

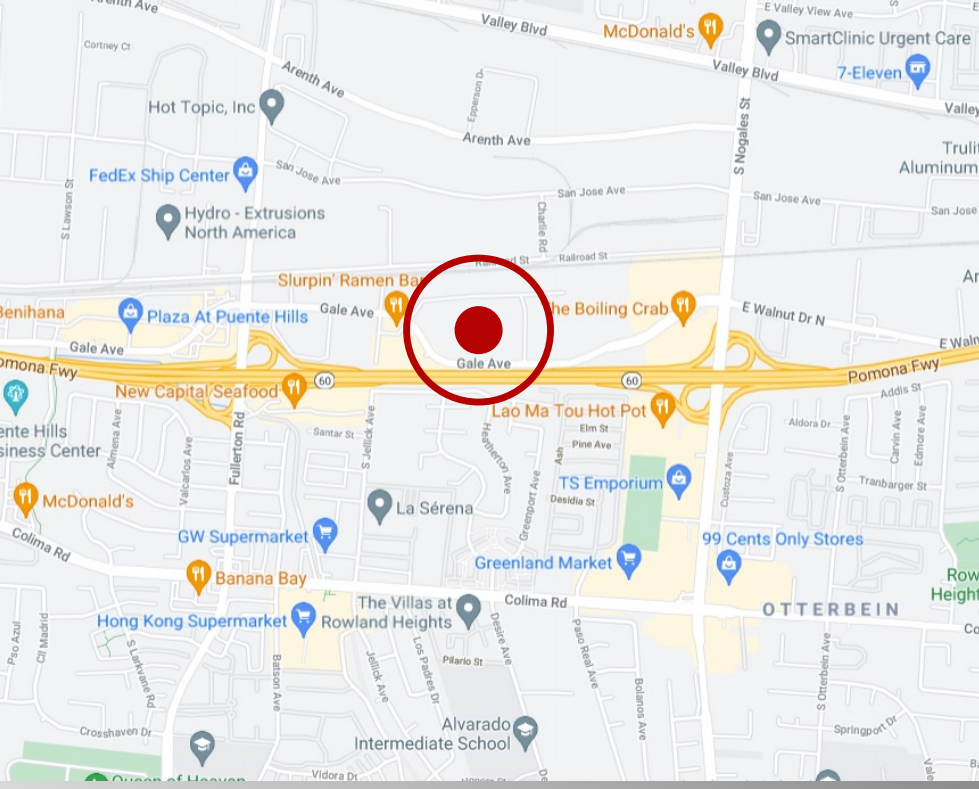
# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109



Picture shown are for presentation purposes only



## PROPERTY HIGHLIGHTS

Located on the busy street of Gale Ave., walks away from 99 Ranch Market, and less a mile away from the 60 FWY, Grand Century Plaza is a highly anticipated 14.37 acre developing project in Rowland Heights. Grand Century Plaza will become a destination for new retail, restaurant, and entertainment. The combined effect of adjacent office and hotel projects will make Grand Century Plaza the new central hub in Rowland Heights.

Delivery projection: 2024

Anchor Tenant:

Good Fortune Supermarket

For more information

Email: [leasing@stcmanagement.com](mailto:leasing@stcmanagement.com)

or call: (866) STC-4006 • (562) 695-1513



**STC** 資產管理  
MANAGEMENT

An Accredited Management Organization Company

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109



The Future Hub for  
Shopping, Dining,  
and  
Entertainment!



## DEMOGRAPHIC IN A GLANCE

Population: 48,979

Median Household Income: \$79,982

Average Age: 35

Parking Spaces: 600+

Race and Ethnicity:

White Alone 23.5%

Asian Alone 59.8%

Hispanic Origin 27%

Some Other Race Alone 11.5%

Flexible size:

