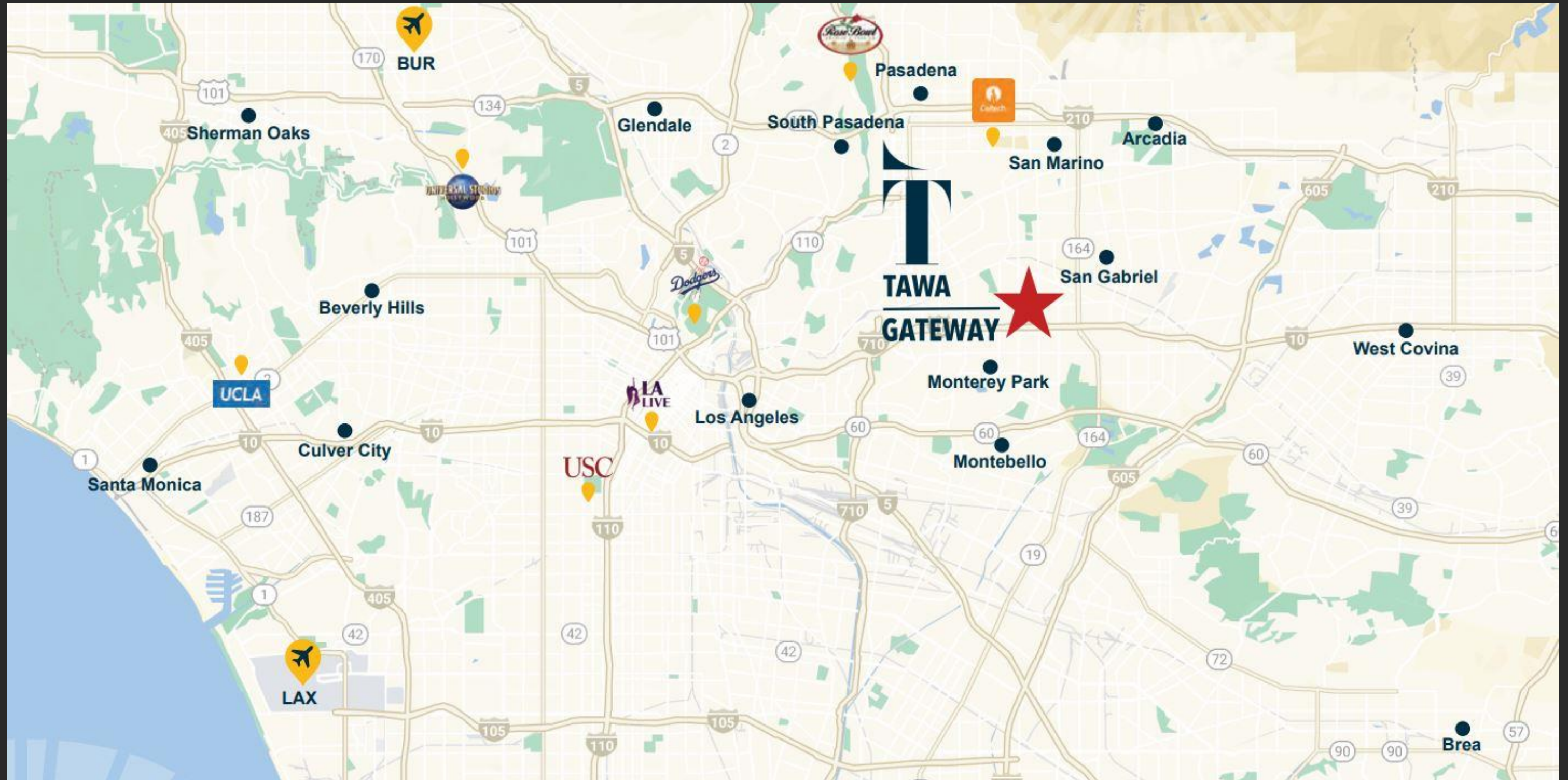
From the very first store in Westminster, California, 99 Ranch Market has expanded across 11 states with **70** stores as of today. Locations include California, Washington, New York, Virginia, Massachusetts, and Oregon, to name a few.



