

# STC GARDEN WALK

400 West Disney Way Anaheim, CA 92802



Disneyland



Anaheim House of Blues

## 2024 BUSINESS & MARKETING STRATEGIES



Presented by  
 **STC** 資產管理  
MANAGEMENT  
1985 An Accredited Management Organization Company

# STC Business Strategy



## INCREASE VALUE

LANDMARK IN THE MAKING

## INNOVATION

CREATE ONE-OF-A-KIND EXPERIENCE



## BUSINESS PARTNERSHIP

LOCAL • MUNICIPAL • INTERNATIONAL

## INCREASE TRAFFIC

COMMUNITY COLLABORATION • PROMOTE TOURISM



## SIGNATUR EVENTS

BRAND LOYALTY • COMMUNITY CONNECTIONS

Disney Entrance



Lush

CASCADE RANGLO

BOW  
— LA

STC  
GARDEN WALK

OF CHANG'S  
GARDEN WALK

Katella Entrance



# Paradise Garden



# Fantasy Garden



# Carnival Garden



# Upper Sky Level





Lower Sea Level





# Holiday Decorations



# New Features



**License Plate Recognition System**  
Pre-Pay Station



**Tiki Hut**



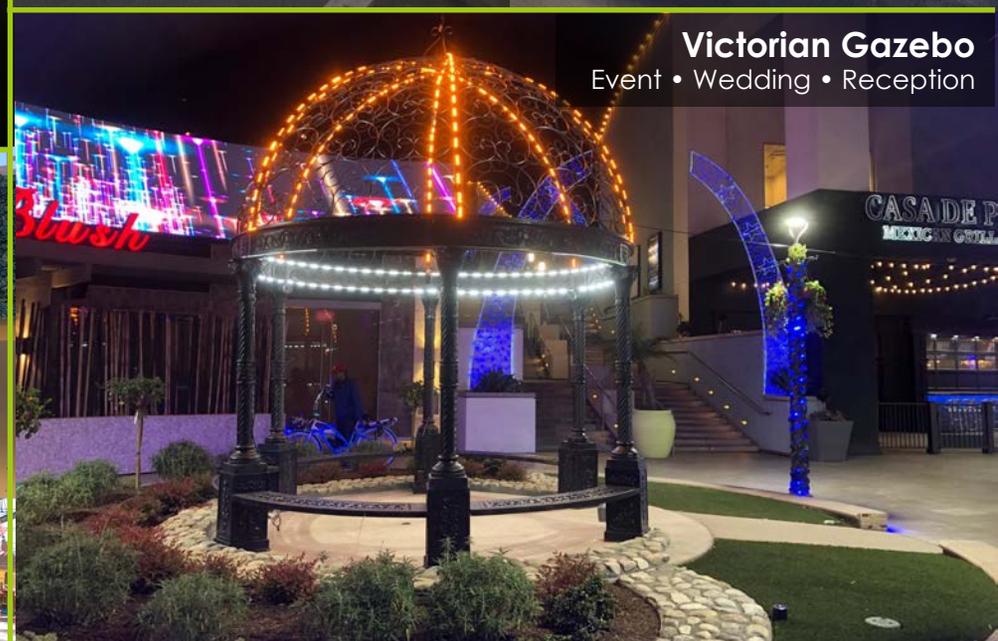
**Google Pay, Apple Pay, Tap to Pay Function Added.**  
Additional Cash Cash Machine Installed  
P1, P2, P4 Level



**High Visibility Large LED Screens**



**FREE EV Charging Station**  
P1, P2, P4 Level

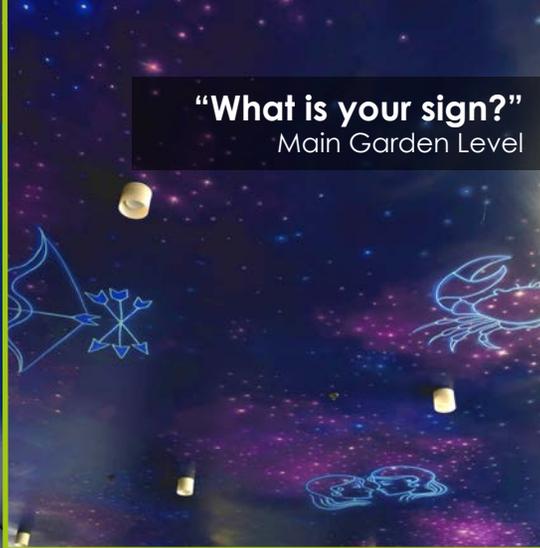


**Victorian Gazebo**  
Event • Wedding • Reception

# Other Features



**"Imagination is a powerful thing"**  
Main Garden Level



**"What is your sign?"**  
Main Garden Level



**"Fantasies in the Clouds"**  
Main Garden Level



# Current & Incoming Tenants

Coming Soon

SHOP	SUITE
Pandora at Dara Beauty	113
Dara Beauty	125
Paris Baguette	132
Angry Bird Cafe	133
S. Preston Art + Designs	136
Anaheim House of Jerky	140
Mystical Gifts & Souvenirs	144
Soccer Warehouse	149
Factory Xtreme	137&152
CaseMac Wireless	163
Yiya Formosa <i>Unique Cultural Gifts from Taiwan</i>	448
Argo <i>Pet Gifts &amp; Accessories</i>	162

EATERIES	SUITE
The Cheesecake Factory	100
Bubba Gump Shrimp Co.	101
California Pizza Kitchen	104
Roy's Restaurant	105
McCormick & Schmick's Grille	109
P.F. Chang's China Bistro	120
Gozen Edo Fusion <i>Japanese Fusion</i>	124
AllMyTea Café	129
The Kip Barry's Magic Café	139
King Coffee	142
Gyuzo Japanese BBQ	146
Café Bulba	169
ChaPlus Modern Tea Room	172
La Michoacana <i>Mexican fresh fruity ice cream</i>	184
Casa de Pancho <i>Mexican Grill &amp; Cantina</i>	212
Artist-Row   Beer Garden <i>Brewery, Food Kiosk and Art Gallery</i>	302
World of Asia <i>Authentic Delicacies from Asian Countries</i>	303
Fire + Ice Interactive Grill + Bar	315
Johnny Rockets	320
House of Blue Restaurant & Bar	337
Starbucks Coffee	439
Huckleberry Breakfast & Lunch	444
Rakken Ramen	445
OneZO Boba <i>Taiwanese Boba Shop</i>	451
Meet Fresh	462
Jin Tea	466
Boiling Point <i>Taiwanese Hot Soup Specialty</i>	468