1,000 SF to 5,000 SF

Retail: \$2.75 ~ \$4.00

Restaurant: \$3.50 ~ \$5.50

Terms Negotiable

NNN:\$1.35

Picture shown are for presentation purposes only

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748 c1109

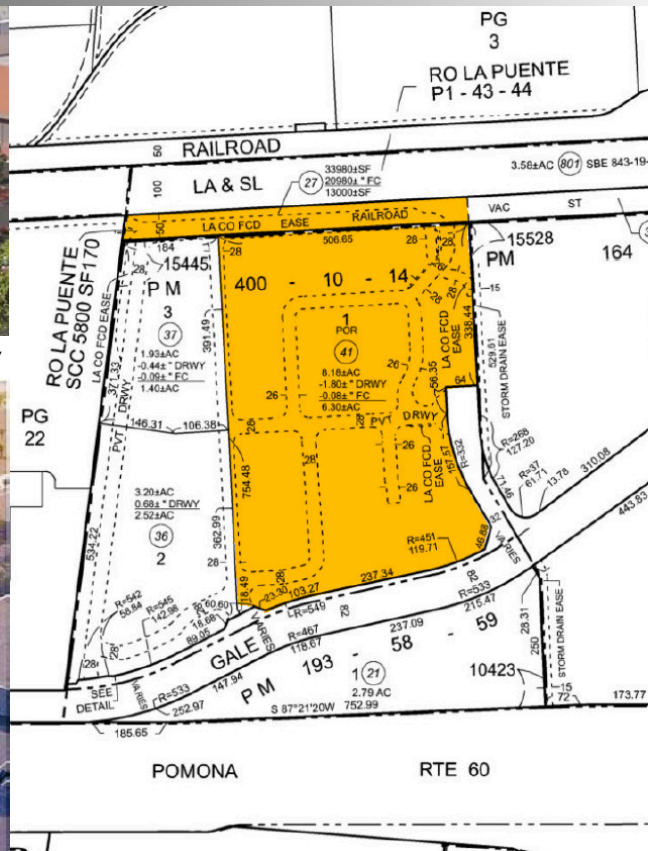


Two Story Office Project

Picture shown are for presentation purposes only



Retail, Office and Hotel Project Projection



Developing Lot

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

Picture shown are for presentation purposes only



Building 1 & 6



Building 4 & 5



Building 3

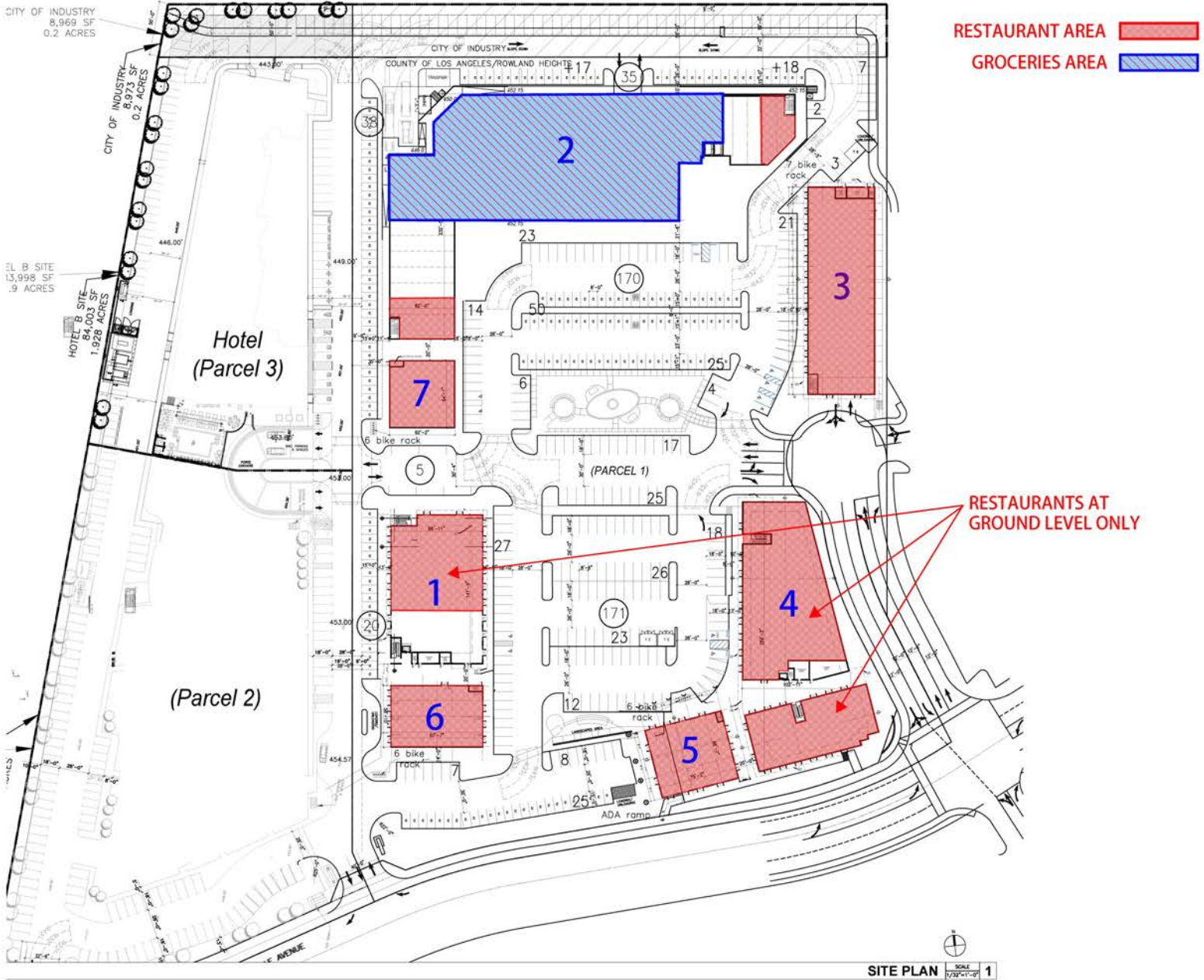
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

