

SOUTH ORANGE COUNTY
GATEWAY CENTER
— PLAZA —

*South Orange
County's Premier
Asian Destination.*

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*South Orange County Gateway Center is
the nexus between Irvine Spectrum, Coastal OC,
& South County's highest-income Asian population
— with no restaurant restrictions and true
destination parking.*



Contents.

POSITIONING & VISION	4
WHY IT PERFORMS	7
WHY THE SITE WINS	13
THE TENANT ADVANTAGE	16



The Vision.

A Curated Asian Dining, Lifestyle & Community Services Destination for South Orange County

South Orange County Gateway Center Plaza is envisioned as a premier South OC destination for Asian dining, cafés, desserts, wellness, medical, financial, and thoughtfully selected supporting retail — blending cultural experiences with everyday professional and community-serving uses to drive repeat visits from morning through late night.

This is not a traditional strip center.

It is a curated ecosystem where exceptional culinary concepts, wellness and medical providers, financial and professional services, and complementary retail work together — creating a destination that balances experience, convenience, and long-term daily relevance.

What Defines the Vision

- A True Destination, Not a Pass-Through
- Culinary-Led, Community-Serving by Design
- Built for All-Day, All-Week Demand — Dining, Wellness & Essential Services
- Curated to Elevate, Not Compete

Proven. Trusted. Built for Asian Operators.

*The Same Developer Behind
Aliso Viejo Commons at The Commons*

South Orange County Gateway Center Plaza is developed by the team behind The Commons at Aliso Viejo, a recognized Asian-anchored retail redevelopment serving South Orange County.

Track Record

2023
Built Year

Full-scale redevelopment of a major South OC shopping center

250k+
Square Feet

Repositioned from traditional retail into a best-in-class Asian destination



*Representative Tenant Mix
at The Commons*



*When you choose **South Orange County Gateway Center Plaza**, you're partnering with a team that knows how to build, lease, and activate Asian retail destinations —because we've already done it.*

Why it Works.

South Orange County Gateway Center Plaza performs because it pairs destination-worthy dining with high-frequency daily uses. Experience-led restaurants and cafés create energy and evening draw, while wellness, medical, financial, and professional services drive consistent daytime visitation — transforming traffic into routine behavior.

This curated mix is intentional. Complementary operators reinforce one another, extending dwell time, increasing cross-shopping, and activating the center from morning through late night. The result is not just visitation — it is sustained engagement.