FUN	SUITE
Bowlero	85
UFC GYM	94
Kip Barry's Cabaret	141
NeoFuns	143
FIRE Loop VR	151
Meeples Family <i>Board Game Room Entertainment</i>	160
528 Tufting	166
Haunted Museum <i>Horror of the Orient</i>	168
Billy Beez	189
Odyssey VR	193
Flightdeck Simulation Center	196
Rumba Room Live	201
Heat Ultra Lounge	214
Mission Escape Games	305
AMC GardenWalk 6	319
House of Blues	337
STC Center <i>Event &amp; Culture Center</i>	401
KPOP Games	200



# Tenant Highlights



**Cheesecake Factory**  
Global Locations: 208



**California Pizza Kitchen**  
Global Locations: 300



**Bowlero Lanes**  
Global Locations: 300



**AMC GardenWalk 6**  
Global Locations: 1,000



**Bubba Gump Shrimp Co.**  
Global Locations: 42



**House of Blues**  
2,200 Seats  
11 Large Event Location

# UFC GYM

## WE ARE UFC GYM

We are the original. The world leader. The trail-blazer of MMA-inspired fitness. Rooted in authenticity, we are an extension of the Ultimate Fighting Championship® and proud to make the training programs and benefits of elite MMA athletes accessible to all, regardless of age or athletic ability.





## DARA BEAUTY

COSPLAY TO YOUR FAVORITE CHARACTORS

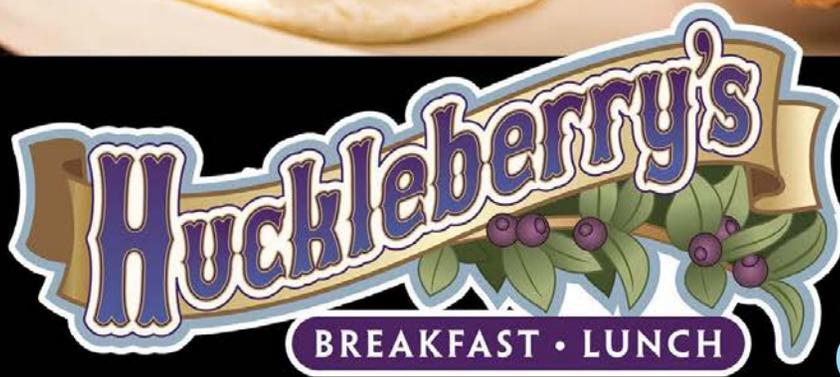
## PANDORA at DARA BEAUTY

A POPULAR SWEDISH JEWELRY BRAND





CHICKEN FRIED STEAK & EGGS



**SOUTHERN  
COOKIN'**  
WITH A  
CALIFORNIA TWIST!



LOUISIANA CATFISH



CRAB CAKE BENEDICT



STUFFED FRENCH TOAST

OPEN 7AM -3PM DAILY • LOCATED UPPER SKY LEVEL #440



# STARBUCKS

BREW FOR THOSE WHO LOVES COFFEE





## CASA DE PANCHO

MEXICAN CANTINA AND GRILL

## FLIGHTDECK

FLIGHT SIMULATION CENTER





## MYSTICAL GIFTS & SOUVENIRS

DISNEY GIFTS AT A BARGAIN PRICE

## KING COFFEE

SPECIAL VIETNAMESE COFFEE





**KIP BARRY'S MAGIC CAFE**



**KIP BARRY'S CABARET & MAGIC ARTS**

**HEAT ULTRA LOUNGE**

LOUNGE AND LIVE ENTERTAINMENT





**CHAPLUS** | HANDMADE DESSERTS DESSERT STOP

**ALLMYTEA** | SPECIAL HAND BREWED GOURMET TEA & COFFEE

**NEO FUNS** | Claw Machine Central

**LA MICHOACANA** | MEXICAN FRESH FRUITY ICE CREAM



**Ice cream**



Coming Soon



## BOILING POINT

TAIWANESE HOT SOUP SPECIALTY RESTAURANT

## RAKKEN RAMEN

HEALTHY AND TASTY JAPANESE RAMEN



Coming Soon



## HAUNTED MUSEUM

YEAR-ROUND HAUNTED HOUSE

## MEET FRESH

EXQUISITE TEAS, TREATS, DESSERTS



The pictures are for demonstration purposes only

Coming Soon

# CRUNLY

+ FAIRY SWEET CHURROS +

@crunlychurros | crunly.com



## CRUNLY

THE ORIGINAL TASTING OF FAIRIES CHURROS & ICE CREAM CONCEPT

## PARIS BAGUETTE

CAFÉ AND BAKERY



The pictures are for demonstration purposes only

Coming Soon

# VIRTUAL REALITY



**META**  
ENTERTAINMENT

ODYSSEY VR

## ODYSSEY VR

OdysseyVR is a space where you start the adventure of exploring the mysterious Metaverse.

- VR Holodeck Game Station
- VR Fast & Furious Race Station
- VR Theme Park Ride Station
- E-Sports
- Alienware Station

Happy Hour, Party Events and a complete VR Experience- only at Odyssey VR.



The pictures are for demonstration purposes only

Coming Soon

# ANAHEIM BEER GARDEN

## ARTIST ROW

Artist Row is at its core – an outdoor art gallery, created for and by the local arts community. Located at the heart of Anaheim, CA with the House of Blues, Anaheim Convention Center, and Disneyland all within walking distance – the 20,000 sq/ft venue is a one-of-a-kind entertainment experience.

The open-air venue offers guests: delectable food options from our outdoor food hall, exclusive local beers from the brewery, a place to make memories with family and friends in the beer garden, live music and performances from an outdoor platform stage, and a behind-the-scenes view into the happenings in our recording studio.

Artist Row promises that no visit will ever be the same. With pop-up events, rotating food vendors, and new art collections from up-and-coming and established artists, the space is designed to cultivate a uniquely immersive experience.



