



140 West Valley Blvd
San Gabriel, CA





A Legacy Center Reinvented

At the heart of San Gabriel, TAWA Gateway is where the community has gathered for decades. A true legacy center - known locally and regionally, and equally well as far away as China - viewed as the 'must-visit' destination for authentic, pan-Asian discovery and modern convenience.

Anchored by a full-format 99 Ranch grocery, TAWA Gateway is the center of local food culture. Celebrating the cuisine, traditions and festive holidays from across Asia, with an inclusive eye toward our own larger, diverse community of local families.

Sunny Skies Ahead - Unveiling 2024

TAWA Gateway will embark upon a multi-million dollar renovation early next year. Featuring an elevated shopping experience with new infrastructure and state of the art retail and dining, the center will continue to attract multi-generational and multi-cultural families alike. TAWA Gateway will offer new entertainment shops and first-to-market dining as well as new amenities like a Family Lounge and Play Spaces. Renowned grocer, 99 Ranch market will remain open throughout construction and continue to anchor the center.



Population

3 mile 368.7K

5 mile 670.3K

10 mile 2.3M

San Gabriel Points of Interest:

Hilton Hotel: 0.2 mi

Sheraton Hotel: 0.5 mi

Mixed Use Development: 0.5 mi

1.12-acres | five-story complex | 68 residential |
15,000 sq feet of ground-floor retail |
semi-subterranean parking garage

Mixed Use Development: 0.5 mi

6 Story Hyatt Place Hotel | 222 rooms |
87 condominiums | 55,000 square feet
of retail and restaurant space

Right off the I-10 freeway: 1 mi

Almanson Park: 2 mi

Alhambra Golf Course: 2 mi

Bistro Na's (Michelin-starred)
Chinese Restaurant: 3.5 mi

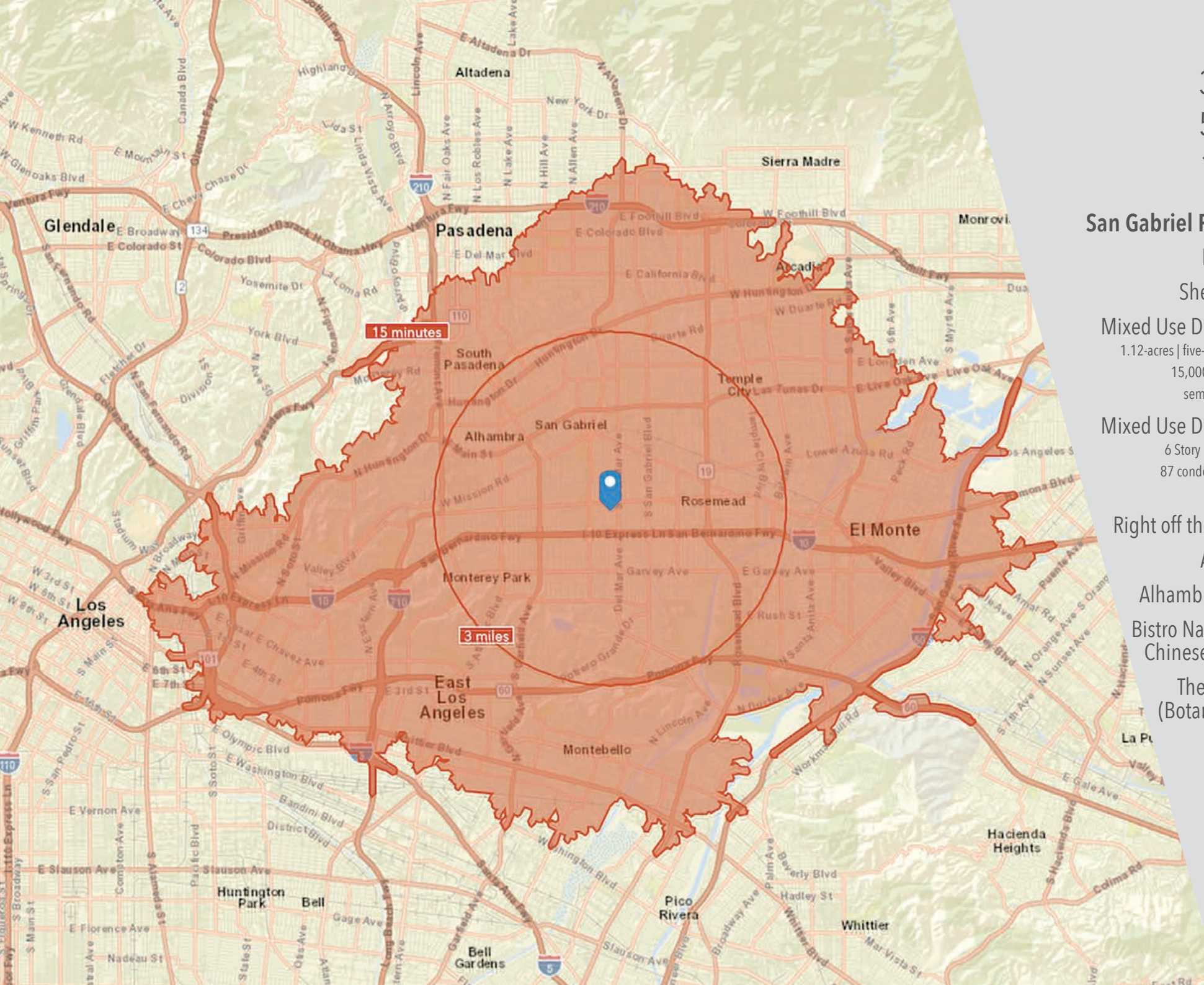
The Huntington Library
(Botanical Gardens): 4 mi