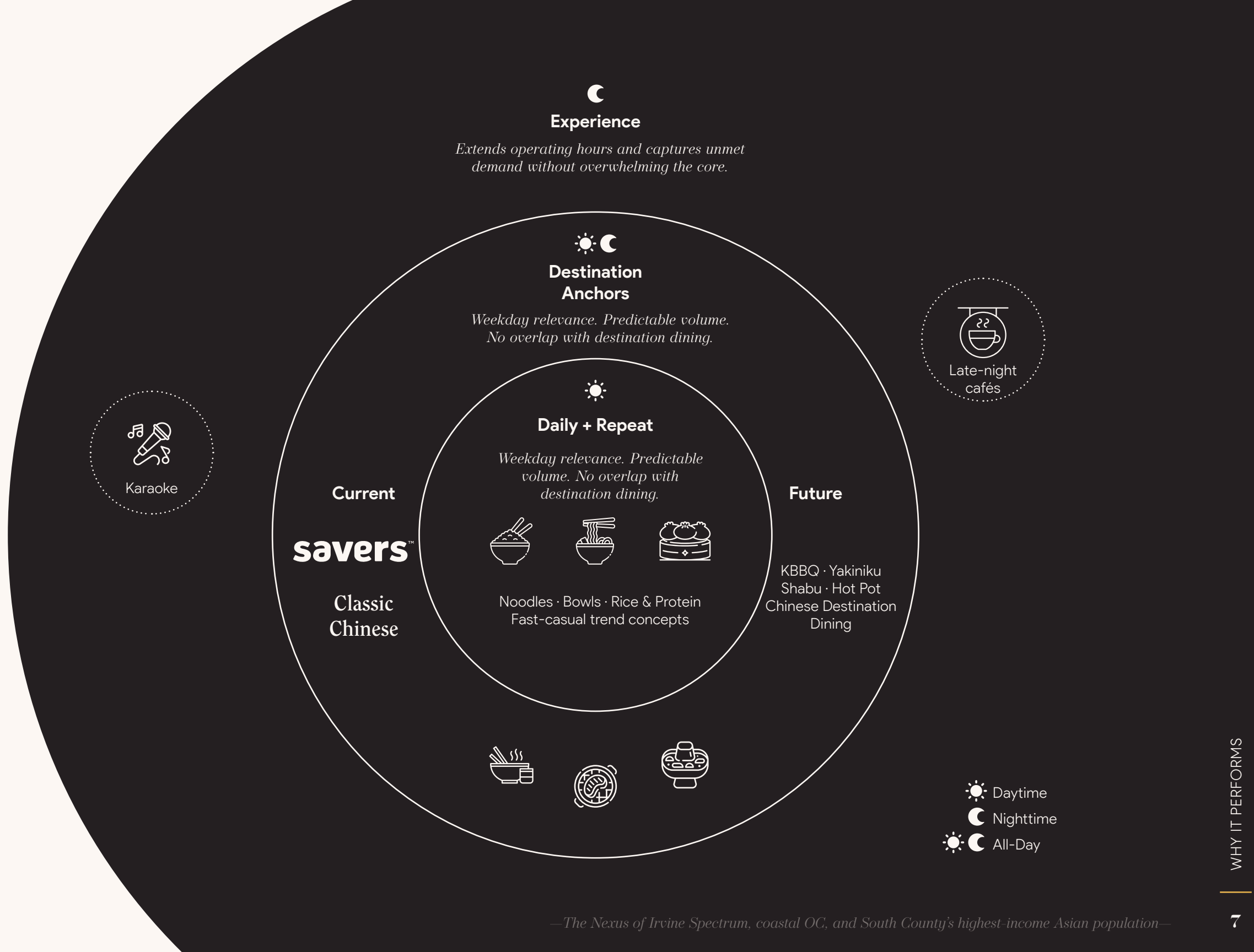


*Built for How
People Dine,
Socialize, &
Return — Today.*

Tenant Mix Strategy.

At **South Orange County Gateway Center Plaza**, tenancy is curated around behavior, daypart, and long-term performance — blending destination dining with nightlife, wellness, medical, financial, and professional uses that reinforce one another rather than compete.

Experience-driven operators — including karaoke lounges and late-night cafés — are intentionally positioned as after-dinner extensions of the dining ecosystem. These concepts capture evening energy, extend operating hours, and activate the center beyond traditional peak periods.



Powerful Demographics.

South Orange County Gateway Center Plaza sits at the center of one of South OC's most affluent and demographically diverse submarkets, supporting frequent dining, group visits, and premium concepts.

	<i>1 mile</i>	<i>3 miles</i>	<i>5 miles</i>	<i>10 miles</i>
Population	11,087	112,656	298,241	999,990
Average HH Income	\$108,730	\$149,753	\$169,476	\$184,335
Employees	18,986	110,078	202,190	660,414
Families	7,484	49,912	110,825	366,872





Trade Area & Proximity.

Centrally positioned within South OC's strongest nodes

South Orange County Gateway Center Plaza benefits from a central South OC location that naturally connects several of the region's most active residential, employment, and lifestyle centers.

Positioned between Irvine and established coastal and suburban communities, the site draws from Irvine and the Irvine Spectrum to the north, Lake Forest and Aliso Viejo nearby, and San Clemente to the south, with additional influence from Laguna Niguel and Laguna Beach.

This connectivity supports both daily local visits and drive-to destination dining, making South Orange County Gateway Center Plaza an easy and intuitive choice for a broad South OC customer base.