Brewery

Outdoor Event Space

Recording Studio



Food Hall & Art Gallery



Dog Park

The pictures are for demonstration purposes only

# Upper Sky Level



CLEMENTINE STREET

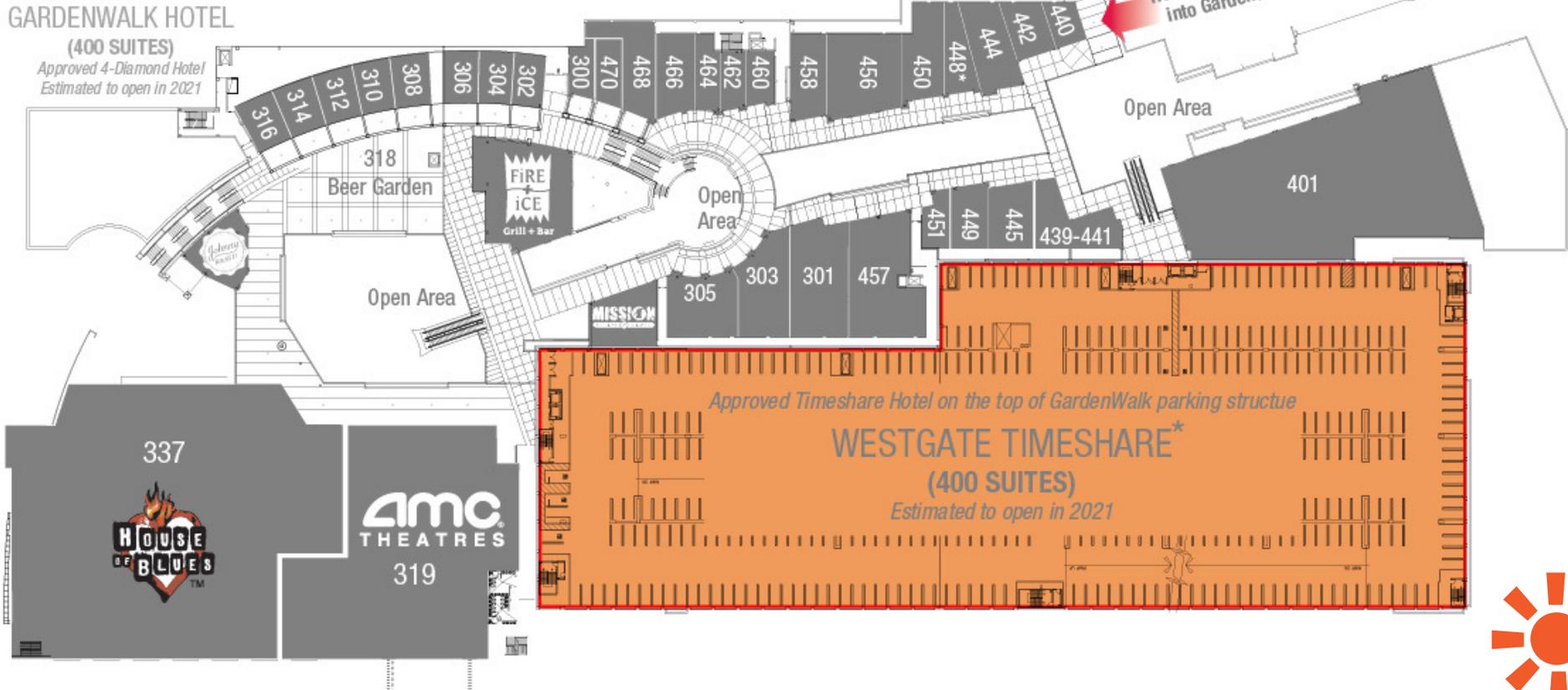
**GARDENWALK HOTEL**  
(400 SUITES)  
Approved 4-Diamond Hotel  
Estimated to open in 2021

