



*Retail & Restaurant Leasing Opportunities
Portland, OR*



- *Established in 1984 in Westminster, California. For 40 years, it has grown to be one of the largest Asian grocery chains in the US.*
- *At 99 Ranch market, we're on a mission to bring customers the **authentic flavors of Asia**, served up with a generous helping of warmth and hospitality. From our top-notch products to our friendly service, we're here to ensure that every visit is a delightful experience.*





- 62+ stores across 11 states
 - Arizona, California, Maryland, Massachusetts, Nevada, New Jersey, New York, Oregon, Texas, Virginia, and Washington,
- A Pan-Asian Destination that offers a wide variety of Asian products, including fresh produce, premium meats, live seafood, everyday Asian staples, and snacks, as well as authentic Asian cuisines and Asian-inspired bakery items.
- Target Customers: Diverse and loyal customers, catering to Asian and non-Asian communities alike.
 - Primary Target Customers:
 - First & Second-Generation Asian Americans
 - Age between 24-45 (Gen Z & Millennials)
 - Young professional and Family with Kids





Over 200K+ followers across all social media channels

- FB, IG, Tik Tok, WeChat, Red Book (小紅書)

Mainstream Media Coverage

- LA Times: 2024 L.A. Influential. Jonson & Alice Chen
- LA Times: How the 2nd Generation Owners of 99 Ranch are turning the Asian supermarket in to national powerhouse
- NY Times: "Don't Call it an 'Ethnic' Grocery Store" 99 Ranch Market reshaping American eating habits and the American grocery Market

99 Ranch Market/ Confidential & Privileged.





Portland, OR

Location: 10546 SE Washington Street Portland OR 97216

99 Ranch Market, Portland will offer the local community convenient access to top-quality authentic Asian groceries, enhancing their shopping experience and becoming a cornerstone of the neighborhood.

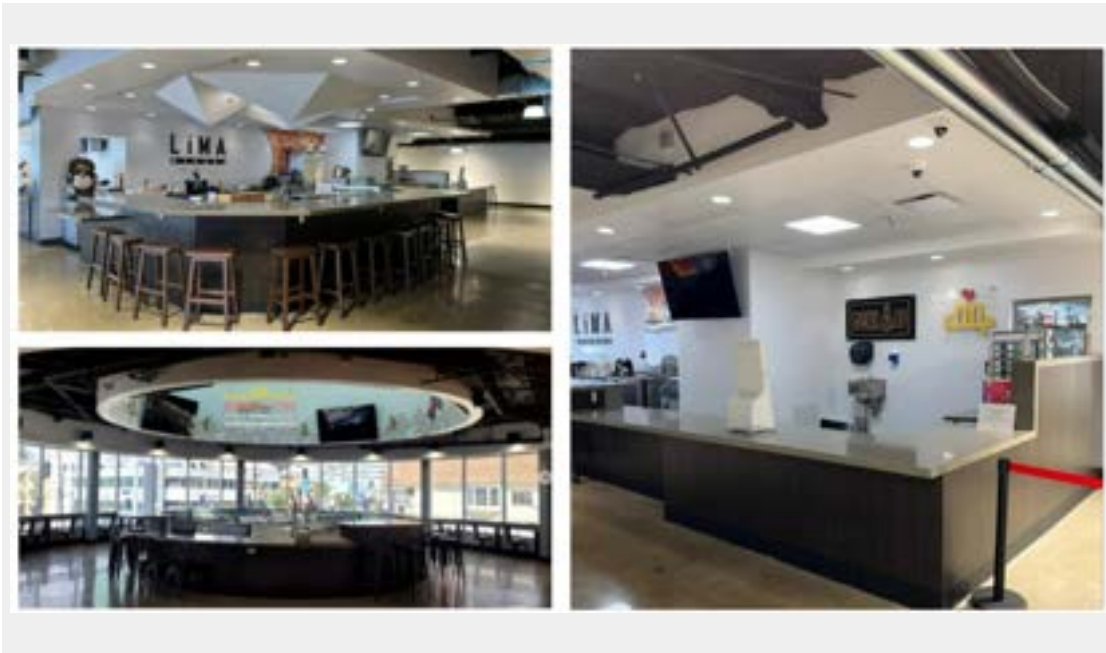
Opportunities for Tenants

- prime retail and restaurant space within our store, offering a unique opportunity for business to thrive in one of the most densely populated areas of Oregon.*

