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THE ROW

AT RED HILL





rendering from Redhill Ave.

# A SANCTUARY IN THE MIDDLE OF IT ALL.

At the heart of Orange County, The Row emerges as a village for the next generation. In a rapidly evolving and bustling neighborhood, The The Row offers all of the amenities of urban living, balanced by a community gathering space built in a garden setting that is designed to bring people together.

The Row's retail district is ~ 50,000 SF of Orange County's best food, fitness and service operators, where the cities of Tustin and Santa Ana unite.







“We shape our buildings;  
thereafter they shape us.”

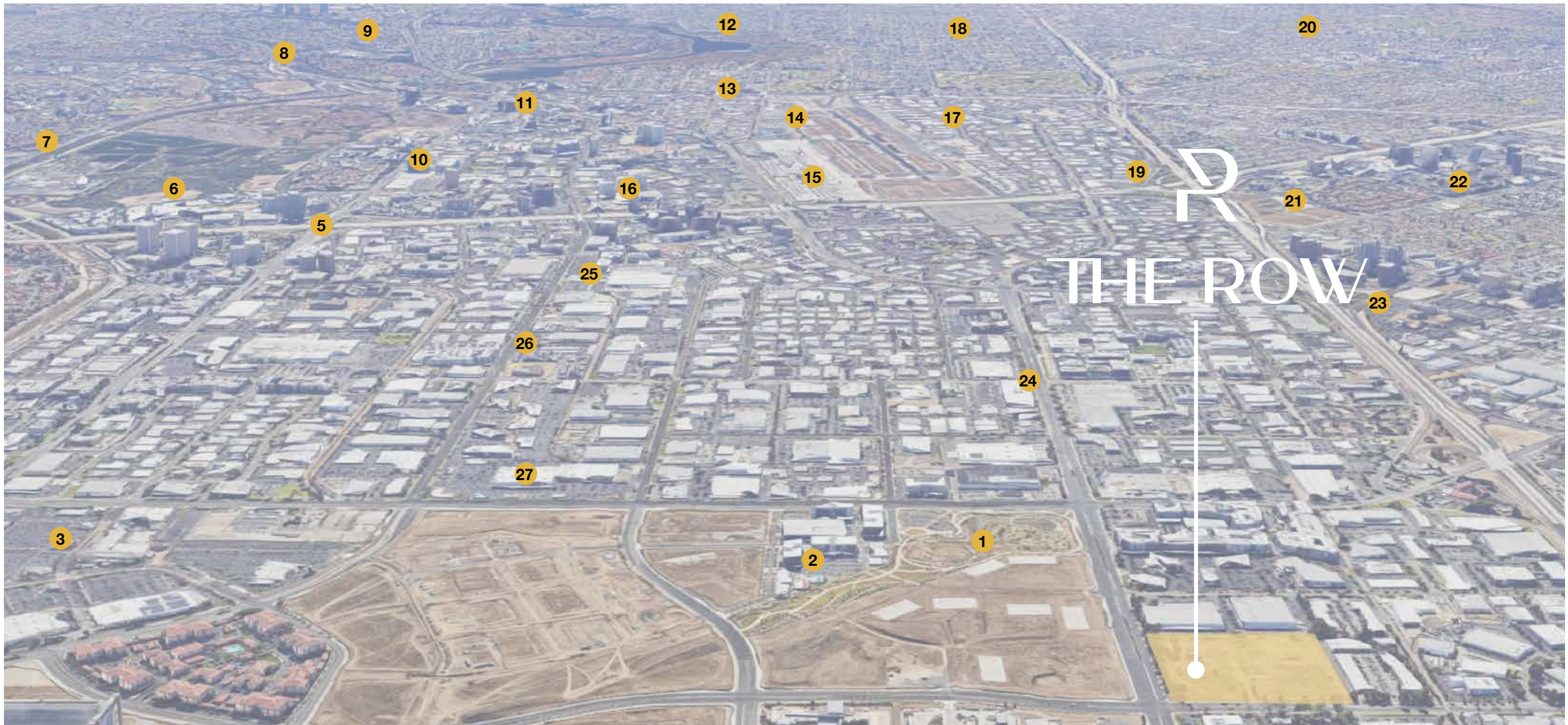
– WINSTON CHURCHILL



rendering of Bldg A and corner garden along Redhill Ave.







The Row sits at the heart of one of the most innovative and productive counties in California. The Row is conveniently located off the 55 Freeway and directly facing Redhill; one of Irvine, Tustin and Santa Ana’s most prolific arteries.

