

TAWA Marketplace

1015 S. NOGALES STREET, ROWLAND HEIGHTS, CA 91748



진솔극밥
JINSOL GUKBAP

井
OOLONG TEA
PROJECT

AT&T

99
RANCH MARKET

高登 GOLDEN VISION

SMOKING TIGER
Modern Korean Café



丸龜
製麵
MARUGAME
UDON



iTalkBB

LOTUS.

verizon

www.tawagateway.com

Leasing Information
GTS REALTY | retail
Howard Wong
949-838-7536
howard@gtsrealty.com



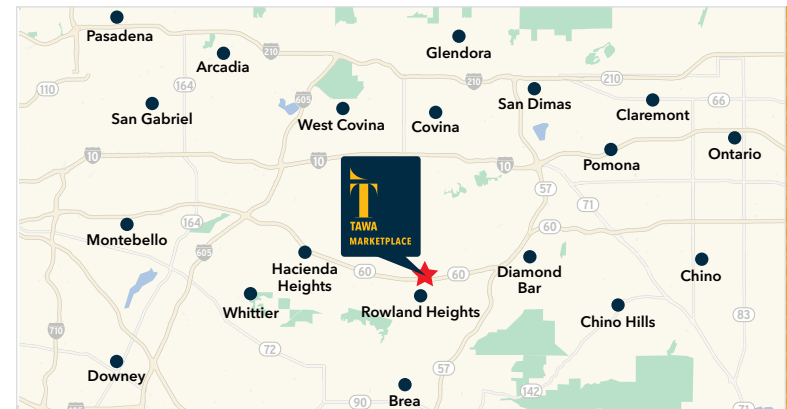
Frederick Kuo
949-307-3018
fredkuo@gmail.com



Located at the bustling Rowland Heights intersection of Nogales Street and Gale Avenue, TAWA Marketplace is centered in a community built on tradition and generational familiarity. With the mainstay anchor of 99 Ranch Market, TAWA Marketplace offers expanded services, dining, and curated retailers. TAWA Marketplace is the ultimate destination for families to connect, discover, and enjoy.

This vibrant hub is backed by powerhouse analytics that rival major metropolitan centers. Within a three-mile radius, the marketplace serves an established and affluent population of over 310,000 residents boasting an average household income of \$153,251. The economic vitality of the area is underscored by a staggering \$3.43 billion in annual retail expenditure, a figure that holds its own against the \$5 billion spent in Downtown Los Angeles.

With a median age of 40.6, TAWA Marketplace caters to a stable, high-earning demographic. Furthermore, its reach extends far beyond local residents; with 600,000 daytime employees within a ten-mile radius—nearly triple the daytime workforce of DTLA—the center serves as a primary commercial engine for the entire region.



DEMOGRAPHICS

(All data based on a 3 mile radius, 2010-2020 Census)

