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GATEWAY

TAWA

# 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.

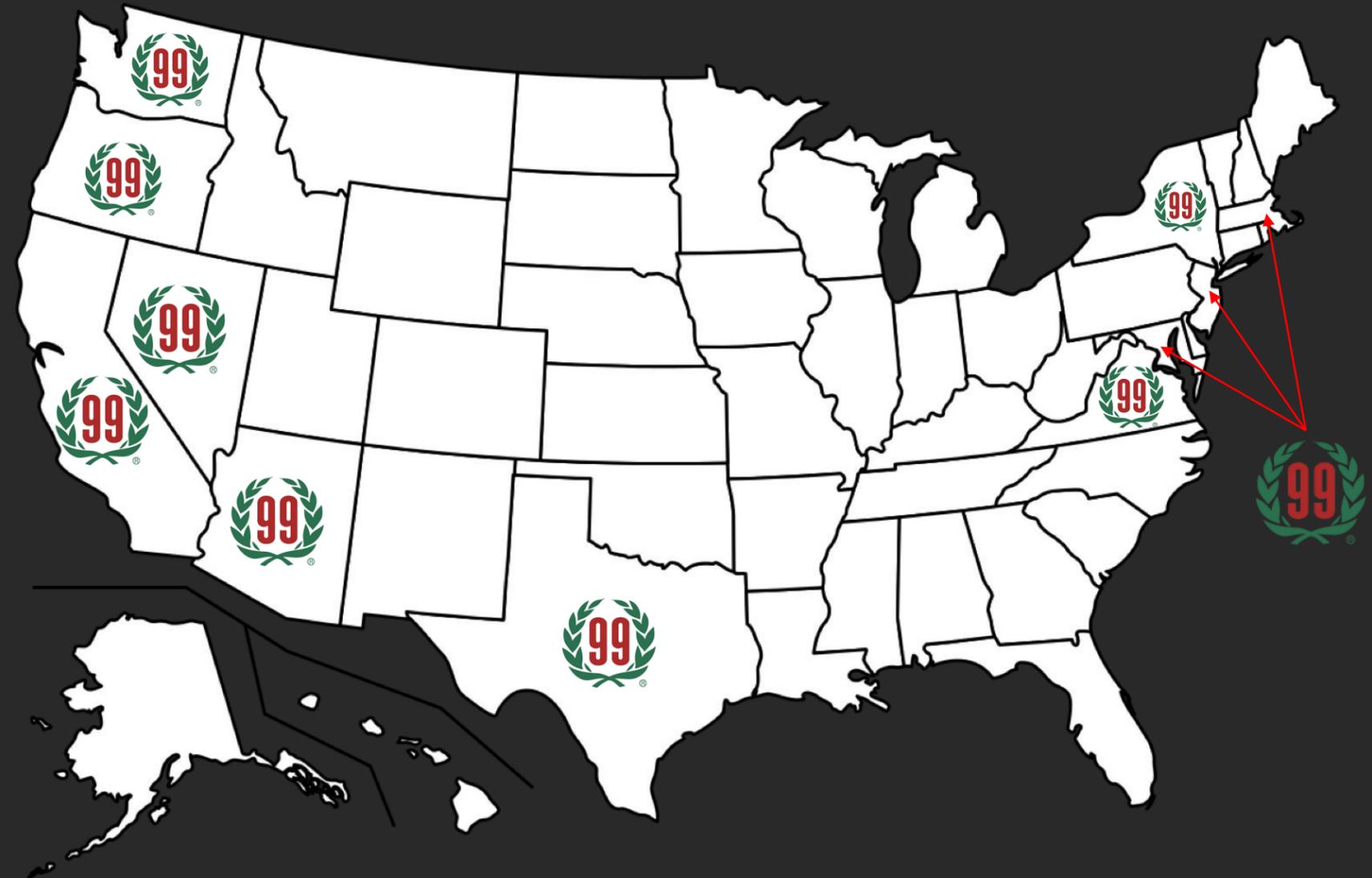