- |                       |                         |                         |                          |                          |                      |
|-----------------------|-------------------------|-------------------------|--------------------------|--------------------------|----------------------|
| 1. Tustin Legacy Park | 6. San Joaquin Wetlands | 11. Back Bay            | 16. Irvine Business Ctr. | 21. Art Center           | 26. KI Speed         |
| 2. Flight             | 7. UCI                  | 12. Balboa Peninsula    | 17. S.A. Country Club    | 22. S. Coast Plaza       | 27. Von Karman Plaza |
| 3. Tustin District    | 8. Fashion Island       | 13. Bay Nature Preserve | 18. Lido Village         | 23. Hutton Center        |                      |
| 4. Diamond Jamboree   | 9. Newport Harbor       | 14. NB Golf Course      | 19. LAB/CAMP             | 24. Edwards Life Science |                      |
| 5. Park Place         | 10. UCI Hospital        | 15. John Wayne Airport  | 20. Huntington Beach     | 25. Hangar 24            |                      |



# PROJECT SITE PLAN

The Row is organized into four key blocks:

## residential blocks

The Row is located directly across the street from a planned 50-acre commercial office district and Tustin Legacy Park, which includes 26 acres of open space. Residents will have an easy commute to Orange County's key employment centers, including the Irvine Business Complex and the new office space at Tustin Legacy. The Row offers residents a true urban environment with a wide range of shops and services onsite

## the garden shops

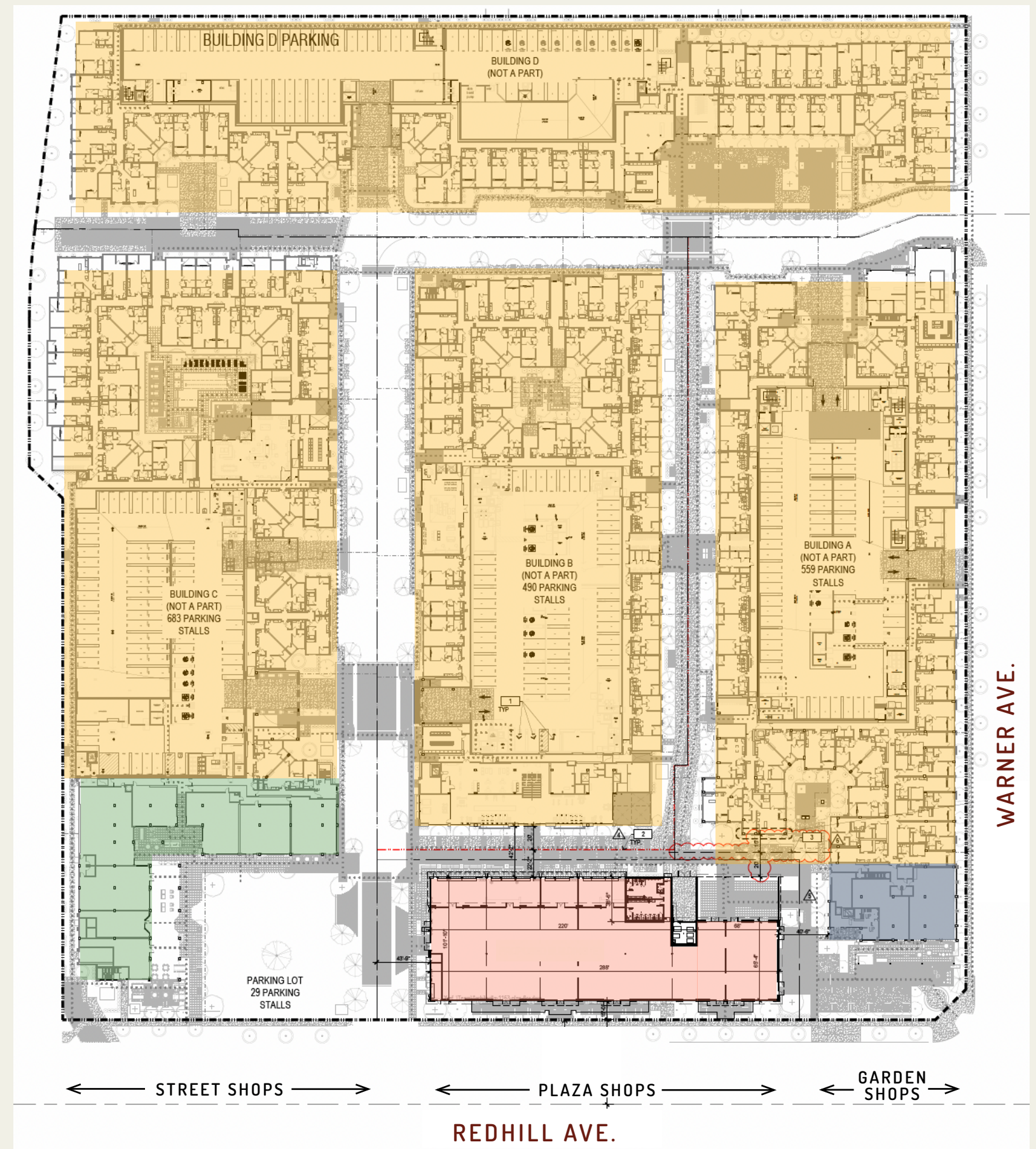
These spaces sit next to a large garden at the key intersection of Redhill and Warner. This prominent location has pedestrian access from the main entry drive, the residential linear parkway and directly from the corner that is home to a monumental sculpture by Marton Varo. A generous covered dining terrace looks down over a garden designed to accommodate communal dining and entertainment. Outdoor fireplaces warm the garden at night and a stage sits next to lawn for planned concerts in the park.