\$153,251

Average Household Income

\$3.43B

Retail Expenditure vs \$5B in DTLA, annually

40.6

Median Age

39,559

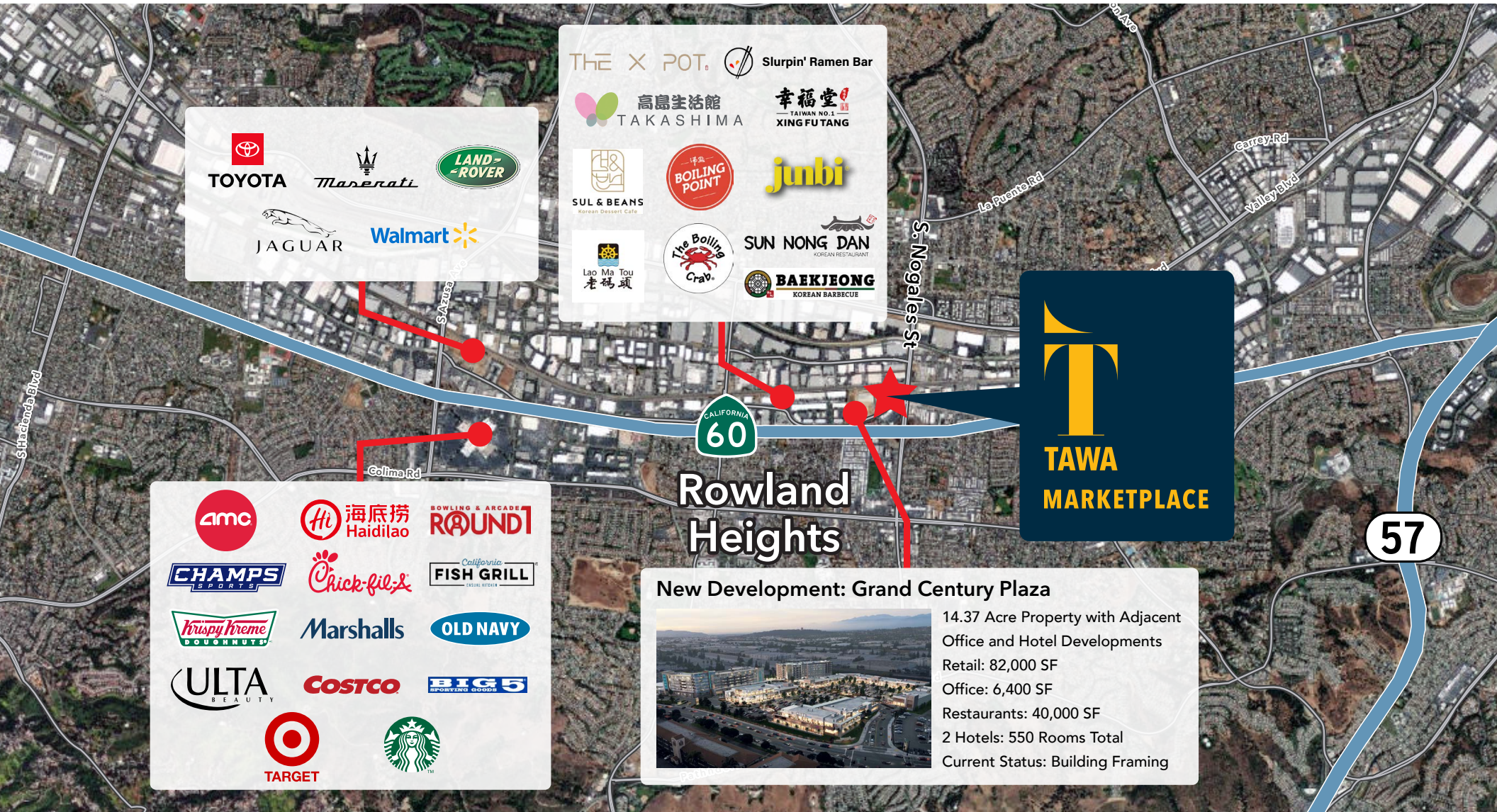
Households

310,857

Population

600K

Daytime Employment (10 mi radius) vs. 207K in DTLA



TOYOTA
 Maserati
 LAND ROVER
 JAGUAR
 Walmart

THE X POT. Slurpin' Ramen Bar
 TAKASHIMA
 幸福堂 XINGFU TANG
 SUL & BEANS Korean Dessert Cafe
 BOILING POINT
 junbi
 Lao Ma Tou 老碼頭
 The Boiling Crab
 SUN NONG DAN KOREAN RESTAURANT
 BAEKJEONG KOREAN BARBECUE