## RETAIL SITE MAP



RETAIL TOTAL SF  
**81,622 SF**

OFFICE TOTAL SF  
**6,376 SF**

RESTAURANT TOTAL SF  
**39,536 SF**

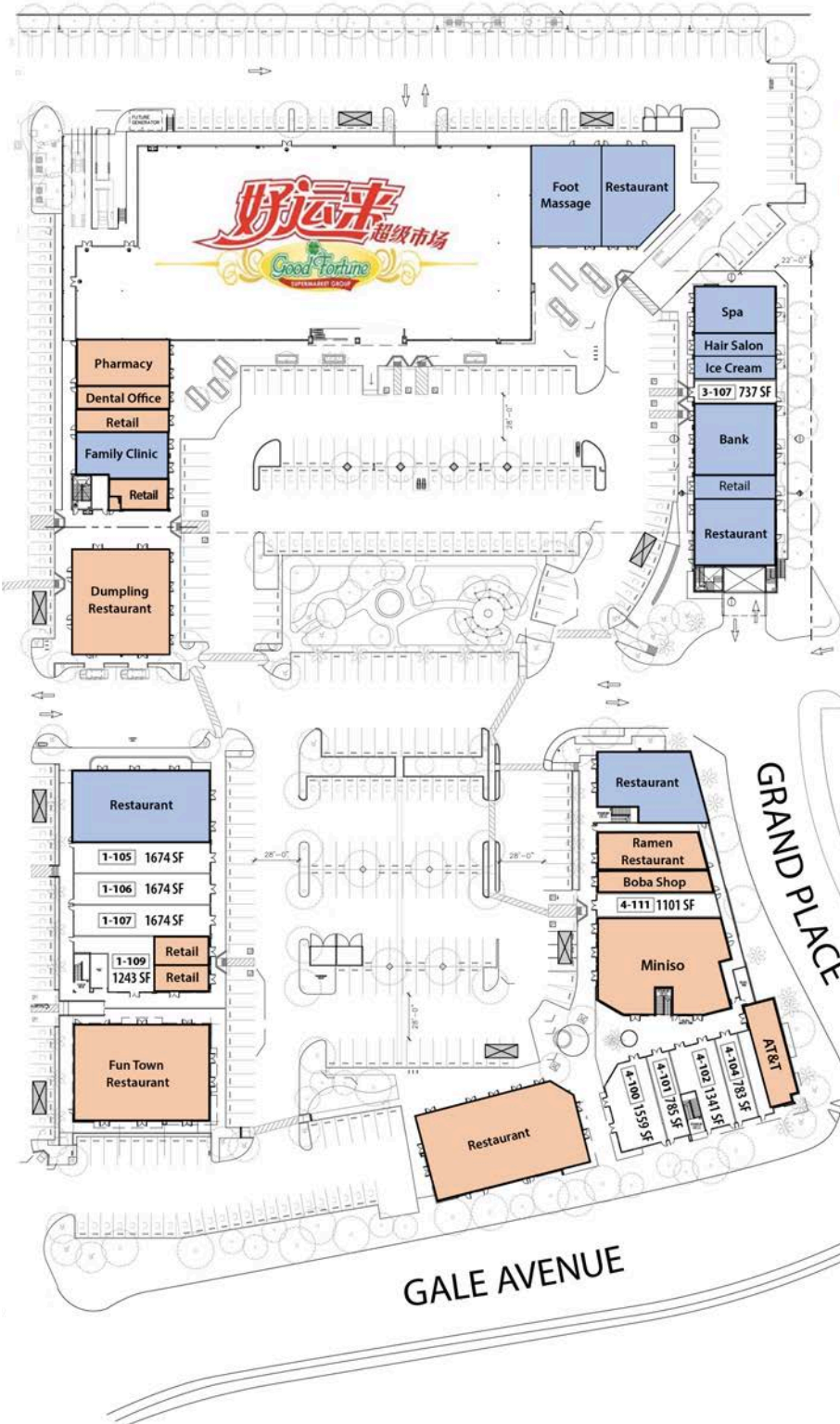
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