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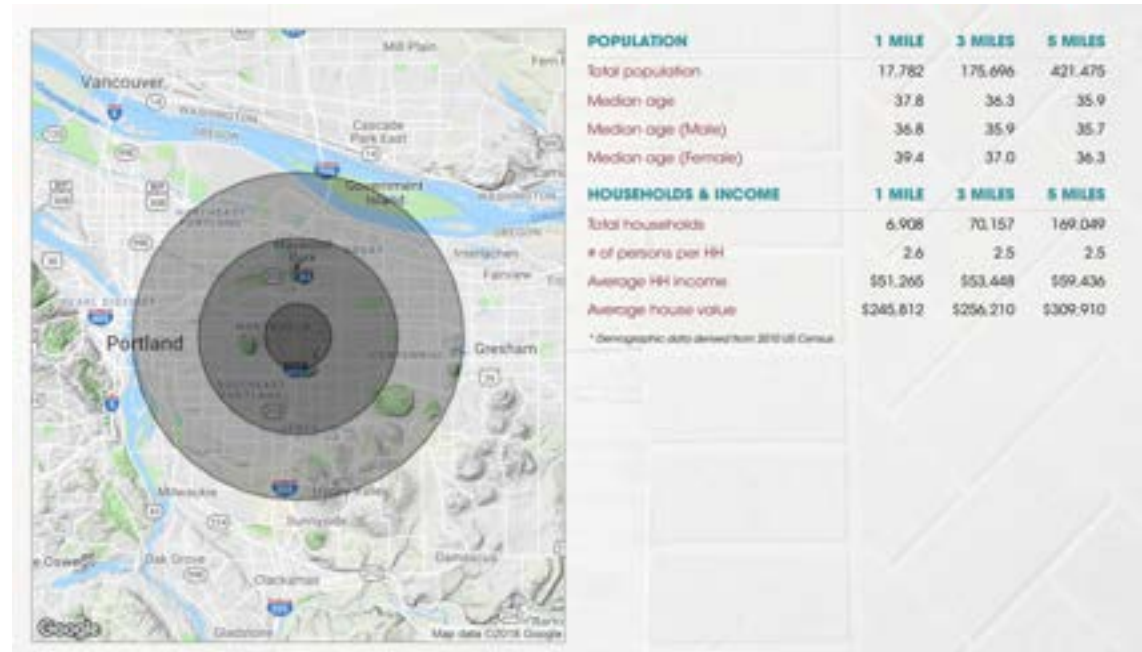
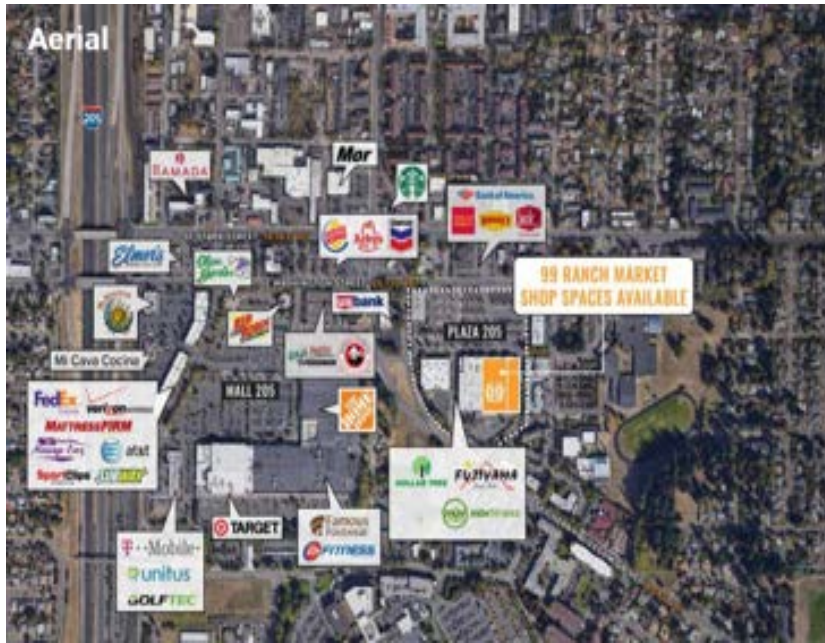
Retail & Restaurant Space Overview

- Located at 10546 SE Washington Street Portland OR 97216
- Situated in one of the most densely populated areas of Oregon
- Four retail/restaurant spaces available inside of 99 Ranch Market
- All utilities' connection provided by Landlord
- Ample Parking Space



99 Ranch Market/ Confidential & Privileged.

Local Demographic



Ideal for Restaurant & Retail Ventures

High Foot Traffic. Located in one of the most densely populated areas, your business will benefit from the constant flow of shoppers visiting 99 Ranch Market.

Diverse Customer Base. Access to a diverse and affluent customer base

Supportive Environment. The synergy of being located within 99 Ranch Market that attracts a loyal customer base.



Conceptual Design



99 Ranch Market/ Confidential & Privileged.

Standard Build-Out Improvements Provided by Landlord

A. Architectural

- Flooring: sealed and polished concrete flooring.
- Full height demising walls separating each unit.

B. Plumbing build out

- 4" Grease Line connected to floor drains & floor sinks and connected to grease interceptor shared with Market and all sub-tenants.
- 4" Sanitary Sewer line connected to floor drains & floor sinks shared with Market and all sub-tenants.
- 1" Domestic Water service with water sub-meter

C. Electrical

- Electrical Sub panel with electronic meter 200A 120V/208V with electricity sub-meter

D. Gas

- 2" stubbed with gas sub-meter

E. HVAC UNIT

- Tenant will connect the ductwork.
3 Ton AC per unit

F. Mechanical

- Tenant is solely responsible for any and all modifications within the leased space.

G. Fire sprinkler & fire alarm

- Fully equipped with fire sprinkler and fire alarm by local code. Tenant is solely responsible for any and all modification within the leased space.



Contact Information

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TAWA LEASING

Phone Number: (714) 521-8899

Email: LEASING@TAWA.COM