## OUR MISSION

# 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.

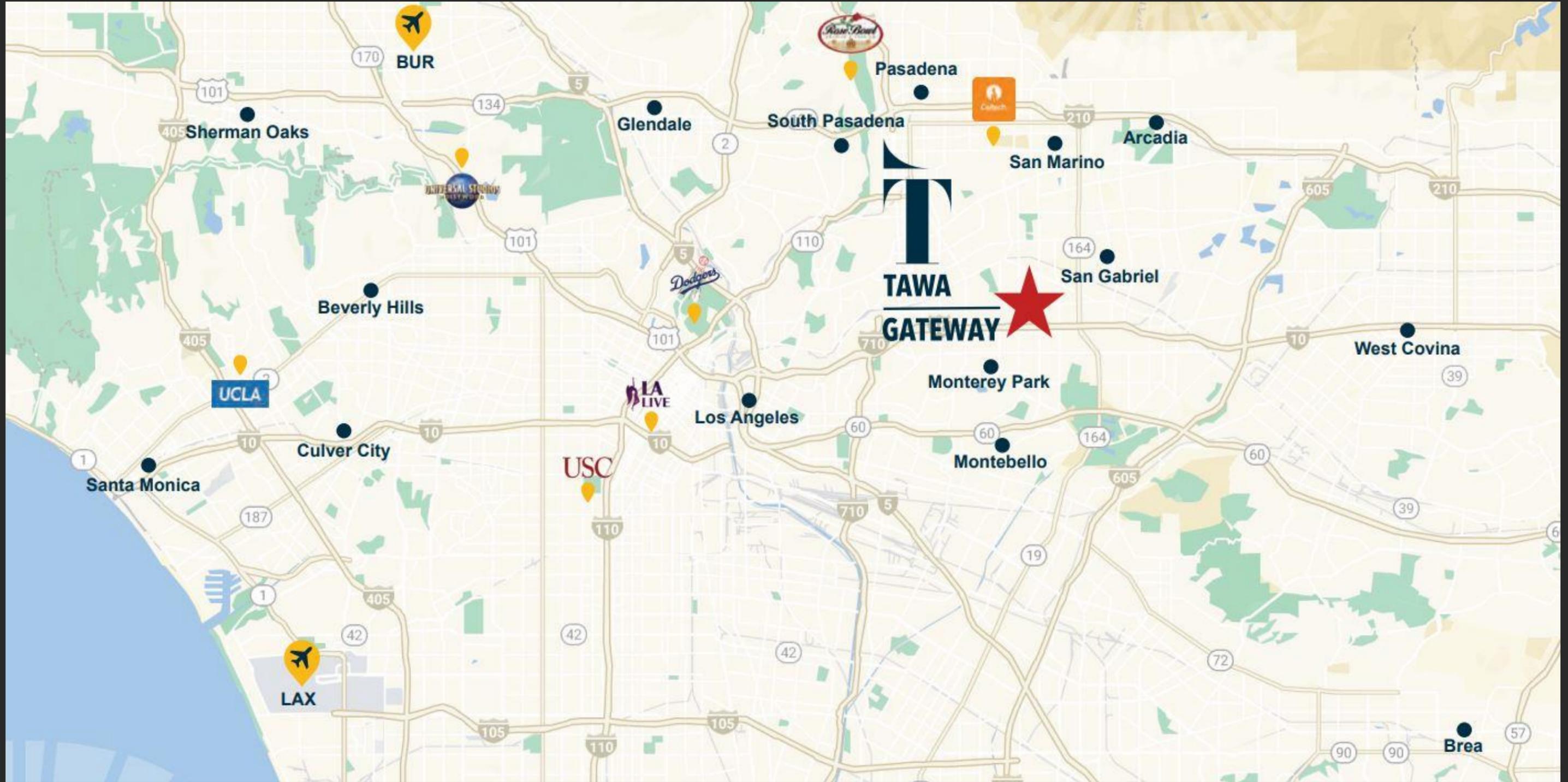


# LOCATION



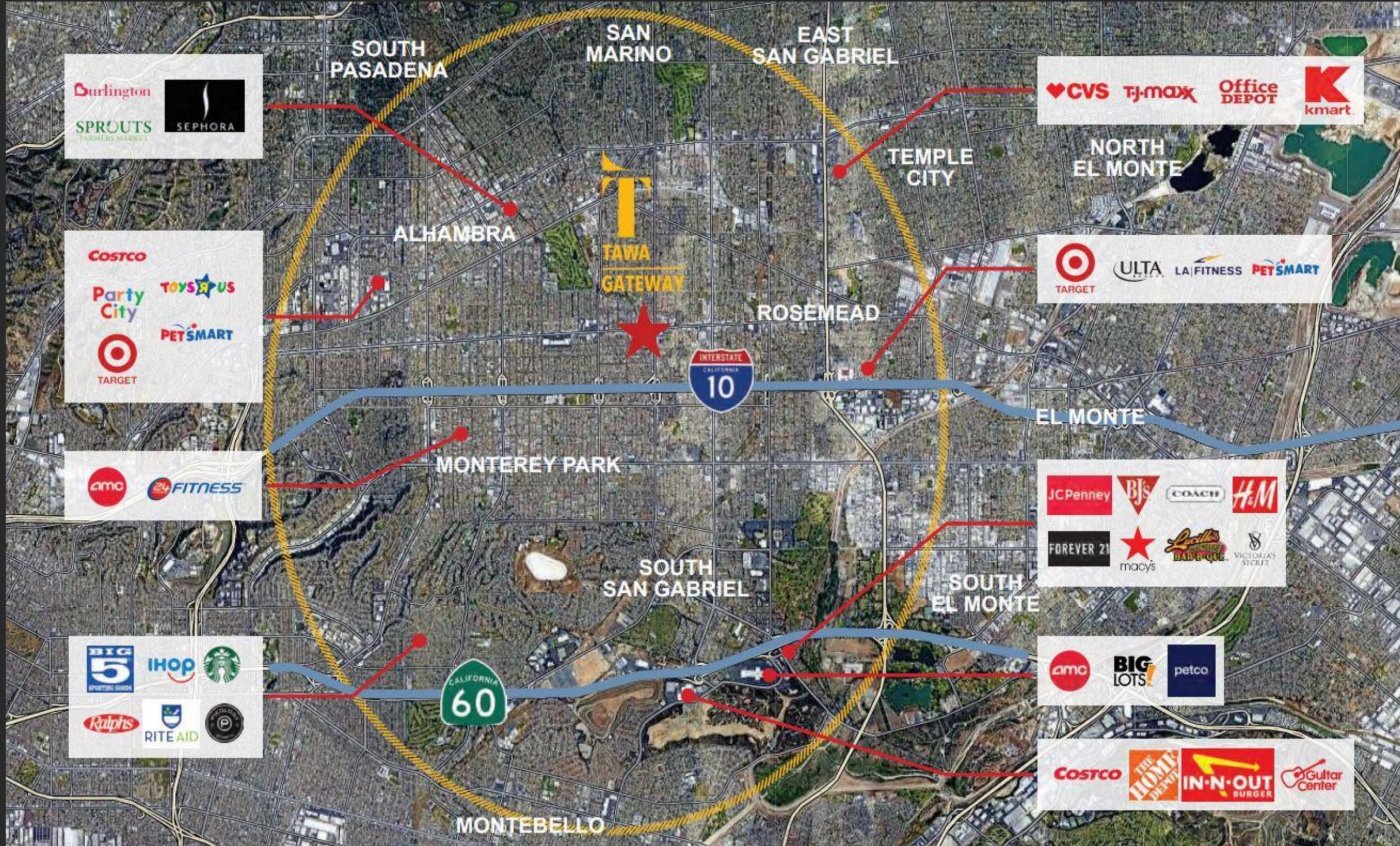
Presently, and for several decades, TAWA Gateway has been at the forefront of shopping centers and touted as the best-in-class Asian shopping destination in the country, with top retailers like 99 Ranch and Chong Hing Jewelers.