LOCATION

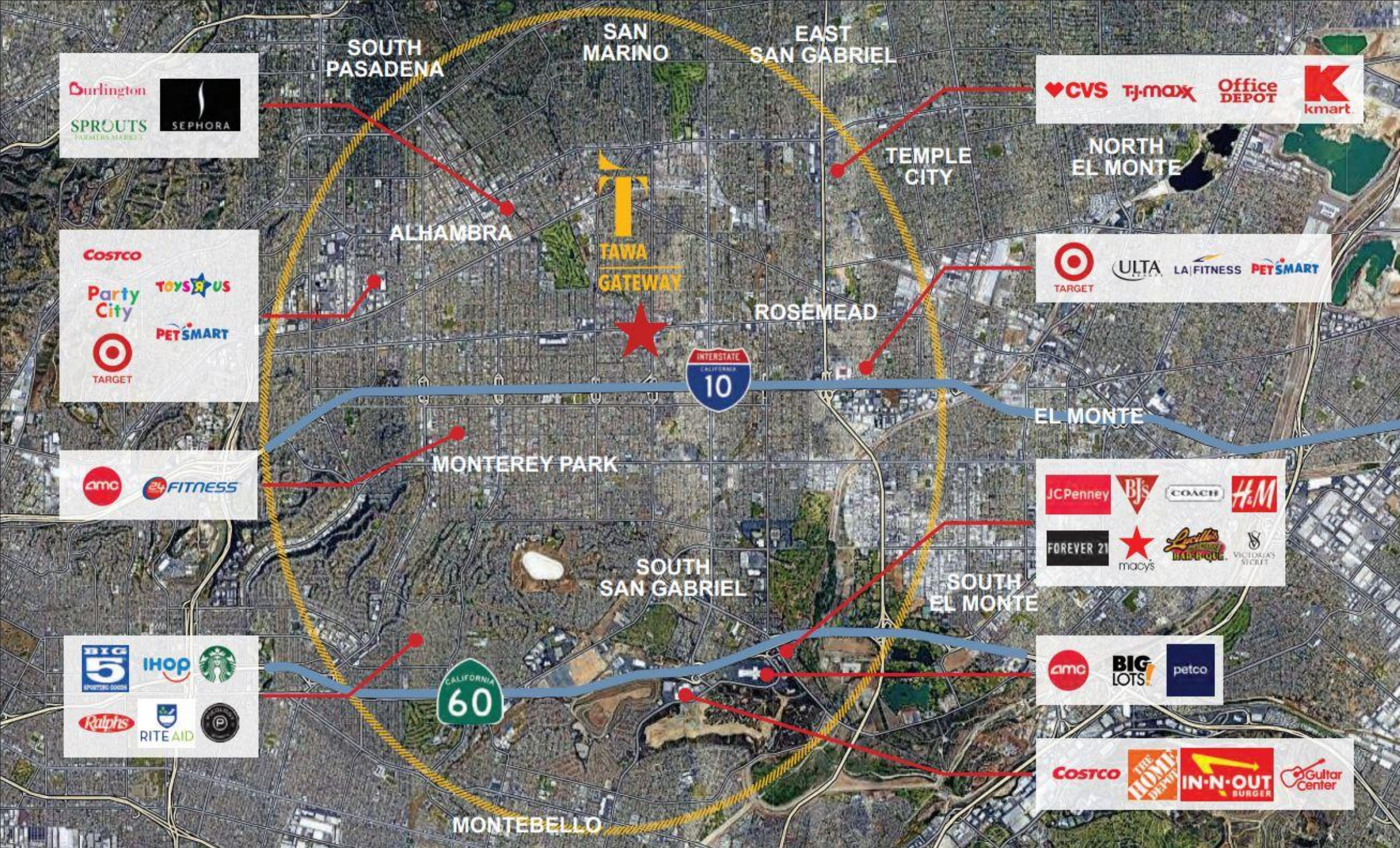


Presently, and for several decades, TAWA Gateway has been at the forefront of shopping centers and touted as the best-in-class Asian shopping destination in the country, with top retailers like 99 Ranch and Chong Hing Jewelers.



TRADE AREA

REMOVE K MART



*4-5 mile radius

GROUND ZERO



Culver Blvd off I-405: 118,000 ADV
Santa Monica off I-10: 105,500 ADV
Data from dot.ca.gov (Caltrans)

TOP BRANDS

CH

CHONG HING JEWELERS

昌興珠寶鐘錶集團

Since 1970

高登

GOLDEN VISION



Brands from two top retailers at TAWA Gateway include but not limited to:



HERMÈS

PARIS



BURBERRY



OMEGA



GENÈVE







SCHAFFHAUSEN





CHANEL

THE SAN GABRIEL CONSUMER



- Upscale Avenues:
Ambitious married couples with kids in older prosperous suburban enclaves
- Middle Ground Millennial 30 somethings:
Educated and undecided
- Affluent Estates:
Married couples with established wealth, educated and well-traveled

- Booming Hospitality Scene:
Expanding upscale offerings and hotel clusters nearby
- Next Wave:
Urban occupants with young, diverse, hard-working families
- Sprouting Explorers:
Married couples with established wealth, educated and well-traveled





\$133,756

Average Household Income



Median Age

38.9

Population
723,842



\$7.21B

Retail Expenditure
vs. \$5B in DTLA, annually



218,133

Households

40+ Years

of Immigrant History



500k Daytime Employment
vs. 207k in DTLA



San Marino Unified is Top
1% of CA School Districts
*San Marino is 3 miles from
the center

