

Sunny Skies Terrace Begins First Phase of 12-Acre TAWA Gateway Retail Center

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BUENA PARK, Calif. — Sunny Skies Terrace, a premier commercial real estate development and management company, announced today it has kicked off the first phase of a transformative redevelopment of the iconic Focus Plaza in San Gabriel, California. The retail center will be rebranded as TAWA Gateway, a nod to 99 Ranch Market, the property's anchor tenant since 1990.

Situated at the corner of Valley Boulevard and Del Mar Avenue, TAWA Gateway is the epicenter of a vibrant, ethnically diverse community. The roughly 12-acre property will be radically transformed and reimagined to become a premier lifestyle center with elevated amenities, beautifully landscaped exterior areas, and world-class retail, food, and beverage offerings.

"For more than 30 years, TAWA Gateway has welcomed visitors from around the world and created a 'home away from home' for generations of immigrants. Our approved planned repositioning of this beloved center is an exciting opportunity to establish TAWA Gateway as a retail and dining destination, but also allows us to make the necessary capital improvements to ensure that we continue serving the needs of new and existing tenants alike," said Debbie Oung, Marketing Director, Sunny Skies Terrace.

Sunny Skies Terrace has retained Newmark to reposition the property. Howard Wong, Senior Managing Director at Newmark, will lead the retail leasing efforts.

"TAWA Gateway is a great opportunity to create a lifestyle shopping village catering to the new generation of consumers in this diverse and distinctive market. It's an iconic property

located in the 'ground zero' of the Southern California Asian community, which can capture local residents and also become a destination for visitors throughout the Los Angeles metro area and out-of-state," explained Wong.

"Sunny Skies Terrace's vision is to honor and celebrate diversity, culture, and tradition, so that will guide our leasing efforts. We plan to diversify and elevate the retail offerings to create a true lifestyle center that will appeal to new, prosperous customers. Moving forward, we will look for local, regional, and national brands across a variety of retail categories, including fast-casual restaurants, fashion, beauty, health and wellness, fitness, and more," said Wong.

In the coming months, the center will begin the first phase of capital improvements and renovations. Businesses will remain open during this period.

About Sunny Skies Terrace

Sunny Skies Terrace manages and operates shopping centers in cities across California, including Chino Hills, Eastvale, Irvine, Rowland Heights, San Diego, and San Gabriel. The heart of each center is anchored by 99 Ranch Market, the leading national Asian grocery store chain. 99 Ranch serves as the "Gateway to Asia" for shoppers seeking authentic ingredients, high-quality merchandise, and fresh produce at affordable prices. TAWA owns and operates over 60 stores across 11 states, as well as e-commerce and mobile formats.