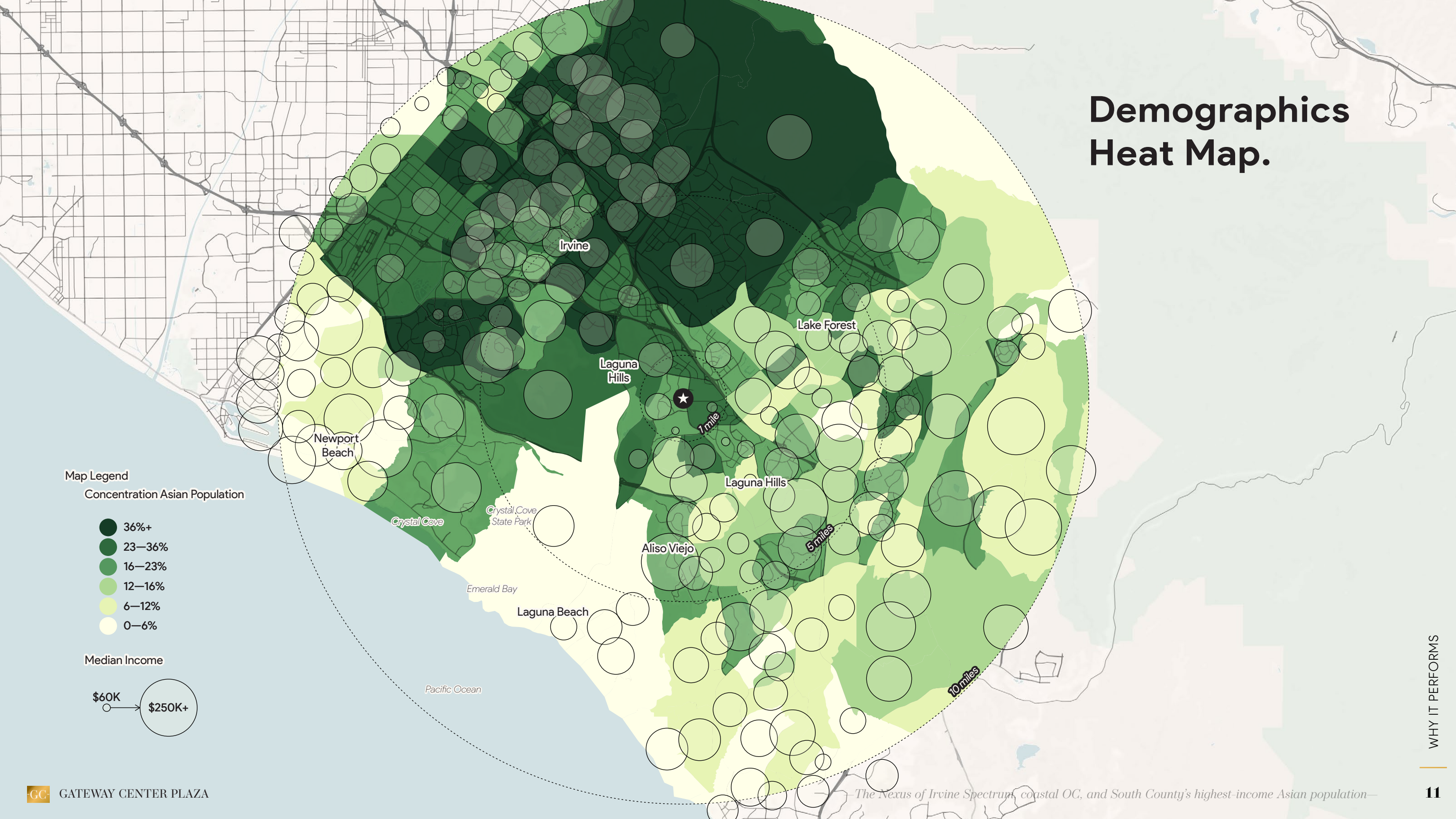
<i>Proximity</i>	↔ Distance	🚗 Drive Time
Irvine Spectrum	2.0 miles	7 min
Lake Forest	3.2 miles	8 min
Aliso Viejo	3.5 miles	9 min
Mission Viejo	5.5 miles	10 min
Laguna Beach	6.2 miles	14 min
Laguna Niguel	6.8 miles	14 min
San Clemente	15.0 miles	20 min

Strategically Positioned.

As you can see from the aerial, **Gateway Center Plaza** is within **five minutes** of Irvine Spectrum and immediately adjacent to the cities of Lake Forest and Aliso Viejo—three of the most affluent and fastest-growing communities in Orange County, with some of the highest Asian population concentrations in



Demographics Heat Map.