*Based on a 5 mile radius
2010-2020 Census

VALET & CONCIERGE



Valet to be serviced in front of the turnaround by Buildings D and A3



Elevating lifestyle to Gateway with enhanced design and services



THE FUTURE



THE FUTURE



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THE FUTURE



CURRENT PROGRESS



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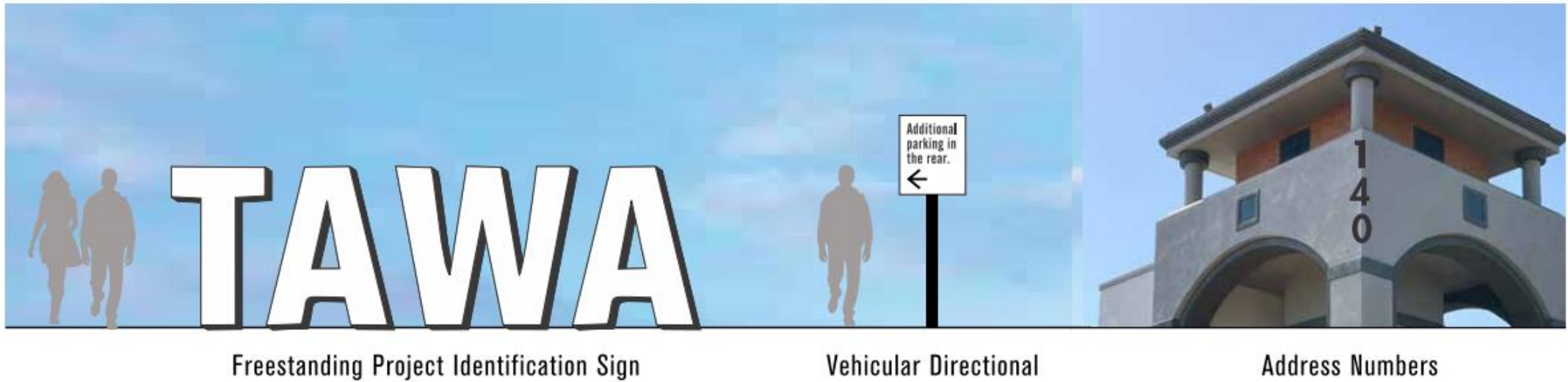
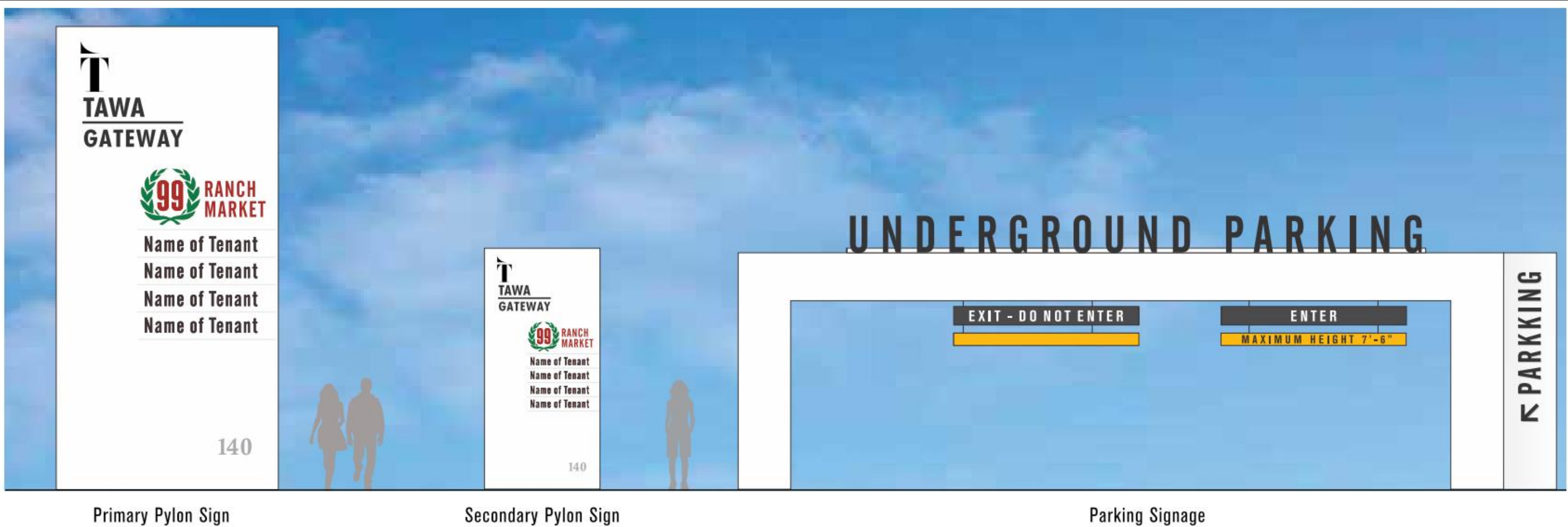
COMING SOON



COMING SOON



NEW PYLON & SIGNAGE: INSTALLATION Q3



BE A PART OF THE FIRST LIFESTYLE CENTER IN THE HEART OF SGV



BRINGING NEW DINING AND F&B

INTERNATIONAL BRANDS

MARUGAME UDON
HAPPY LAMB
BAFANG DUMPLING
DONG TING CHUN



FIRST-TO-MARKET RESTAURANTS

GUIJI TEA HOUSE
BINGZ CRISPY BURGER



GREAT DESSERT & DRINKS

CHA REDEFINE
MARUWU SEICHA



AND MORE TO COME!



Leasing Information
Howard Wong | Newmark
O: 213.298.3624
howard.wong@newmark.com

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