TAWA
MARKETPLACE



Rowland Heights



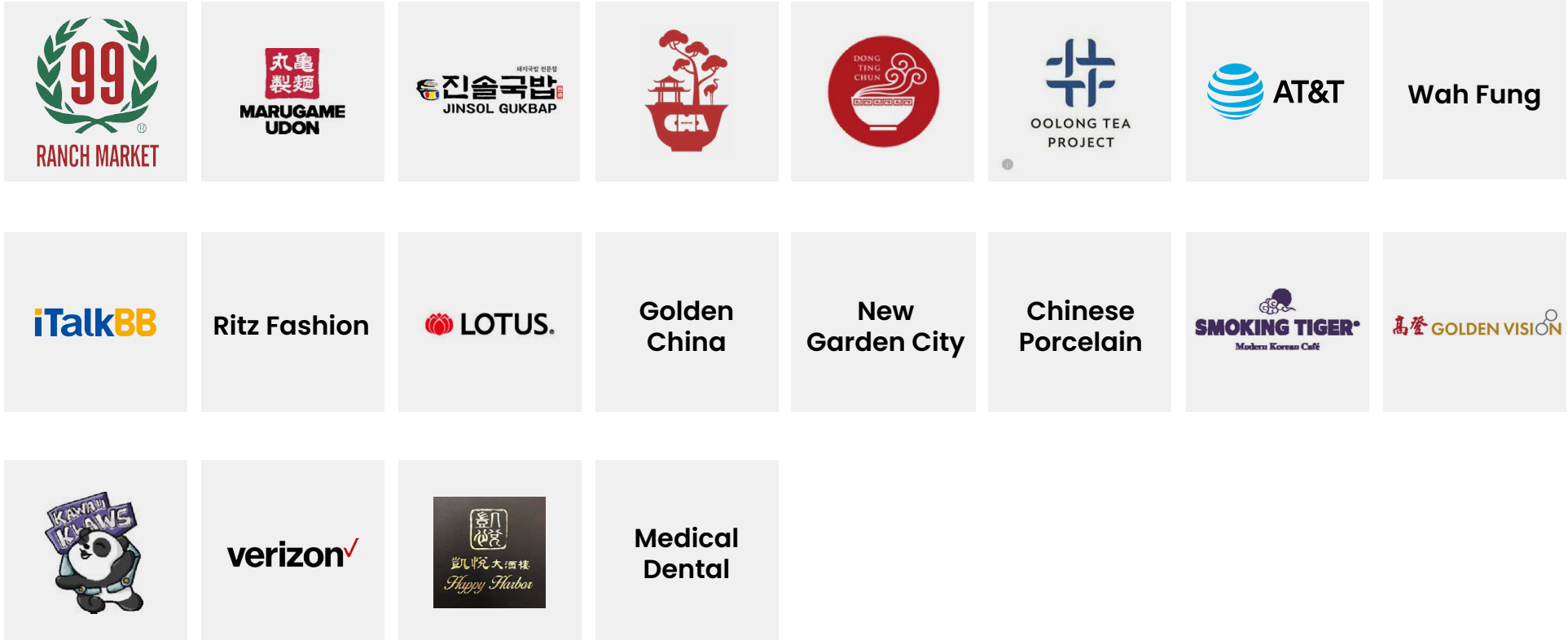
AMC
 海底捞 Haidilao
 BOWLING & ARCADE ROUND 1
 CHAMPS SPORTS
 Chick-fil-A
 California FISH GRILL
 Krispy Kreme DOUGHNUTS
 Marshalls
 OLD NAVY
 ULTA BEAUTY
 COSTCO
 BIG 5
 TARGET
 Starbucks