Map Legend
Concentration Asian Population

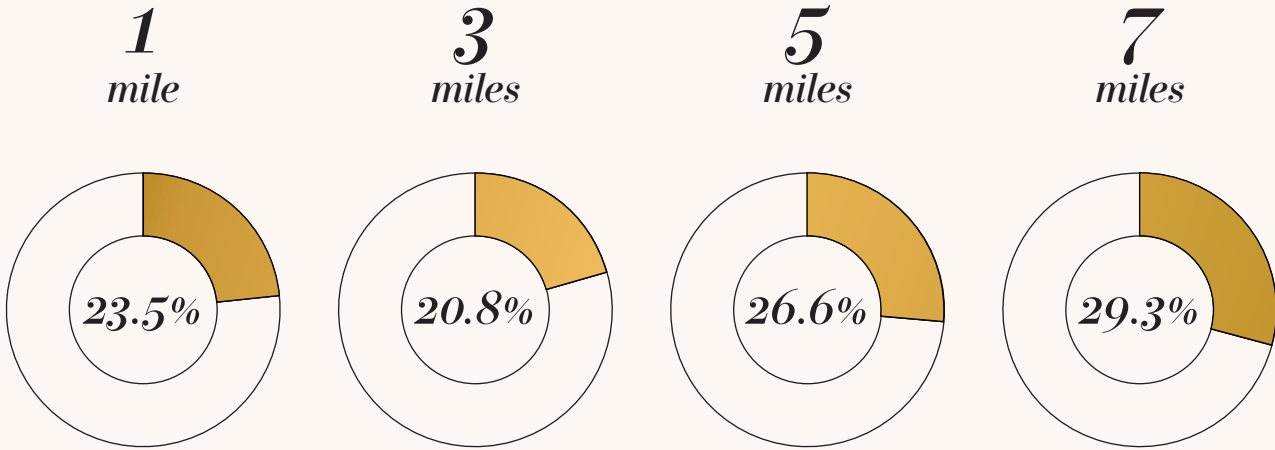
- 36%+
- 23–36%
- 16–23%
- 12–16%
- 6–12%
- 0–6%

Median Income



Asian Population.

South Orange County Gateway Center Plaza is positioned within one of the most significant Asian population corridors in the region. The following breakdown illustrates total Asian population and percentage concentration at 1, 3, 5, and 7 miles from the site, reinforcing the demographic foundation behind the center’s curated Asian-forward merchandising strategy. These metrics support both daily frequency and destination-driven dining demand across South OC.



Total Population	11,087	112,656	298,241	631,437
Asian Population	2,607	23,401	79,370	185,184



Access & Visibility.

South Orange County Gateway Center Plaza offers clear visibility and easy access from Moulton Parkway, a primary north-south corridor serving Laguna Hills and surrounding South OC communities. Straightforward ingress and egress make the center easy to enter, easy to navigate, and convenient for both quick visits and longer dining experiences.



30,120 Cars/Day

Moulton Parkway / Santa Maria Ave

—The Nexus of Irvine Spectrum, coastal OC, and South County's highest-income Asian population—



Parking & Convenience.

With **771 on-site parking spaces**, **South Orange County Gateway Center Plaza** supports group dining, peak-hour demand, and extended evening activity without friction. Ample, well-distributed parking enhances the customer experience and removes a key operational barrier for destination and social dining concepts.

771 Parking Spaces
On-Site







Opportunities.

South Orange County Gateway Center Plaza offers curated opportunities across destination dining, high-frequency daily concepts, cafés, desserts, wellness, and select experiential uses. Each available space is positioned within an established ecosystem — allowing operators to plug into existing traffic patterns, extend their reach, and accelerate performance from day one rather than build demand from scratch.