## AVAILABLE SPACES



 Under Negotiation

 Confirmed

 Grease Trap

### TOTAL PARKING

(PROPOSED)

**766 STALLS**

### SURFACE PARKING

**411**

### UNDERGROUND PARKING

**270**

### ADJACENT CITY OF INDUSTRY PARKING

**55**

### TOTAL LAND SIZE

**8.121 ACRE**

### TOTAL BUILDING SIZE

(PROPOSED)

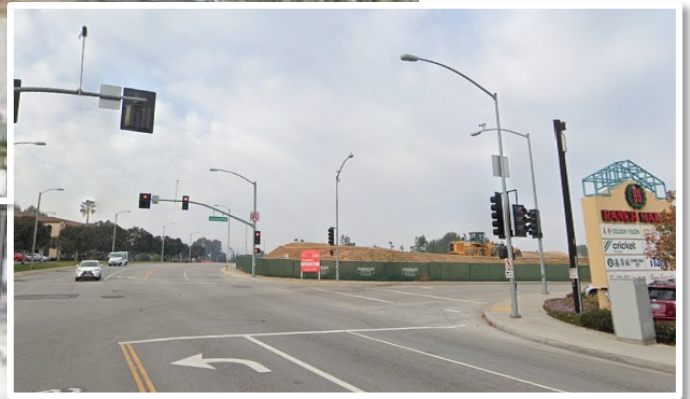
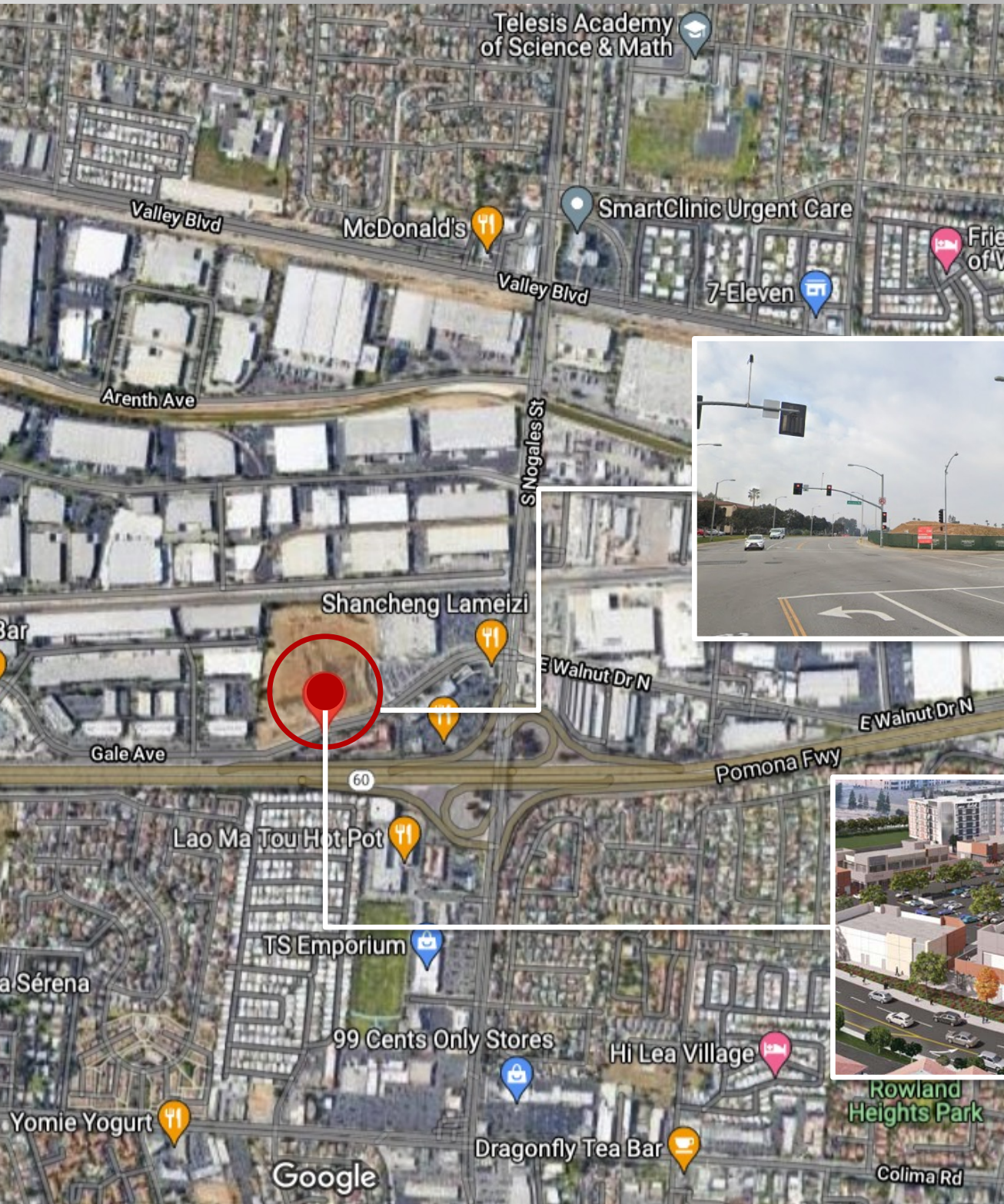
**127,534 SF**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748 c1109