New Development: Grand Century Plaza



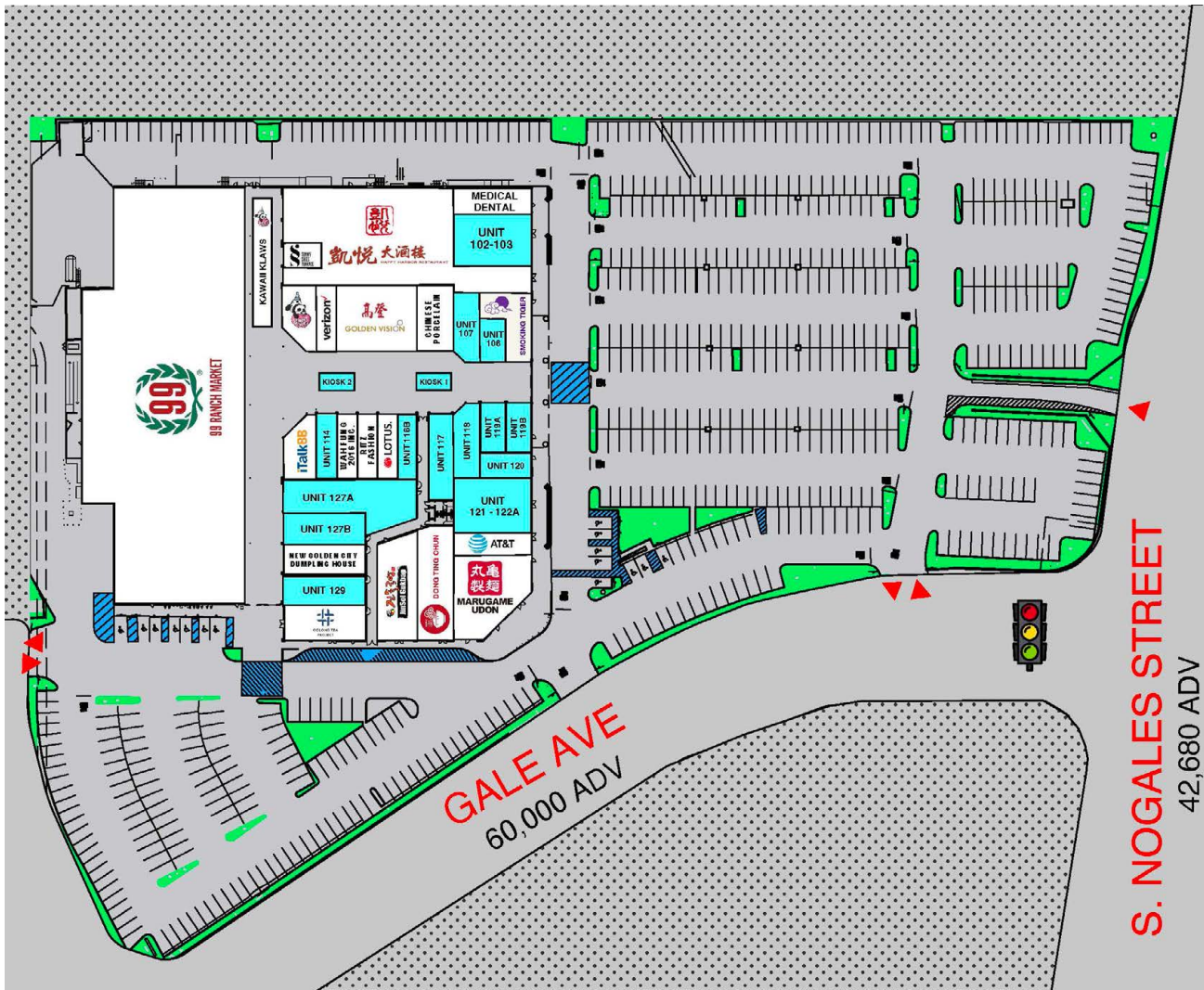
14.37 Acre Property with Adjacent Office and Hotel Developments
 Retail: 82,000 SF
 Office: 6,400 SF
 Restaurants: 40,000 SF
 2 Hotels: 550 Rooms Total
 Current Status: Building Framing

TENANTS



TAWA Marketplace

1015 S. NOGALES STREET, ROWLAND HEIGHTS, CA 91748



UNIT	TENANT NAME	SF
101	MEDICAL DENTAL	1,200
102-103	AVAILABLE	2,401
104/126/134/135	HAPPY HARBOR	10,479
105	SMOKING TIGER	1,488
106	AVAILABLE	652
107	AVAILABLE	1,027
108	CHINESE PORCELAIN	1,400
109-111	GOLDEN VISION	3,072
111A	VERIZON	787
112	KAWAII KLAWS	1,104
113	I-TALK BB	1,106
114	AVAILABLE	785
115A	WAH FUNG	788
115B	RITZ FASHION	788
116A	LOTUS (MTM)	758
116B	AVAILABLE	757
117	AVAILABLE	1,280
118	AVAILABLE	1,088
119A	AVAILABLE	758
119B	AVAILABLE	758
120	AVAILABLE	733
121-122A	AVAILABLE	2,540
122B	AT&T	1,025
123-125	MARUGAME UDON	3,269
127A	AVAILABLE	2,920
127B	AVAILABLE	1,550
128	NEW GOLDEN CITY	1,490
129	GOLDEN CHINA	1,490
130	OOLONG TEA PROJECT	1,748
131	JINSOL GUKBAP	2,384
132	DONG TING CHUN	2,447
133	MALL OFFICE	569
150	99 RANCH	35,718

Leasing Information

GTS REALTY | retail

Howard Wong

949-838-7536

howard@gtsrealty.com



Frederick Kuo

949-307-3018

fredkuo@gmail.com