## the street shops

Sitting immediately on the main entry to The Row, these shops benefit from not only nonstop drive by traffic but also convenient short term parking immediately in front of the shops. These spaces are designed to serve the daily needs of The Row residents and the local neighborhood. These spaces have covered outdoor dining opportunities as well as a prominent patio space right on Redhill.

## the plaza shops

These spaces have exposure on four sides. This standalone retail building is accessed from the main plaza that separates this building from the fitness amenity for The Row residents. This plaza space will have outdoor dining, an outdoor fireplace and a lawn area for gathering. This building has a unique indoor/outdoor architecture that allows this garden plaza to bleed into the retail spaces here.





# SHOPS

## A VILLAGE FOR TODAY

The Row is a collective of makers and merchants working together. New takes on classic main street shops intermingle with restaurants and wellness uses to create a one of kind amenity for residents and this remarkable part of Orange County.





# SHOP ZONES



← STREET SHOPS →

← PLAZA SHOPS →

← GARDEN SHOPS →

# THE ROW

AT RED HILL





## the garden shops

Located on the predominant corner of Warner and Redhill, these two retail spaces enjoy excellent visibility and a stately presence. Elevated from the adjacent garden, a large covered terrace allows outdoor dining to spill out and visitors to enjoy the adjacent beer garden and event lawn.