Aerial view



**STC** 資產管理  
MANAGEMENT

An Accredited Management Organization Company

For more information  
Email: [leasing@stcmanagement.com](mailto:leasing@stcmanagement.com)  
or call: (866) STC-4006 • (562) 695-1513

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

## TARGET MARKET SUMMARY

Rowland Heights CDP, CA  
Geography: Place

### KEY FACTS

48,979

Population

42.0

Median Age

3.4

Average Household Size

\$79,982

Median Household Income

## AGE PYRAMID



The largest group: 2021 Males Age 30-34  
The smallest group: 2021 Males Age 85+

## ANNUAL LIFESTYLE SPENDING



\$2,948

Travel



\$98

Theatre/Operas/Concerts



\$108

Movies/Museums/ Parks



\$71

Sports Events



\$6

Online Games



\$126

Audio

## Tapestry Segments



Pacific Heights  
10,419 households

71.8%  
of Households



Downtown Melting Pot  
1,805 households

12.4%  
of Households



NeWest Residents  
1,495 households

10.3%  
of Households



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2021, 2026.  
© 2021 Esri

## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	10,419	71.84%	5.55%	1,294
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	0	0.00%	11.26%	0
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	785	5.41%	7.20%	75
Middle Ground (L8)	1,805	12.44%	10.79%	115
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	1,495	10.31%	3.78%	273
Scholars and Patriots (L14)	0	0.00%	1.61%	0

