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## FOR IMMEDIATE RELEASE

### COLLECTION OF ASIAN-INSPIRED FOOD & BEVERAGE CHOICES COMING TO THE SHOPS AT HILLTOP

*Fusion Delight Dim Sum, Top Voice Karaoke Lounge and More to Join the Reimagined San Francisco East Bay Region Shopping Center*

**LOS ANGELES (June 24, 2019):** Following its recent announcement that leading Asian supermarket chain 99 Ranch Market will anchor The Shops at Hilltop, the 1.2 million square foot shopping center centrally located in the San Francisco East Bay region, LBG Real Estate Companies, a privately-held real estate investment company specializing in the acquisition, repositioning and development of commercial real estate, announced today a robust collection of new Asian-inspired restaurants and eatery concepts will open for business at the property.

The Shops at Hilltop's newly named food and beverage tenants include **Fusion Delight**, a unique 23,700 square foot space, which will house the following collection of four distinct restaurant/eatery concepts:

- **Fusion Bistro**, a Cantonese dim sum restaurant, will serve small plates of traditional handmade dim sum, Chinese dishes, a variety of seafood and more. Fusion Bistro will also be available for banquets which will accommodate up to 500 people.
- **Yun Nan Style Noodles** will offer clay pot soup noodles, clay pot rice, traditional Chinese breakfast wraps and Asian salads, among additional choices.
- **T4 Boba** will serve boba milk tea and fruit drinks along with a variety of appetizers and snacks.
- **Classic Dumplings** will serve handmade dumplings in various formats patterned after the well regarded Din Thai Fung Dumpling House.

Already successful in the San Francisco Bay area operating both Dragon Gate in Oakland and Yoshio Sushi in El Cerrito, Chef and Owner Johnny Chang will celebrate the grand openings of two new Japanese themed concepts at The Shops at Hilltop:

- At 3,000 square feet a traditionally-appointed Japanese restaurant and sushi bar, **Kaoru Sushi**, will craft signature rolls, fresh sashimi, hot pots, shabu-shabu, bento boxes and offer a Takoyaki grill. There will be a number of versatile spaces available for private functions equipped with Karaoke systems.
- **Top Voice Karaoke Lounge** will feature a full bar and lounge space with approximately eight uniquely themed KTV (Karaoke Television) rooms. At 3,400 square feet, Top Voice Karaoke Lounge will quickly become a popular nighttime entertainment venue at the Richmond, CA, shopping and dining destination.

LBG Real Estate Companies' announcement further solidifies its unique remerchandising approach to reimagine The Shops at Hilltop, one deliberately designed to bring the San Francisco East Bay region an all-inclusive, multicultural shopping and entertainment destination for the growing and diverse consumer constituency it serves.

"We continue to respond to cultural marketplace trends currently taking place in the broader trade area The Shops at Hilltop serves," said Managing Partner in charge of leasing for LBG Real Estate Companies David S. Goldman. "As we move forward with our property-wide transformation we do so knowing the end result will bring The Shops at Hilltop visitors a robust collection of shops and food & beverage choices, along with a suite of convenient, day-to-day services, they desire most."

Prominently located off Interstate 80, just 20 miles northeast of San Francisco, plans for the transformation of The Shops at Hilltop call for the addition of 1) a new outlet/value shopping component; 2) an expanded collection of foodie-centric food and beverage concepts focusing on a wide variety of Asian cuisines along with other more traditional offerings and; 3) a variety of new, major entertainment venues and services. The property is currently anchored by Macy's, Walmart and 24 Hour Fitness.

"We are pleased to be experiencing solid momentum with our growing food & beverage offering at The Shops at Hilltop and look forward to making additional announcements in the coming weeks," said LBG Real Estate Companies Managing Partner Leslie Lundin.

The Shops at Hilltop is part of a 77-acre master planned development called Hilltop by the Bay which will include the addition of residential, office and hotels. For more information regarding leasing opportunities at The Shops at Hilltop, please contact 310-235-0444, ext. 1.

### **About LBG Real Estate Companies, LLC**

With offices in the San Francisco East Bay, Los Angeles, and Newport Beach, LBG Real Estate Companies, LLC is a privately-held real estate investment company that specializes in the acquisition, repositioning, and development of commercial real estate throughout the United States. For more information, visit [LBGFunds.com](http://LBGFunds.com).

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