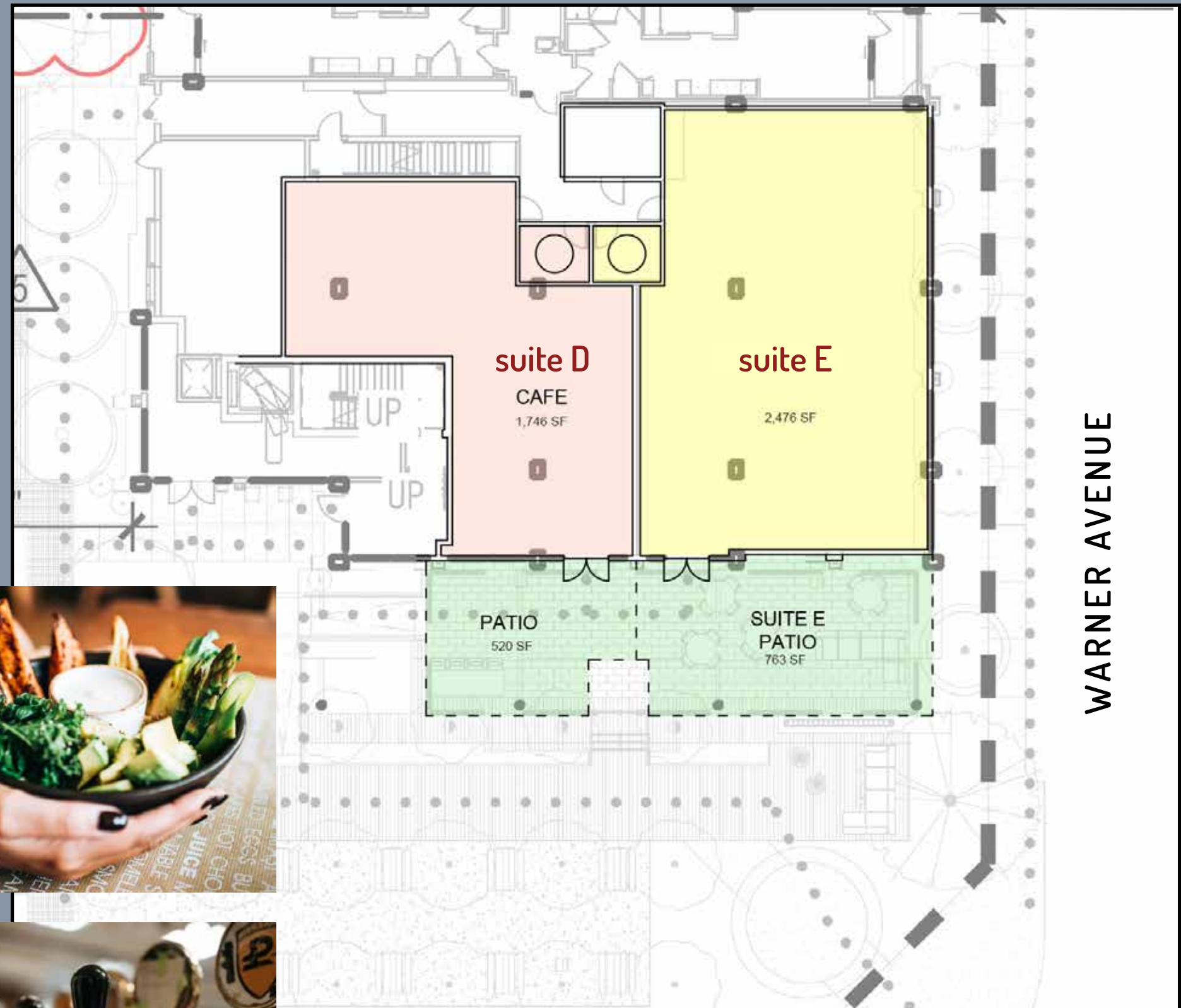


# SHOP SPACE

## THE STREET SHOPS

Suite D	1,746 SF
Suite D patio	520 SF
Suite E	2,476 SF
Suite E patio	763 SF

201 E. WARNER AVE



REDHILL AVENUE





# THE GARDEN

The corner building opens to a generous garden that will serve as the heart of the retail project.

Outdoor diners will sit in the shade of tree groves. Shops will spill out into small front yards. Large trees will create shaded walkways in the summer months. Firepits will create a welcoming glow to the garden in the evenings and be a beacon for cars passing by.



# THE GARDEN

The covered dining terrace at the corner building is bordered by a built in bench and linear firepit visible from street. Stepping down from the terrace, a wooden boardwalk leads to a shaded communal dining grove and terminates at an event lawn focused on a stage for outdoor music and movie nights in the garden. A second firepit is surrounded by lounge chairs. The entire garden is enclosed by a hedge to create an enclosed dining garden.







## the plaza shops

This standalone, absolutely central structure sits prominently on Redhill and opens to a linear park on its west facade and to the event lawn on the north side of building. Designed with a unique open air veranda, this building provides maximum flexibility for a number of users.