**JW MARRIOTT\***  
HOTELS & RESORTS  
(466 SUITES)  
Estimated to open in 2020

Hotel direct access into GardenWalk

DISNEY WAY

KATELLA AVENUE



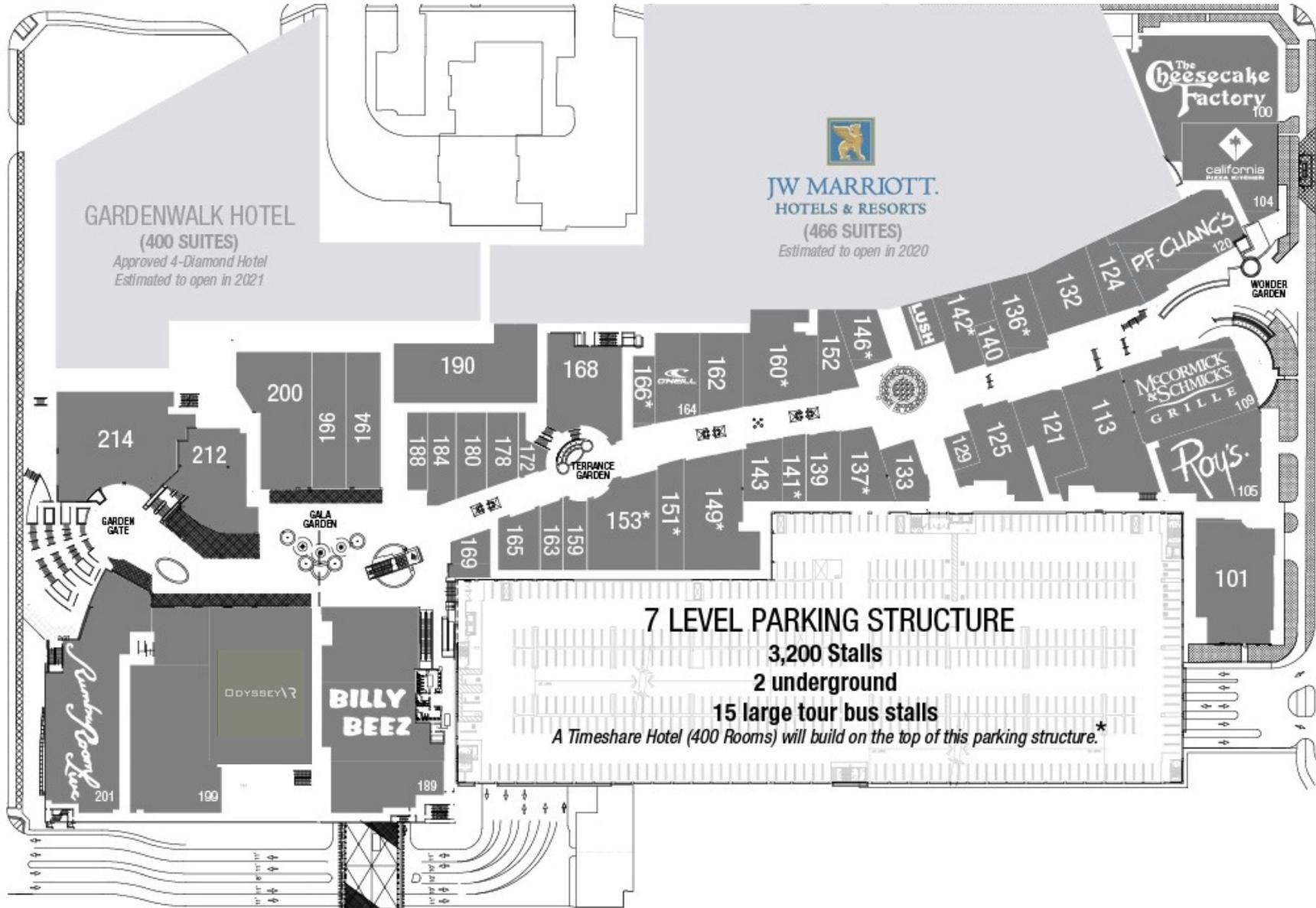
# Main Garden Level



CLEMENTINE STREET

DISNEY WAY

KATELLA AVENUE

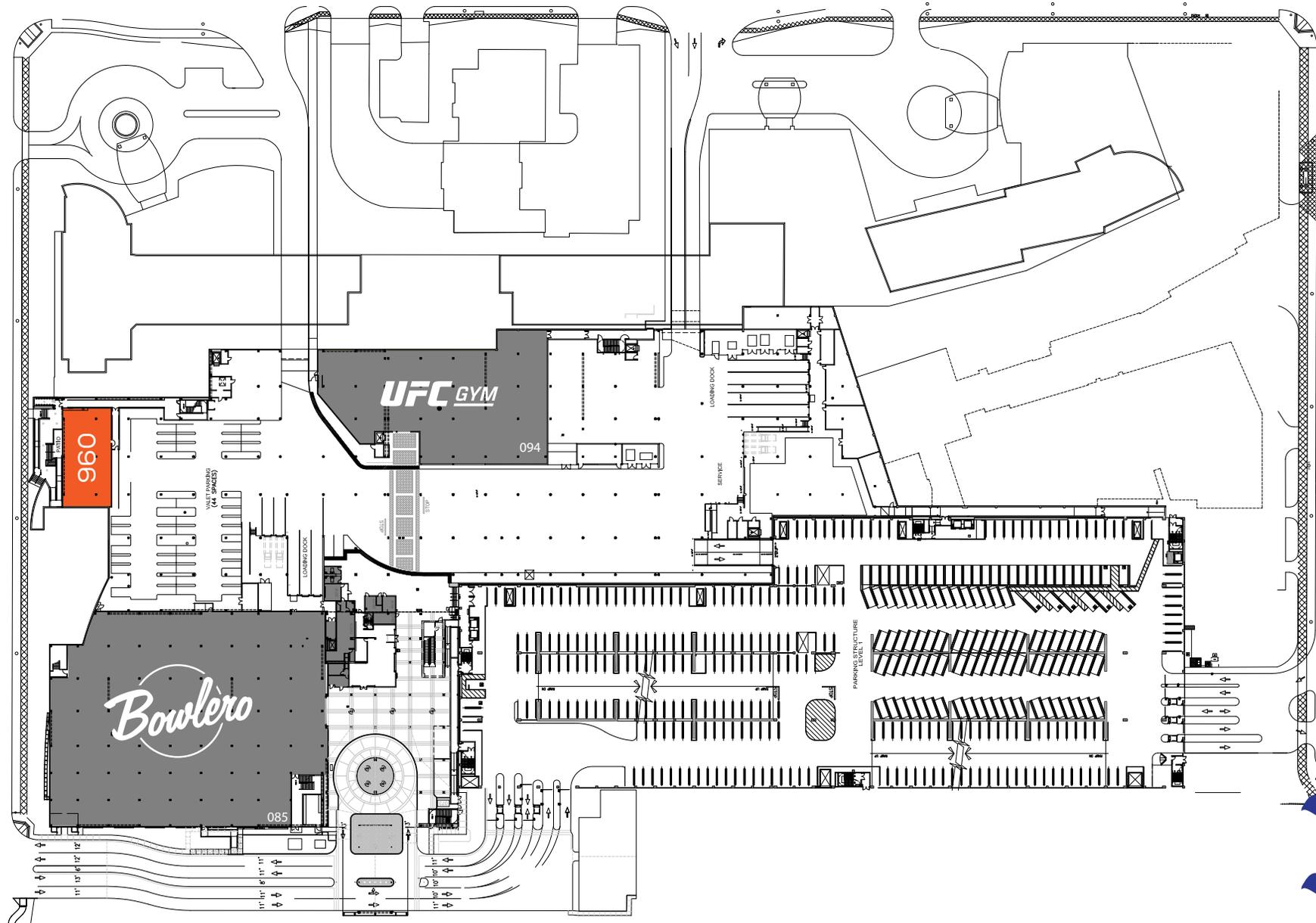


Lower  
Sea  
Level



CLEMENTINE STREET

DISNEY WAY



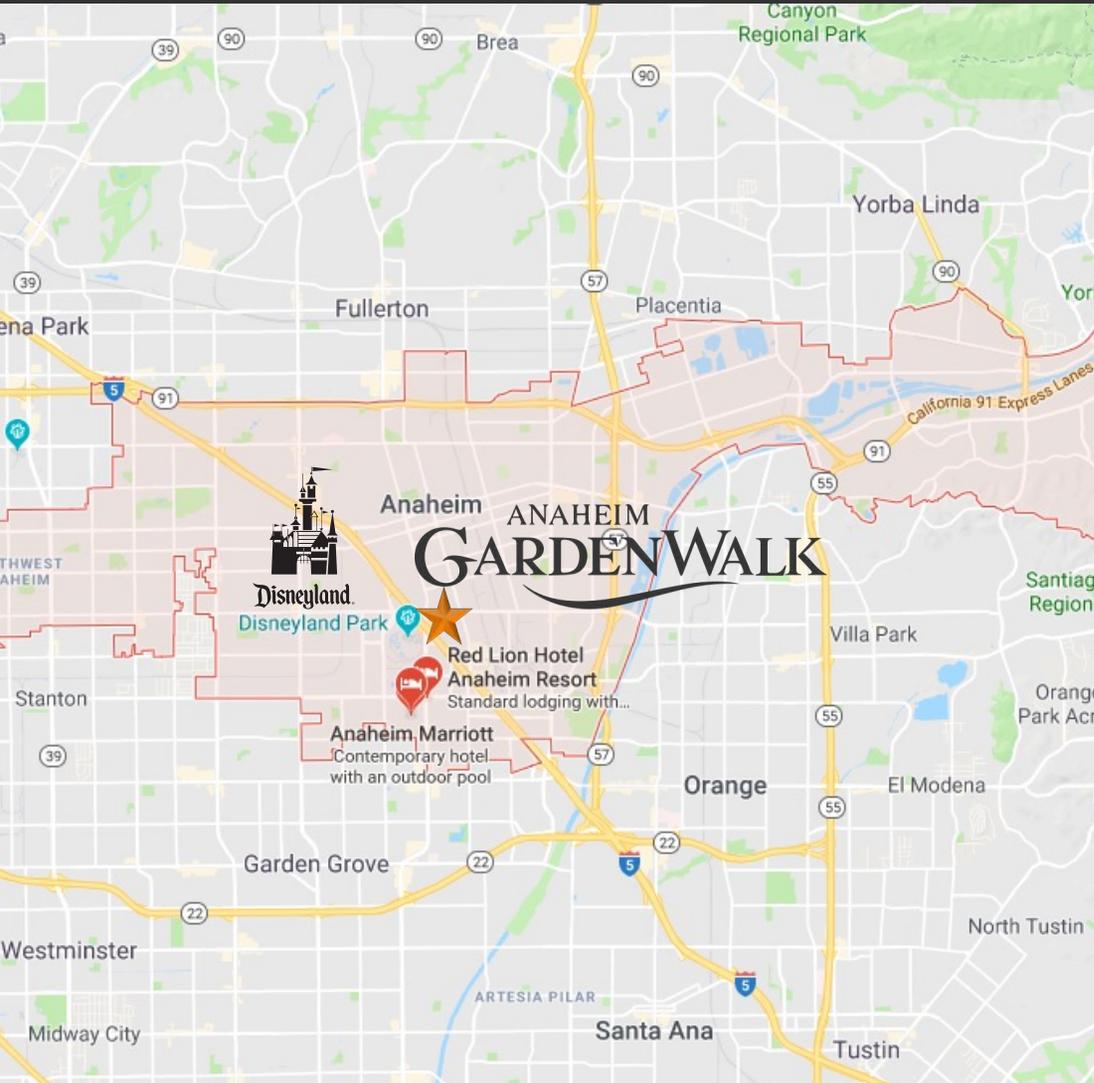
KATELLA AVENUE





400 West Disney Way Anaheim, CA 92802

# Demographics / Statistics



## Property Facts

(3 mile radius)

Population: 263,876

70,051 Households



Median Age: 33.7

Average Household Income \$84,054



14,000 Hotel rooms in close proximity

Population by Ethnicity: 46.2% White Alone

29% Asian Alone, 59.6% Hispanic Origin



\$310M Consumer Spending in 1 mile Radius

64,500 Daily Attendees to Nearby Disneyland Park

45,000 Daily Attendees to Nearby California Adventure



# Tourism

Anaheim is the 4<sup>th</sup> Most visited city in US

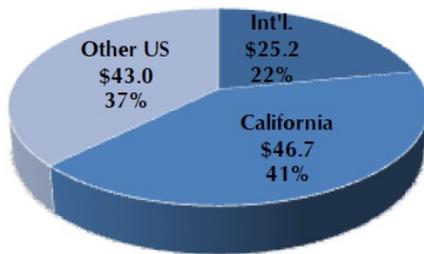


49 MILLION visitors to Orange County in 2018, 25 MILLION visited Anaheim, breaking records for the sixth straight year in a row.

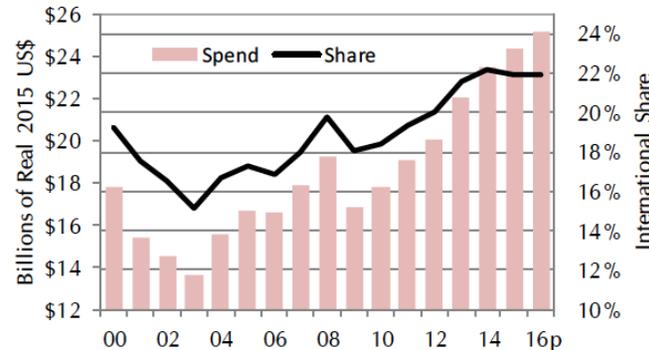
Orange County welcomed 3 MILLION International Visitors in 2018.

Top contributors include China, Japan, Mexico, Middle East, Canada, Australia, South Korea, United Kingdom, Saudi Arabia, Vietnam and Taiwan