LA Arboretum: 6 mi

Company Headquarters:

5 miles 1,046

10 miles 4,157



The San Gabriel Consumer



Middle Ground

Millennial
thirty-somethings –
educated and undecided

Affluent Estates

Married Couples with
established wealth,
educated
and well-traveled

Next Wave

Urban occupants with
Hispanic majority; young,
diverse, hard-working
families



Upscale Avenues

Ambitious married
couples with kids in
older prosperous
suburban enclaves.
MAJORITY TYPOLOGY



Sprouting Explorers

Established diversity,
young Hispanic
homeowners with
multi-lingual families



Booming Hospitality Scene

expanding upscale
offerings, & hotel
clusters nearby

San Gabriel Demographics



Average HHI

\$99,734

**40+ Years of
Immigrant History**

San Gabriel Valley is one of the country's largest Asian food meccas and offers some of the best world-class Asian restaurants.

Retail Expenditure

\$7.21B

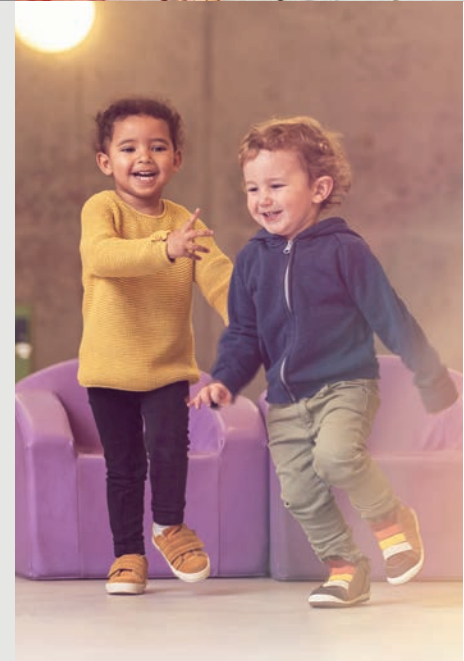


**Densely Populated
Daytime Population
of over 500K**

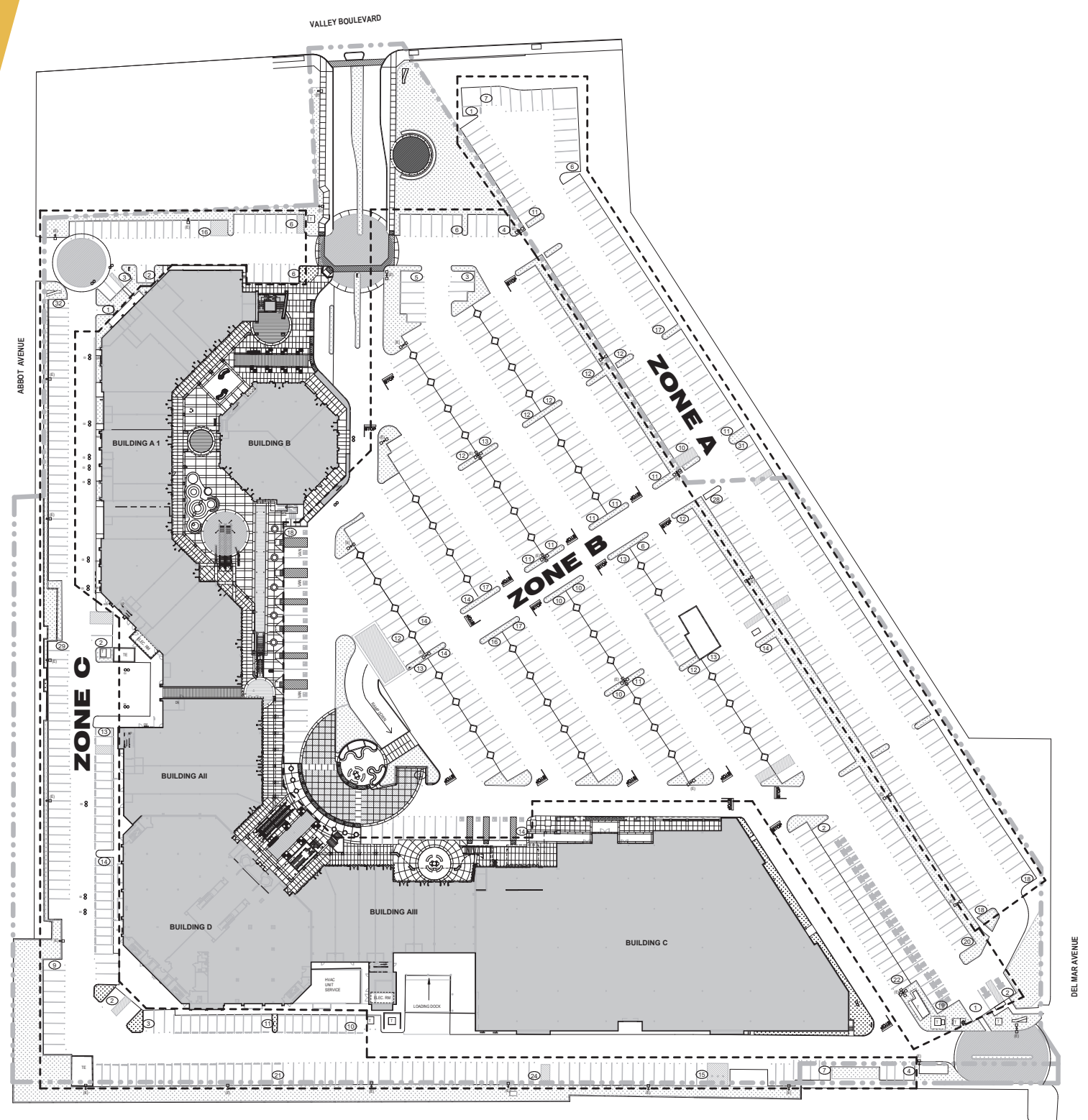
Married

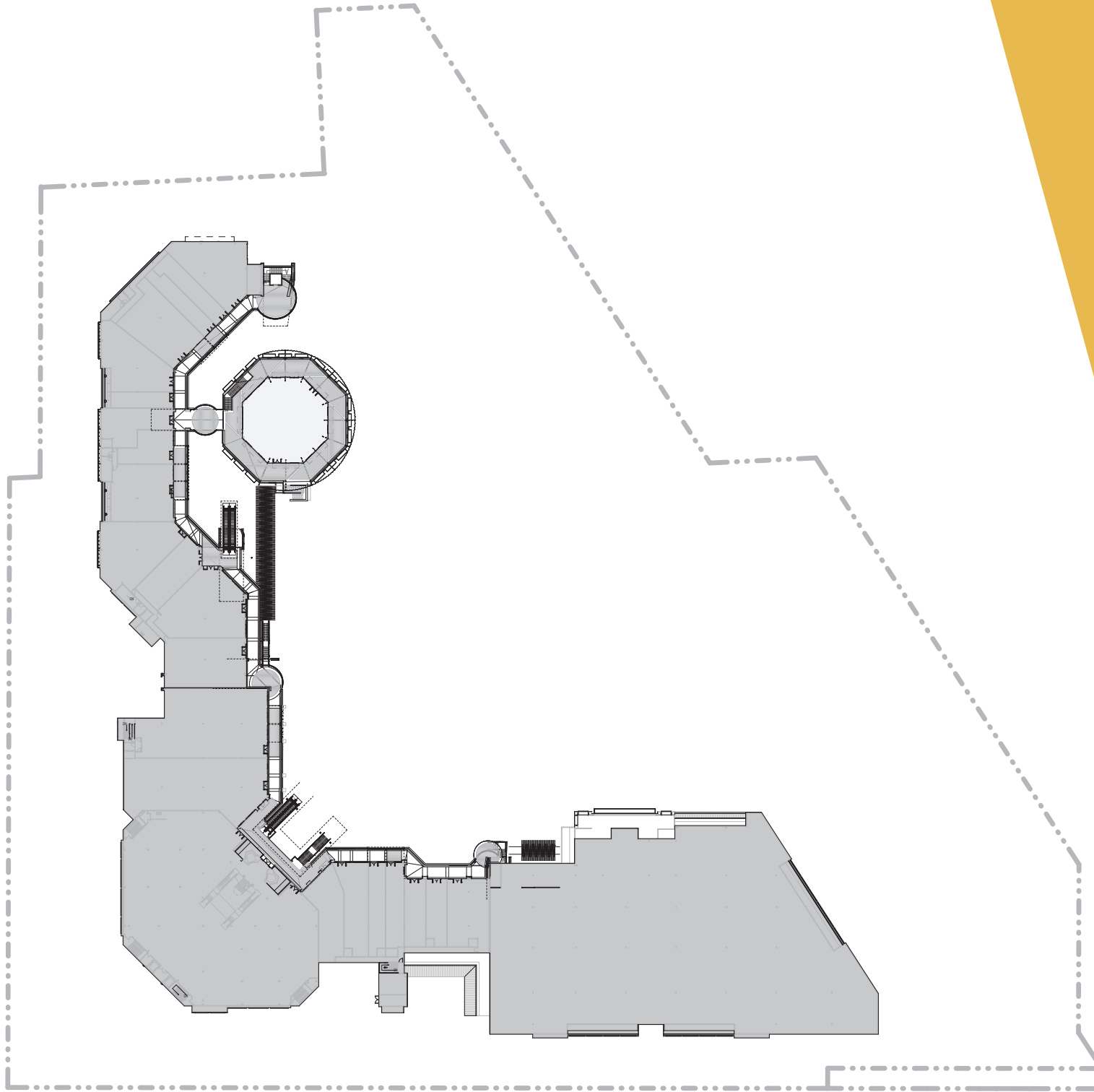
41.6%

**San Marino School District
Ranked Top 1% of
CA Districts 4 miles
from center**



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TAWA
GATEWAY

Prepare to be re-introduced to this destination property that sits at the crossroad of cultures - where the very best of East and West have been showcased for decades. Celebrate stories past, just in time to be part of the center's brilliant future.



TAWA
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Sunny Skies Terrace

The development arm of TAWA Inc., Sunny Skies Terrace (SST) is a premier developer and operator of leading destinations connecting culture, innovation, and accessibility. Currently, SST owns and operates shopping centers in dynamic California cities anchored by 99 Ranch Market, a renowned grocer owned under the greater umbrella of TAWA Inc. SST properties serve as culture champions and gateway destinations that connect customers to quality businesses in multi-generational and multi-cultural communities. With elevated shopping, exceptional dining, and experiences worth discovering, the centers pride themselves on accessibility and making positive contributions to the social, environmental, and economic well-being of the communities they serve.