### Key Facts



\$729,369

Median Home Value



\$79,982

Median HH Income

9.1

Home Value to Income Ratio



13%

No HS Diploma



22%

HS Graduate



24%

Some College



41%

Degree or Higher

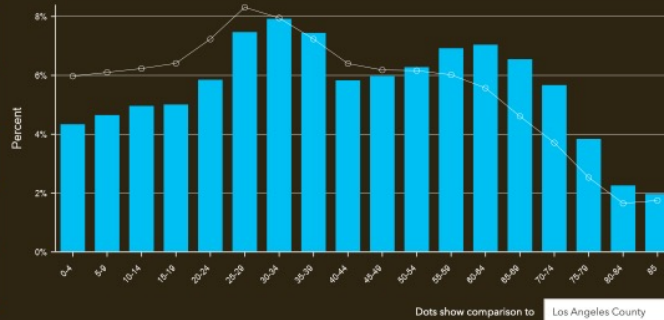
42.0

Median Age

14,504

Households

### Age Profile

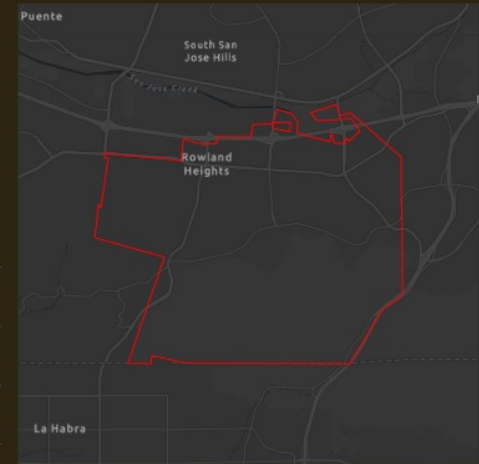


### Households By Income

The largest group: \$100,000 - \$149,999 (18.8%)  
The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff
<\$15,000	7.6%	-2.1%
\$15,000 - \$24,999	7%	-0.4%
\$25,000 - \$34,999	6.2%	-1.1%
\$35,000 - \$49,999	9.5%	-0.6%
\$50,000 - \$74,999	16%	+0.2%
\$75,000 - \$99,999	15.1%	+2.4%
\$100,000 - \$149,999	18.8%	+1.7%
\$150,000 - \$199,999	9.4%	+0.8%
\$200,000+	10.5%	-1%

## Rowland Heights CDP, CA



### Tapestry Segments



Pacific Heights  
10,419 households

71.8%  
of Households



Downtown Melting Pot  
1,805 households

12.4%  
of Households



NeWest Residents  
1,495 households

10.3%  
of Households

This infographic contains data provided by Esri. The vintage of the data is 2021.  
© 2021 Esri





# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Pacific Heights (2C)	46.5%	Population	22,060	21,297
NeWest Residents (13C)	16.3%	Households	6,682	6,479
Downtown Melting Pot (8D)	15.4%	Families	5,590	5,423
Urban Villages (7B)	13.7%	Median Age	37.1	38.9
Diverse Convergence (13A)	5.9%	Median Household Income	\$69,116	\$79,446
		2022	2027	Projected
		Consumer Spending	Forecasted Demand	Spending Growth
<b>Apparel and Services</b>		\$13,512,019	\$16,259,289	\$2,747,270
Men's		\$2,703,824	\$3,253,671	\$549,847
Women's		\$4,563,048	\$5,491,461	\$928,413
Children's		\$2,002,454	\$2,409,338	\$406,884
Footwear		\$3,218,792	\$3,872,687	\$653,895
Watches & Jewelry		\$771,002	\$927,825	\$156,823
Apparel Products and Services (1)		\$366,267	\$440,742	\$74,475
<b>Computer</b>				
Computers and Hardware for Home Use		\$1,200,434	\$1,444,927	\$244,493
Portable Memory		\$28,667	\$34,500	\$5,833
Computer Software		\$72,158	\$86,838	\$14,680
Computer Accessories		\$98,902	\$119,023	\$20,121
<b>Entertainment &amp; Recreation</b>		\$19,431,704	\$23,387,230	\$3,955,526
Fees and Admissions		\$4,999,834	\$6,018,220	\$1,018,386
Membership Fees for Clubs (2)		\$1,613,087	\$1,941,562	\$328,475
Fees for Participant Sports, excl. Trips		\$715,077	\$860,808	\$145,731
Tickets to Theatre/Operas/Concerts		\$551,146	\$663,349	\$112,203
Tickets to Movies		\$396,021	\$476,620	\$80,599
Tickets to Parks or Museums		\$236,769	\$284,985	\$48,216
Admission to Sporting Events, excl. Trips		\$394,249	\$474,661	\$80,412
Fees for Recreational Lessons		\$1,084,424	\$1,305,339	\$220,915
Dating Services		\$9,061	\$10,896	\$1,835
TV/Video/Audio		\$6,698,862	\$8,061,642	\$1,362,780
Cable and Satellite Television Services		\$4,485,027	\$5,397,340	\$912,313
Televisions		\$658,992	\$793,068	\$134,076
Satellite Dishes		\$8,386	\$10,091	\$1,705
VCRs, Video Cameras, and DVD Players		\$29,246	\$35,201	\$5,955
Miscellaneous Video Equipment		\$69,532	\$83,662	\$14,130
Video Cassettes and DVDs		\$44,088	\$53,055	\$8,967
Video Game Hardware/Accessories		\$167,491	\$201,512	\$34,021
Video Game Software		\$89,588	\$107,788	\$18,200
Rental/Streaming/Downloaded Video		\$407,782	\$490,737	\$82,955
Installation of Televisions		\$8,502	\$10,239	\$1,737
Audio (3)		\$713,647	\$859,004	\$145,357
Rental and Repair of TV/Radio/Sound Equipment		\$16,580	\$19,945	\$3,365
Pets		\$4,130,094	\$4,971,092	\$840,998
Toys/Games/Crafts/Hobbies (4)		\$653,059	\$785,866	\$132,807
Recreational Vehicles and Fees (5)		\$662,556	\$797,539	\$134,983
Sports/Recreation/Exercise Equipment (6)		\$1,085,863	\$1,306,811	\$220,948
Photo Equipment and Supplies (7)		\$311,115	\$374,457	\$63,342
Reading (8)		\$662,723	\$797,652	\$134,929
Catered Affairs (9)		\$230,540	\$277,488	\$46,948
<b>Food</b>		\$59,353,377	\$71,426,676	\$12,073,299
Food at Home		\$34,276,990	\$41,248,624	\$6,971,634
Bakery and Cereal Products		\$4,358,361	\$5,244,622	\$886,261
Meats, Poultry, Fish, and Eggs		\$7,445,273	\$8,959,384	\$1,514,111
Dairy Products		\$3,518,575	\$4,234,334	\$715,759
Fruits and Vegetables		\$6,987,064	\$8,408,419	\$1,421,355
Snacks and Other Food at Home (10)		\$11,967,718	\$14,401,865	\$2,434,147
Food Away from Home		\$25,076,387	\$30,178,052	\$5,101,665
Alcoholic Beverages		\$4,210,492	\$5,067,633	\$857,141