Visitor Spending by Origin, 2016p



International Visitor Spending  
Amounts in Real 2016\$



Visitors spent \$9 BILLION in the City of Anaheim

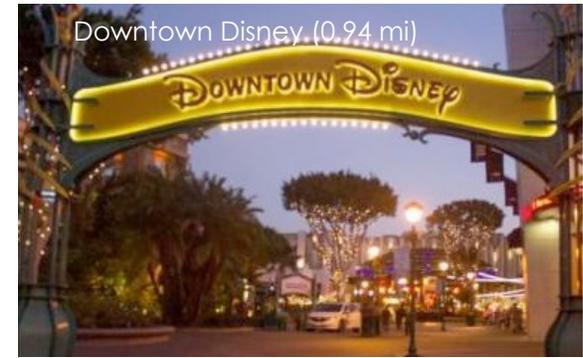
\$332 MILLION on Entertainment

\$247 MILLION on Shopping

\$367 MILLION on Dining

# Retail Hub

(distance from GardenWalk)



Anaheim Town Square (2.55 mi)

Anaheim Plaza (2.71 mi)

Mainplace Mall (3.15 mi)

# Hotels in Anaheim

- Anaheim Fairfield Inn by Marriott
- Anaheim Marriott Anaheim Marriott Suites
- Anaheim Plaza Hotel & Suites
- Courtyard Anaheim Theme Park Entrance
- Desert Palms Hotel & Suites
- Anaheim Resort
- Disney's Grand Californian Hotel & Spa
- Disney's Paradise Pier Hotel
- Disneyland Hotel
- Embassy Suites by Hilton Anaheim South
- Great Wolf Lodge
- Hilton Anaheim
- Hotel Indigo
- Hyatt House at Anaheim
- Hyatt Place Resort/Convention Center
- Hyatt Regency Orange County
- Grand Legacy at the Park
- Residence Inn at Anaheim Maingate
- Sheraton Park Anaheim Resort
- SpringHill Suites
- Wyndham Anaheim Garden Grove



142 HOTELS

20,383 ROOMS

14,000 rooms are in close proximity to  
STC GardenWalk

81.8% Occupancy Rate



# Local Attractions



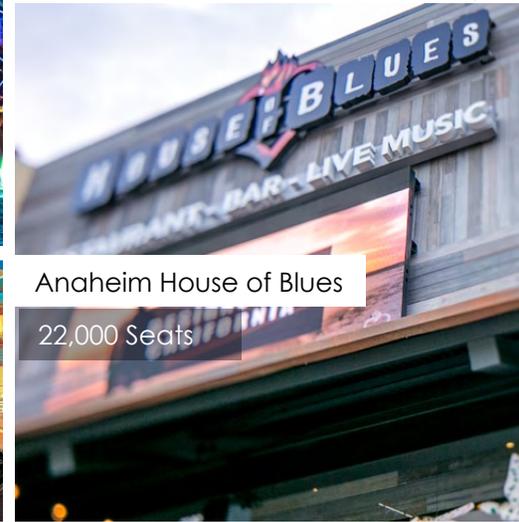
Disney Resort  
**Disneyland Park**  
~64,500 Daily Visitors  
~31,160 Employees