GC GATEWAY CENTER PLAZA

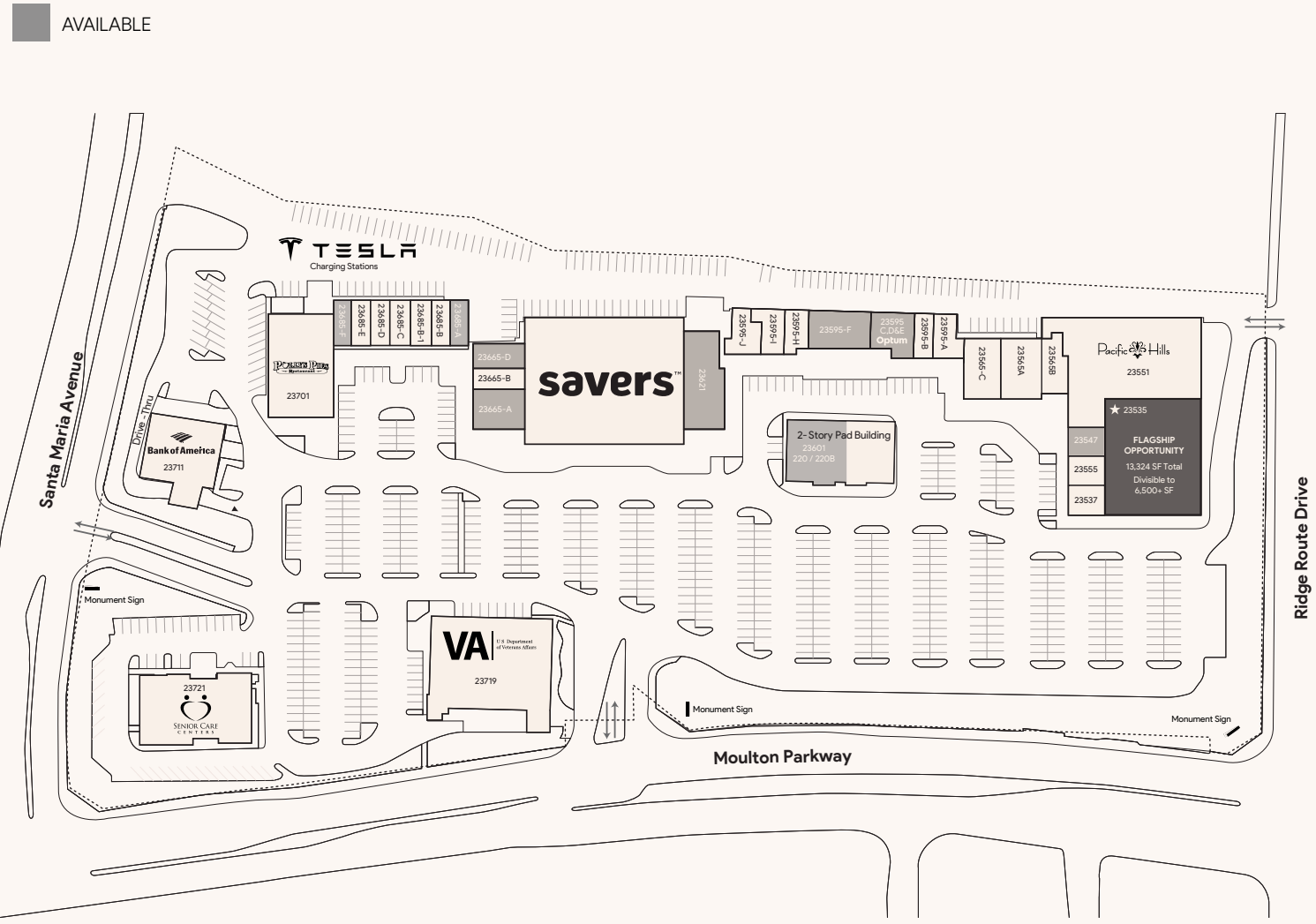


The Nexus of Irvine Spectrum, coastal OC, and South County's highest income Asian population

Opportunities.

SUITE	TENANT/AVAILABILITY	SF
23535	★ Flagship Opportunity-Ideal for Korean Spa	13,324
23537	Laguna Pacific Insurance	1,100
23547-200A/B	Easy Living	737
23547-201A		365
23547-201B	Ideal for K-Beauty Salon/Biyoshitsu	405
23547-201C		499
23547-202	BodiCare Technologies	4,084
23547-203	Shared Conference Room	111
23547-204	Ideal for acupuncture, Asian medical, wellness, or professional office users	111
23547-205	RMT Design Group	197
23547-206	Law Office of Laurence Posner	111
23547-207	Casitas Security	111
23547-208	Helping Hand Management Care	111
23547-209	Richard M. Vogel, MFT	222
23547-210	Lina Ponder (Psychology)	111
23547-212	Mountain West Landscape	120
23547-213	Ideal for acupuncture, Asian medical, wellness, or professional office users	111
23547-214	Aloha Maids	111
23547-300	Ideal for acupuncture, Asian medical, wellness, or professional office users	527
23551	Pacific Hills Banquet Hall	17,648
23555	Saddleback Beauty Academy	1,893
23565-A	Pacific Hills Bistro	2,584
23565-B	Saddleback Beauty Academy	4,754
23565-C	Classic Chinese Restaurant	2,380
23595-A	Classic Chinese Restaurant	1,500
23595-B	Classic Chinese Restaurant	1,200
23595-C,D&E	Optum (Available) Ideal for Integrative Medicine Physicians / Ayurvedic Practitioners / Acupuncturists	3,881