**Data Note:** The Consumer Spending data is household-based and represents the amount spent for a product or service by all households in an area. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

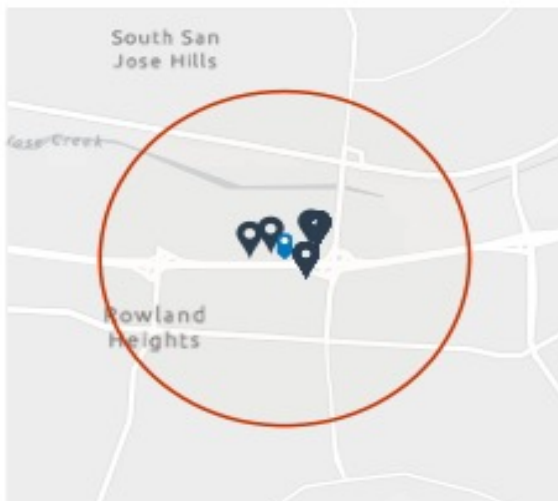
c1109

## EATING PLACES

1 Mile Radius

Company/Business Name	Street	City	State	Employees	Sales (\$000)	Distance
CHINA ANCIENT COLLECTIONS	GALE AVE	CITY OF INDUSTRY	CA	5	296	0.1
AFTERS ICE CREAM	GALE AVE	ROWLAND HEIGHTS	CA	3	178	0.2
TASTE HUNAN GROUP	LABIN CT	ROWLAND HEIGHTS	CA	5	296	0.2
LOBSTER BAY	LABIN CT	ROWLAND HEIGHTS	CA	5	296	0.2
EAT JOY FOOD	LABIN CT	ROWLAND HEIGHTS	CA	0	0	0.2
CRAB ISLAND RESTAURANT	LABIN CT	ROWLAND HEIGHTS	CA	5	296	0.2
GUI BBQ RESTAURANT & BAR	LABIN CT	ROWLAND HEIGHTS	CA	5	0	0.2
ISHI SUSHI	LABIN CT	ROWLAND HEIGHTS	CA	5	0	0.2
AFTERS ICE CREAM	GALE AVE	ROWLAND HEIGHTS	CA	3	178	0.2
SILK ROAD GARDEN	GALE AVE	ROWLAND HEIGHTS	CA	7	0	0.2
BOILING CRAB	GALE AVE	ROWLAND HEIGHTS	CA	40	2,367	0.2
HANSHIN POCHA	GALE AVE	ROWLAND HEIGHTS	CA	11	0	0.2
GREEN VILLAGE CHINESE	GALE AVE	ROWLAND HEIGHTS	CA	4	237	0.2
PHO ROWLAND VIETNAMESE RSTRNT	GALE AVE	ROWLAND HEIGHTS	CA	4	237	0.2
HAPPY TREE HOUSE BBQ	GALE AVE	ROWLAND HEIGHTS	CA	5	296	0.2
DING'S GARDEN	GALE AVE	ROWLAND HEIGHTS	CA	5	296	0.2
BAEKJEONG	GALE AVE	ROWLAND HEIGHTS	CA	5	296	0.2
KINGS WOOD TEPPAN STEAKHOUSE	GALE AVE	ROWLAND HEIGHTS	CA	20	1,184	0.2
LUCKY FORTUNE INTL CORP	GALE AVE	CITY OF INDUSTRY	CA	5	296	0.2