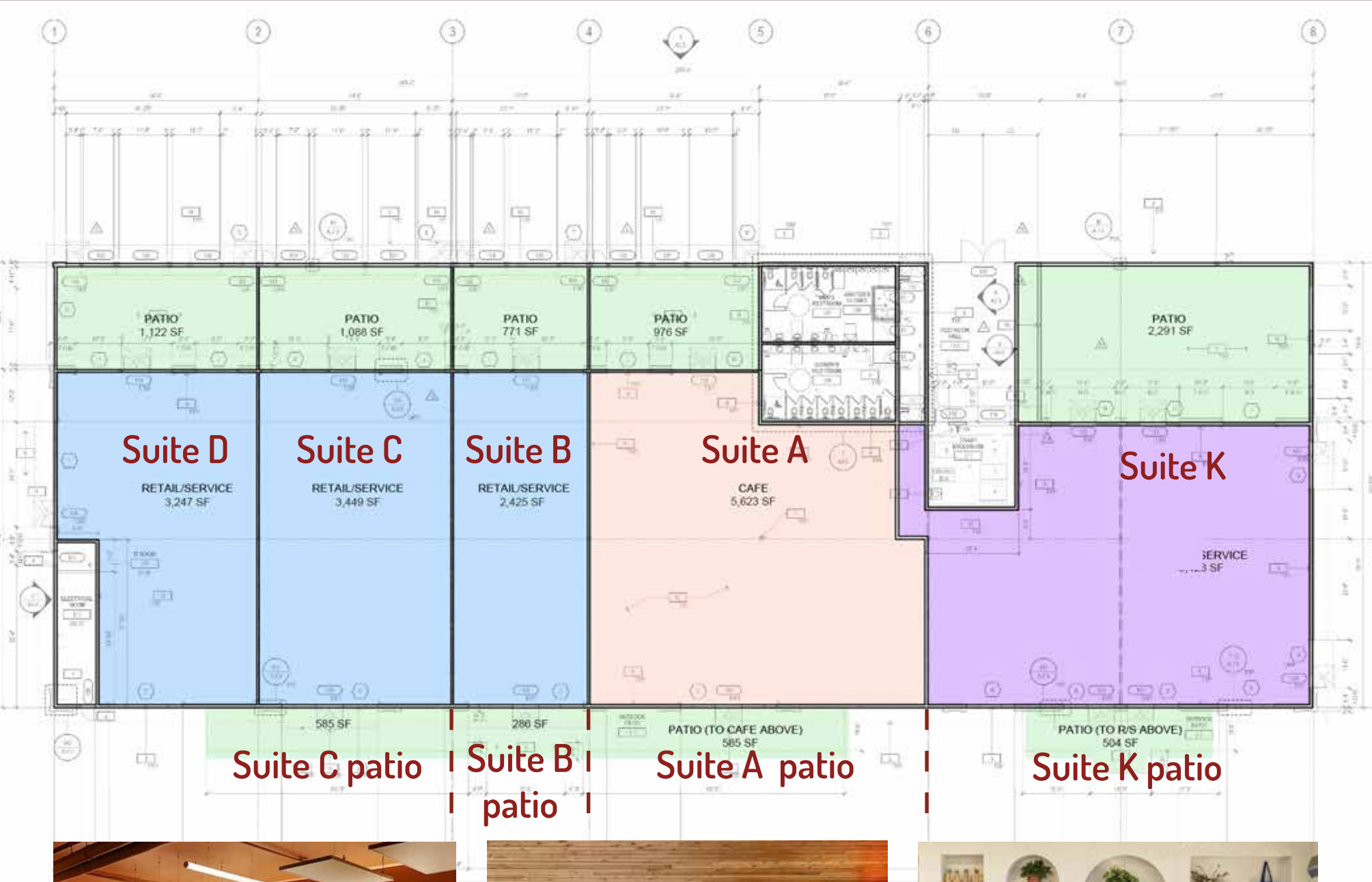
# SHOP SPACE

## THE PLAZA SHOPS

Suite D	3,247 SF
Suite D patio	1,122 SF
Suite C	3,449 SF
Suite C patio 1	1,088 SF
Suite C patio 2	585 SF
Suite B	2,425 SF
Suite B patio 1	771 SF
Suite B patio 2	286 SF
Suite A	5,623 SF
Suite A patio 1	976 SF
Suite A patio 2	585 SF
Suite K	5,428 SF
Suite K patio 1	2,291 SF
Suite K patio 2	504 SF

2320 S. REDHILL AVE

• spaces can be further demised





# THE PLAZA







## the street shops

The Street Shops face Redhill and sit at the main entry into The Row. A surface parking lot provides convenient short term parking for customers. A generous arcade provides a shaded entry to stores and covering for outdoor dining. Shaded patios sit adjacent to the two cafe spaces of this block.