SUITE	TENANT/AVAILABILITY	SF
23595-F	Ideal for Ramen Restaurant	3,000
23595-H	Kosher Bite Deli	1,440
23595-I	Elite Dental Group	1,327
23595-J	MaxRelax Massage	2,007
23601-220	Ideal for Accountant / Financial Services	2,155
23601-220B		408
23601-221A	RTA Physical Therapy	954
23601-221B	RTA Physical Therapy	844
23601-A	Pirate Acupuncture	531
23601-B	Edward Jones	1,250
23601-D	H&K Beauty	750
23601-E	Gracie Jiu-Jitsu	3,344
23621	Ideal for Asian Bakery	4,000
23641	Savers	26,270
23665-A	Ideal for Milk Tea	4,122
23665-B	Michael P. Sedigh, DDS	990
23665-D	Ideal for Sushi Restaurant	1,338
23685-A	Ideal for Medical Spa	1,200
23685-B	Emerald Spa	1,200
23685-B-1	Sonus Hearing Care	1,200
23685-C	Orange Sculpting	900
23685-D	Minjoo Hair	1,500
23685-E	Starfish Nails and Spa	1,200
23685-F	Ideal for Tokoya (Japanese Barber)	1,524
23701	Polly's Pies	6,755
23711	Bank of America	4,648
23719	VA Medical	13,929



In Good Company.



Classic Chinese Restaurant

A long-established South Orange County dining institution, Classic Chinese Restaurant offers traditional Chinese cuisine in a warm, full-service setting. Known for its generous portions, family-style meals, and longstanding local clientele, the restaurant has become a trusted gathering place for multi-generational families and community celebrations.



Kosher Bite Deli

Kosher Bite Deli brings authentic kosher cuisine and specialty deli offerings to the community, serving a dedicated and loyal customer base from across South OC. With its distinct culinary identity and neighborhood presence, Kosher Bite adds cultural depth and specialty appeal to the plaza's dining landscape.



Polly's Pies

A recognized Southern California brand with decades of history, Polly's Pies is known for its homestyle comfort fare and signature bakery offerings. Serving breakfast through dinner in a welcoming setting, Polly's has built a reputation as a dependable, community-oriented restaurant with broad cross-generational appeal.



Elite Dental Group

A full-service dental practice serving families and individuals in South Orange County. Elite Dental Group contributes recurring appointment-based visits and reinforces the center's strong medical and wellness presence.



Edward Jones

A nationally recognized financial advisory firm serving individual investors and families. Edward Jones adds professional stability and draws an affluent client base to the plaza.



RTA Physical Therapy

A rehabilitation-focused provider offering ongoing treatment programs for patients across the community. With multi-visit care cycles, RTA generates reliable weekday traffic and strengthens the plaza's healthcare ecosystem.



SONUS Hearing Care

A specialized hearing health provider serving adult and senior patients. Sonus contributes steady, appointment-driven visits and supports demographic diversity within the center.



VA Medical

A federally affiliated healthcare provider serving veterans across the region. VA Medical brings a steady daytime presence and institutional credibility to the center, contributing consistent weekday visitation and long-term tenancy stability.

Curated Concept Direction.

The following concepts illustrate the type of curated Asian dining, café, wellness, and specialty operators envisioned for **South Orange County Gateway Center Plaza**. From Korean BBQ and ramen to Japanese bakeries, milk tea, and medical spas, this visual direction reflects the caliber and cultural fluency intended for the center. *Shown for illustrative purposes only.*



Inquire Today.

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