**California Adventure Park**  
~45,000 Daily Visitors



**Downtown Disney**



**Anaheim House of Blues**  
22,000 Seats



**Anaheim Packing District**



**Anaheim Convention Center**  
~1 Million Annual Visitors



**Segerstrom Center for the Arts**  
1,000 Seats

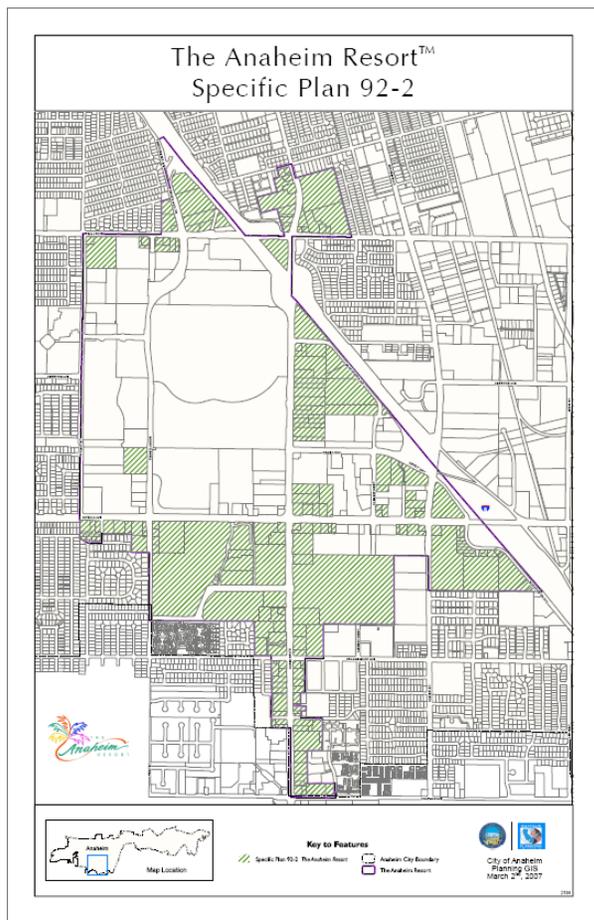


**Angel Stadium**  
~1,139 Employees  
45,000 Seats



**Honda Center**  
~18,000 Seats

# Incoming Developments



## Anaheim Resort

The City of Anaheim, Disney and the Anaheim/Orange County Visitor and Convention Bureau combined resources to create the 1,100-acre Anaheim Resort District that focuses on the construction of hotels, retail and entertainment-focused uses

## Hotel Development

More than 112 hotels with over 22,543 rooms in a 2-mile radius from the property, including Great Wolf Lodge (603 rooms), the largest hotel (in rooms) of any hotel opened in 2016. Over 3,000 rooms have built or in development in this process.

## Disney Forward

Disney is launching the Disneyland Forward, a public planning effort with the City of Anaheim to update development approvals to meet the current and future demands in entertainment. With these updated approvals, Disneyland Resort can continue to invest and be an industry leader in bringing first-of-a-kind offerings to Anaheim, which bring more traffics, create new traffic and services in Anaheim.

This project is aim to explore the creation of integrated experiences featuring new theme park attractions, dining, retail, hotel, and more.

## ocV!BE

ocV!BE, a \$3 billion, 115-acre, mixed-use community and live entertainment district, is coming to Anaheim. An endeavor of the Samuelli Family (owners of the Ducks), this sustainable and transit-oriented district is scheduled to open in 2024 and be fully completed by the 2028 Olympics when Honda Center hosts indoor volleyball.

## The Big A - Angel Stadium Development Project

Agreement was struck for Angels Baseball to play in Anaheim for the next 30 years, for the sale of Angel Stadium of Anaheim and for development of surrounding land. This Angels Stadium redevelopment plan will include almost 1,000 hotel rooms, 466 to 3,105 affordable apartments, 7-acre flagship city park and a commercial retail area.