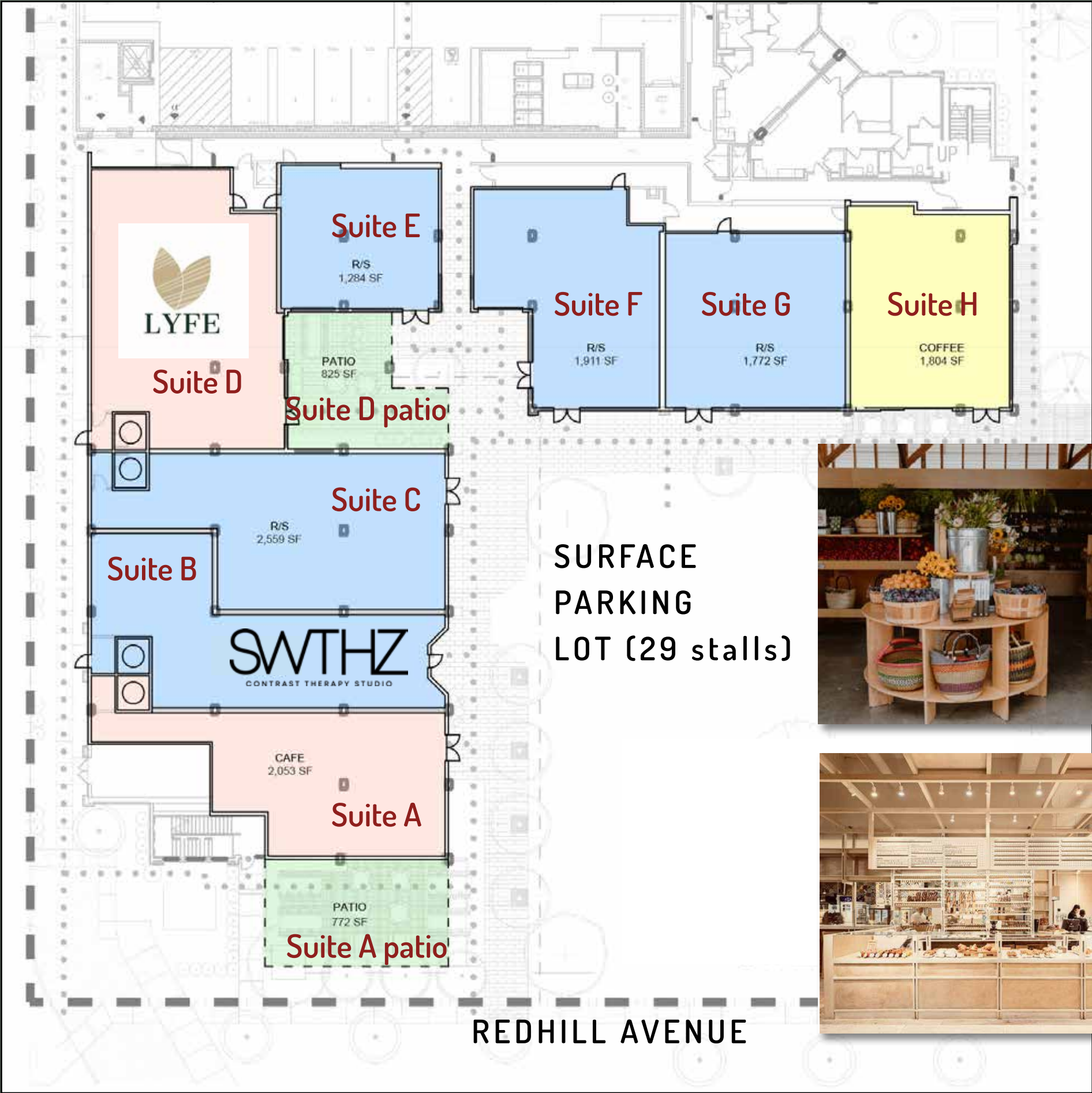


# SHOP SPACE

## THE STREET SHOPS

Suite A	2,053 SF
Suite A patio	772 SF
Suite B	SWTHZ
Suite C	2,559 SF
Suite D	Lyfe Superfood Cafe
Suite E	1,284 SF
Suite F	1,911 SF
Suite G	1,772 SF
Suite H	1,804 SF

2390 S. REDHILL AVE







# PATIOS

This zone of shops benefits from wide open exposure to Redhill and the main entry as well as having a surface parking lot for convenient short term parking. Two large patios have been created to provide outdoor dining both at the space closest to Redhill as well as in the covered courtyard where the buildings come together.







## STREETSCAPE

This building has been designed to provide a variety patio spaces to allow shops and cafes to spill out and take advantage of the shaded arcade and the exposure to the Redhill thoroughfare. Potted planting and seating are provided to create a garden setting under the arcade and the covered courtyard.





# SOCIAL SPACE

The gardens of the project are designed to accommodate an array of programs from larger neighborhood events (outdoor music) to more intimate activities (weekend yoga in the garden). There will also be areas designed for solitude and to accommodate residents working outside in the gardens.







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“The work of today is the history of tomorrow, and we are its makers.”

– JULIETTE GORDON LOW

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UKROPINA  
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SABOUGH

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