Closest 19 locations



### Average Annual Spend per Household on Eating Out



**\$380**

Breakfast



**\$1,093**

Lunch



**\$1,798**

Dinner

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Grand Century Plaza

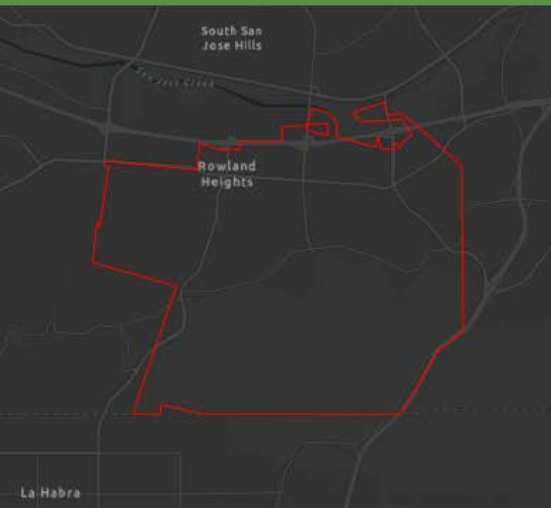
1109 Grand Place (18885 Gale Ave) Rowland Heights, CA 91748

c1109

## DEMOGRAPHIC PROFILE

Rowland Heights CDP, CA

Geography: Place



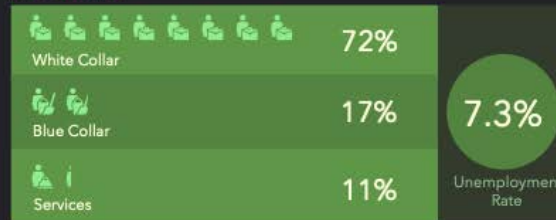
### EDUCATION



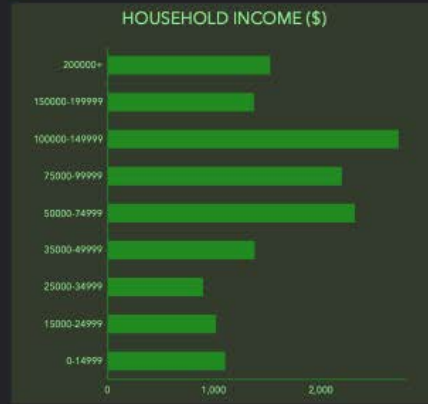
### INCOME



### EMPLOYMENT



### KEY FACTS



This infographic contains data provided by Esri. The vintage of the data is 2021, 2026. © 2021 Esri.

### 2021 Households by Disposable Income

	Number	Percent
Total	14,504	100.0%
<\$15,000	1,283	8.8%
\$15,000-\$24,999	1,121	7.7%
\$25,000-\$34,999	1,140	7.9%
\$35,000-\$49,999	1,831	12.6%
\$50,000-\$74,999	2,976	20.5%
\$75,000-\$99,999	2,171	15.0%
\$100,000-\$149,999	2,609	18.0%
\$150,000-\$199,999	780	5.4%
\$200,000+	593	4.1%
Median Disposable Income	\$63,345	
Average Disposable Income	\$78,041	

2021 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	221	1,595	2,495	2,699	3,167	2,712	1,617
<\$15,000	30	124	180	148	252	266	283
\$15,000-\$24,999	30	154	185	135	235	194	188
\$25,000-\$34,999	25	155	207	154	185	208	206
\$35,000-\$49,999	46	279	276	258	254	410	309
\$50,000-\$74,999	63	418	475	470	571	674	304
\$75,000-\$99,999	17	200	397	516	562	342	137
\$100,000-\$149,999	10	203	533	593	681	451	139
\$150,000-\$199,999	0	40	151	237	236	85	31
\$200,000+	0	22	91	188	191	82	20
Median Disposable Income	\$41,877	\$53,326	\$69,623	\$82,055	\$77,850	\$57,639	\$40,053
Average Disposable Income	\$46,325	\$63,961	\$81,313	\$95,585	\$88,722	\$71,481	\$51,917

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.