# LOCATION



# TRADE AREA

REMOVE K MART



\*4-5 mile radius

# 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™

- 81 Condo Units
- 20,000 SF Retail



The One  
Mixed Use

- 288 Rooms



VALLEY BOULEVARD 108,000 ADV

The Province  
Mixed Use



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



One of the top luxury jewelry stores in the US.



One of the top luxury jewelry stores in the US.

DELMAR AVENUE 24,126 ADV

# 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**

*Chopard*  
GENÈVE

**GUCCI**

**BVLGARI**

**IWC**  
SCHAFFHAUSEN

**Dior**

  
**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



# SAN GABRIEL DEMOGRAPHICS

JUSTIN TO GIVE NEW NUMBERS



**\$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



# THE FUTURE



# THE FUTURE



# CURRENT PROGRESS



# CURRENT PROGRESS



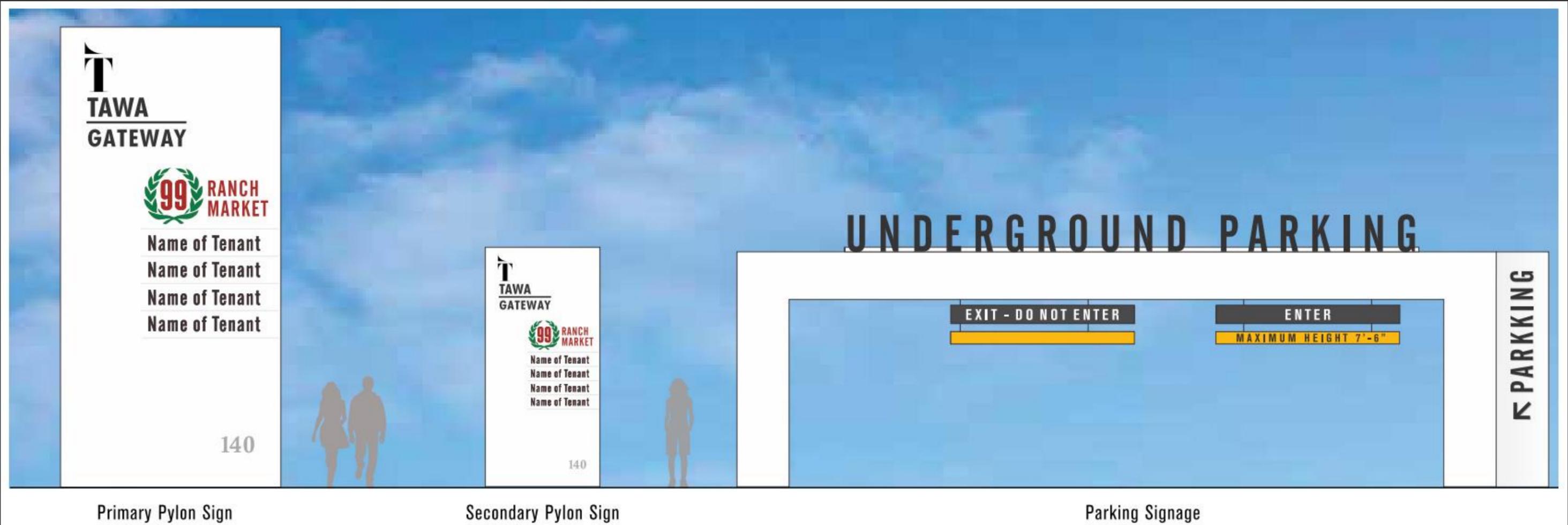
# COMING SOON



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!**

**T S**  
**TAWA SUNNY SKIES TERRACE**

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