# Potential Consumer Demands

**HILTON GARDEN INN ANAHEIM RESORT  
(210 ROOMS)**

**I-5 FREEWAY (≈284,487 CPD)**

**FUTURE DISNEY PARKING EXPANSION  
(10,000 STALLS)**

**ELEMENT BY WESTIN  
(174 ROOMS)**



**PROPOSED 4 DIAMOND HOTEL  
(400 ROOMS)**

**PROPOSED 4 DIAMOND HOTEL  
(580 ROOMS)**

**WESTGATE PROPOSED  
TIMESHARES  
(400 UNITS ON TOP OF  
AGW PARKING STRUCTURE)**

**JW MARRIOTT  
(466 ROOMS)**



**WYNDHAM GARDEN HOTEL  
(105 ROOMS)**

**KATELLA AVE (≈37,000 CPD)**



**DISNEY FORWARD PROJECT**

# Neighboring Hotel Developments



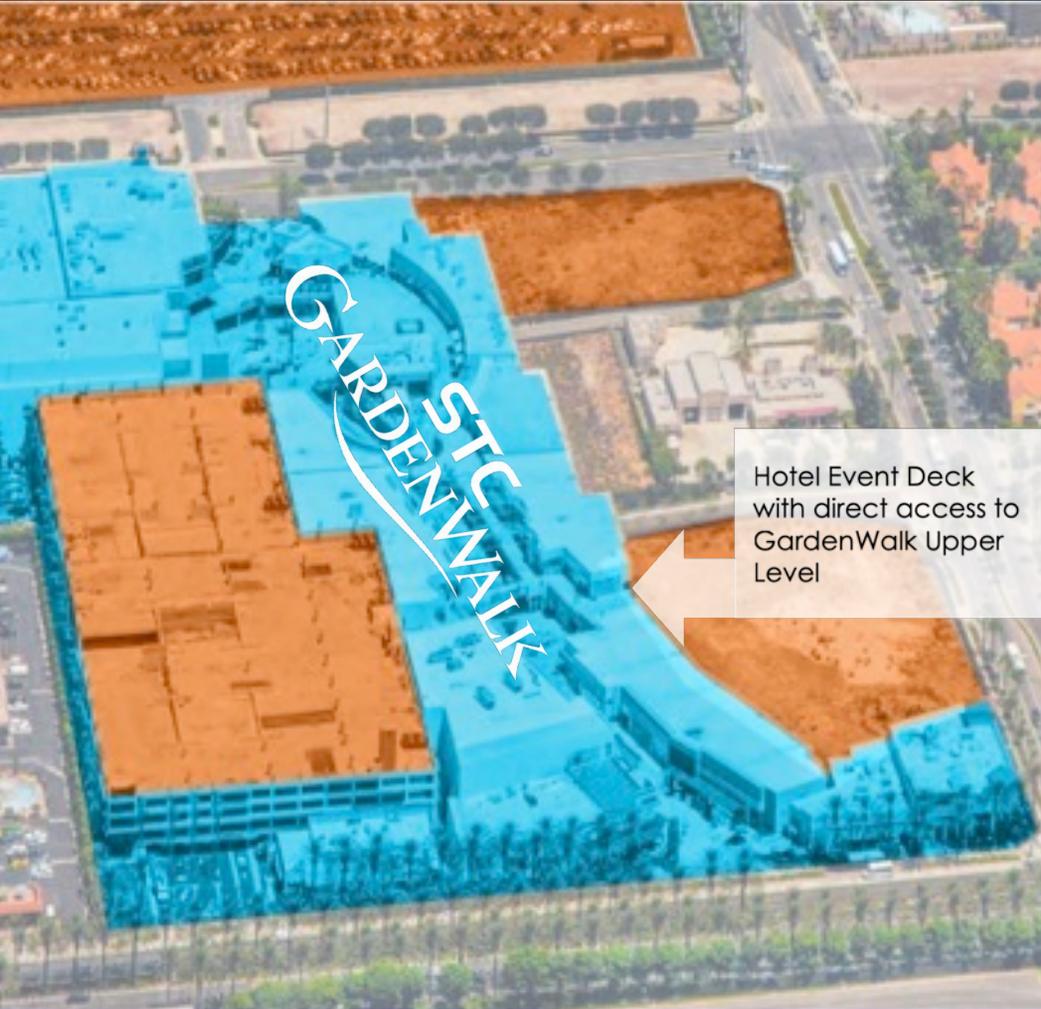


# JW MARRIOTT, ANAHEIM RESORT

JW MARRIOTT

1775 South Clementine Street, Anaheim, California 92802 USA

connected to GardenWalk Upper Sky Level





**DISNEY WAY**



Toy Story Lot

POSSIBLE IMMERSIVE THEME PARK  
Could include hotel, retail, dining, and entertainment



The pictures are for demonstration purposes only





## Legend

- Possible Disneyland Park Expansion
- Possible Disney California Adventure Park Expansion

## Existing

- Disneyland Park
- Disney California Adventure Park
- Downtown Disney District

## Additional Possible Uses

- Theme Park Experience
- Hotel
- Retail, Dining, and Entertainment
- Parking and Transportation Expansion





ocV!BE will feature three unique mix-use public plazas surrounding Honda Center. The urban park plaza to the west, more than three acres in size, will be anchored by a new 6,000-capacity concert venue, a 68,000-square-foot food hall, two new hotels with 650 total rooms, and a landscaped boulevard, the Paseo, featuring retail and dining opportunities. The southern-facing plaza will be a hub of activity focused on sports with elevated walkways providing ample opportunities for dining. The northern plaza will feature a collection of smaller club-style venues. In addition, ocV!BE features 20 acres of urban parks, including a 5-acre park.

The pictures are for demonstration purposes only

# The Big A - Angel Stadium Development Project

# Potential Consumer Demand



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## DEVELOPMENT PLAN FOR STADIUM SITE WITH OVERVIEW OF PROPOSED DEVELOPMENT AND LAND USES

**Stadium:** renovation of existing stadium or building of a new stadium of up to 45,000 seats

**Housing:** 5,175 apartments and condominiums; 777 affordable apartments throughout

**Office:** 2.7 million square feet

**Commercial:** 1.75 million square feet of retail, restaurants, hotels

**Hotels:** 943 rooms

**Parks:** 7-acre flagship city park, plus 5.2 acres of city-required community park space, 11 acres of flexible open space

- Urban Park
- Retail, Dining & Entertainment
- Flex Space
- Residential
- Community Facilities
- Stadium
- Offices
- Hotels
- Mobility Hub & Parking



In 1996, the property surrounding Angel Stadium, including The Grove of Anaheim, was approved and slated to potentially become a new major economic development anchor for Anaheim.

As part of the City's overall Platinum Triangle Plan, a new additional stadium, hotel, exhibit halls, as well as residential, entertainment, retail and office spaces were approved for the property but never realized due to the lease restrictions.

Now, the Stadium Development Plan will move towards the long anticipated economic and employment potential of the property decades earlier than possible, and at a time when the City needs it most. The property that was once defined by blacktop will become a one-of-a-kind, transit-oriented community for the future.

### EAT DRINK

- Theme Restaurants
- Crafted Coffee
- Dessert Shops
- Beer Garden
- Confectionery Shop!



### FEEL GOOD VIBES

- Garden Installments
- Security on Wheels
- Friendly Amenities
- Instagram Hot Spots
- Novelty Vending Machine
- Visibility Improvements
- Community Fun Center
- Outdoor Concerts and Events



STC  
GARDEN WALK

### FUN ENTERTAINMENT

- VR Rides and games
- Music Livehouse
- Movie Theater
- Family Bowling
- Museum and Gallery
- GardenWalk Live
- Night-Outing Fun!



### BUY SHOP

- Brand Names
- Specialty Shops
- Craft Shops
- Unique Gifts
- Experience Store



# Specialty Delicacies



Confectionery Shops



Specialty Crafted Drink Shops





## Oasis Gardens at GardenWalk

The courtyard and the fountains will be turned into an atmospheric and inviting rest area.



## Craft and Cultural Creative Arts Gallery



The cultural and creative talents of our community create a welcoming environment and the potential to bring vast amounts of traffic. Individual creativity, skills, talents, and the development and use of intellectual property are key to promote local and international artists. We aim to bring craft arts, painting galleries, gift shops and displays, and much more to promote the importance of culture in our community.



## Family Fun Center & Exhibit Hall

We will install an indoor family fun center where locals and visitors can relax and enjoy. The open area can be utilized as a multifunction hall for exhibitions and much more!



## Have You Checked-In Yet?

We will install multiple secret, intriguing, culturally related and uniquely GardenWalk check-in spots. People will want to make the special visit to find them all and make their trip more memorable.



Indoor Adventure Rides  
RC Racing  
Robot Battle Arena  
Laser Tag Maze  
Futuristic Exhibits  
Roller Blade Skate Rink  
and much more possibilities..

The pictures are for demonstration purposes only

Future GardenWalk Renovation Plans



# INCREASE TRAFFIC

COMMUNITY / BUSINESS COLLABORATION | INCENTIVIZED TOURISM



Collaborating with Asian travel agencies and Asian media to consistently bring in high net worth Asian tourists and local consumers to patronize Garden Walk. We have accomplished this at many of our other retail centers in which we were able to strategically bring targeted consumers to a particular location to enhance tenants' businesses through various creative community events and activities.

## Promotion for more Asian tourist traffic

Work closely with Asian media, social media communities and travel agencies and make GardenWalk a must stop destination for local and abroad visitors.



In 2017, 49.5 million visited Orange County. Top International Sales Sources includes China, Japan, South Korea, Vietnam and Taiwan  
--Annual Report, Orange County Visitors Association

### Asian Media Channels



### Asian Travel Agencies



The pictures are for demonstration purposes only

# ESTABLISH SIGNATURE EVENTS

BRAND LOYALTY | COMMUNITY CONNECTION

STC Management has a rich experience in drawing on the community traffic with seasonal events and activities!

We will partner up with Disney to promote and market this location and work closely with top management at Disney Entertainment Division. STC Foundation has provided annual signature event of Mulan Procession to Disney for years and has established trust and respect to help each other with community outreach and collaboration.



Winter Wonderland

Rowland Heights, CA



Annual Lunar New Year

Mulan Procession at Disney



Annual Countdown

Rowland Heights, CA

*Signature Events will deepen the impression and accrue traffic from the local and international community.*



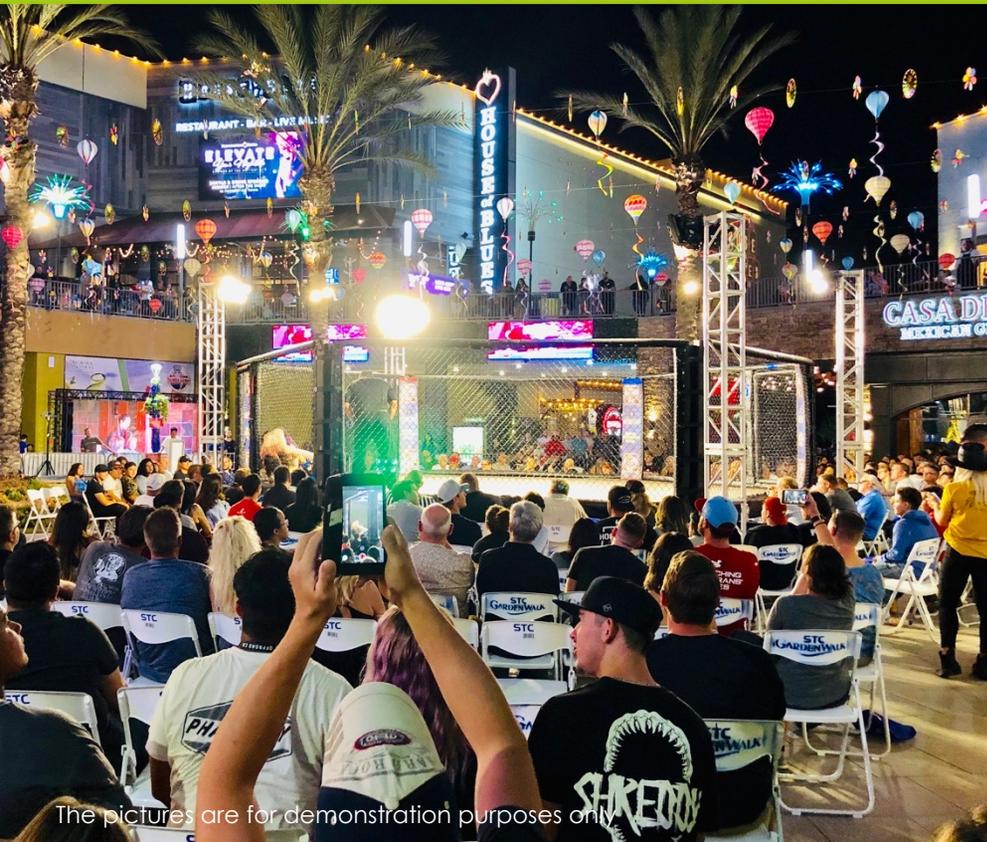
Annual Countdown at GardenWalk



# COMMUNITY CONNECTIONS



# COMMUNITY CONNECTIONS



# COMMUNITY CONNECTIONS



The pictures are for demonstration purposes only

# YEAR-ROUND COMMUNITY EVENTS

**COUNTDOWN**

@ STC GardenWalk



Celebrating Lunar New Year

Year-Round Themed Pop-Up Shop events  
e.g. Little Haunted Shops, Halloween Madness

Community Performances  
e.g. Dance Around the World, Trombone Christmas

Food Tasting Events  
e.g. Taste of Anaheim, the Culinary and Cocktail Clash, Taste of GardenWalk.

Sports Events  
e.g. SummerFist Series @ GardenWalk

Cultural Presentations  
e.g. MultiCultural Festival @ GardenWalk

Special Tributes  
e.g. Salute to Our Heroes

Signature Events  
e.g. New Year Countdown @ GardeWalk, Taste of Japan



TASTE OF  
*Japan*



# PARTNERSHIP WITH LOCAL BUSINESSES AND COMMUNITY GROUPS

LOCAL | MUNICIPAL | INTERNATIONAL

Partner up with local business communities and governments to facilitate business establishments at Garden Walk. With connections to the Commissioner for LA County Assessment Appeal Board and Board Member for various chambers of commerce, we are able to bring people together to solve problems. We have partnered up with Federal, State and local government agencies to provide invaluable resources and networking opportunities to hundreds and thousands of businesses in Southern California.



Asian Business Seminar is a collaboration between local business groups, non-profit groups and government agencies, aims to bring updated regulatory and market information to small business owners in San Gabriel Valley.



STC recognize the importance of supporting our community groups, and sponsored the winner of Holiday Lights Contest in the "Best show in the neighborhood" category.



STC joined effort with Anaheim Mayor Harry Sidhu to create an opportunity for the Mayor to meet his constituents to talk about an important topic about the city.

# RECOGNITION AND AWARDS



Most Effective Property Management Program Gold Award



Business Commercial Holiday Lights Contest Award



Anaheim Business Award in the Tourist-Related Businesses



Art in Public Place Recognition



# The Future



## ABOUT STC MANAGEMENT

We are a group of dedicated, experienced, and motivated real estate professionals who pride in developing long-term partnerships with our clients. We treat our clients' real estate investments as our own and make every effort to provide optimal yield in our management portfolio's bottom line. We continuously develop our expertise with continuing education and professional accreditation, and we diligently adhere to the highest level of professional conducts at all times. As such, we have been able to create and sustain long-term, successful relationships with our vendors, tenants, and clients.

STC MANAGEMENT is incorporated under Sung Tien Corporation, which was established in May 1985. STC, also known as "Sung Tien Collaboration", aims to bring people together in synergistic ways so that the whole is the much more than the sum of its parts. "Sung Tien" is a Chinese saying for following the heavens. We believe that doing good naturally brings good outcomes, and through the process, we can have a positive impact on those around us.

Our expertise and people-oriented philosophy have proven to be key in successfully connecting members of our community so that each can benefit from the others and ultimately promote the well-being of everyone.

John Hsu, MBA, CCIM, CPM  
STC MANAGEMENT, CEO



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國際認證資產管理機構  
ACCREDITED MANAGEMENT ORGANIZATION



國際註冊商業地產投資師  
CERTIFIED COMMERCIAL INVESTMENT MEMBER



國際註冊認證資產管理師  
CERTIFIED PROPERTY MANAGER



商業地產協會會員  
COMMERCIAL REALTOR



國際購物中心理事會  
INTERNATIONAL COUNCIL OF SHOPPING CENTERS

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1985

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