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Design.
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Qualifications for Architectural Services

RETAIL PORTFOLIO

2026 | aoarchitects.com



OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

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Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | **HOSPITALITY** | RESTAURANT
MIXED-USE | OFFICE | INDUSTRIAL | PARKING | LANDSCAPE
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

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Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of mixed-use, retail, multifamily, hospitality, and modular developments. AO is led by a group of seven seasoned managing partners, including Rob Budetti. The group views each project as a unique opportunity to apply proven technical expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach – owner, architect, consultants and contractor – collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness, and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients.

AO is organized around a principal-led system which ensures the highest quality expertise and continuity from beginning to end of each project. Principal commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.





DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*



A photograph of a modern commercial building at dusk. The building has multiple stories with large windows and a mix of brick and stone textures. In the foreground, there is a curved stone fountain with water spraying upwards, illuminated with red and blue lights. To the right of the fountain, there is a small waterfall. People are visible sitting on a bench near the fountain. The overall scene is bathed in a warm, orange glow from the setting or rising sun.

GROUND-UP EXPERIENCE



2nd & PCH

LONG BEACH, CA

Resort-style social and entertainment landmark.

Set on 11 acres of an iconic corner of Pacific Coast Highway, this 220,000 SF seaside shopping and dining destination establishes an iconic gateway between Orange County and Long Beach. Through careful planning, the project embraces the community and achieves an integrated, pedestrian-friendly lifestyle destination through context and bold design.



PROJECT DATA

11 AC | 220,000 SF

Client: CenterCal Properties

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Construction Complete

Completion Date: October 2020

Awards:

LABC Architectural Awards - Winner, Retail/Restaurants

Gold Nugget Awards - Merit Award, Best Commercial

Project - 20,000 SF & Over

LABJ CRE Awards - Gold, Best Retail Project



The Veranda

CONCORD, CA

The ultimate East Bay gathering place.

This contemporary shopping locale is the first to be built in the city since 1973 and replaces the former Chevron campus of outdated buildings with economically viable land uses which complement its site. The Mission Revival-style center brings a gourmet grocer, a 10-screen movie theater, high-end restaurants, a health club, financial services, boutique retail and office space to the East Bay.



PROJECT DATA

30 AC | 347,000 SF

Client: CenterCal Properties

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: December 2018



Mountain View Village

RIVERTON, UT

An iconic, experience-driven mixed-use destination.

This dynamic central gathering place honors the region's deep-rooted history with its architecture, mature landscaping, and thoughtful Americana artwork, creating a community town center for all. The new destination brings together a thoughtful mix of boutique retail and national brands, restaurants, a vibrant food hall, creative office, fitness center, luxury theater, and a bevy of entertainment offerings designed to elevate experience in this burgeoning Utah region.



PROJECT DATA

Phase I: 394,878 Retail SF | 37.6 AC

Phase II: 497,087 Commercial SF | 33.08 AC

Client: CenterCal Properties, LLC

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: Construction Complete

Completion Date: June 2022

Awards:

ENR Mountain States 2023 Best Projects, Award of Merit Office/Retail/Mixed-Use

Utah Construction & Design - Commercial/Retail Project of the Year



The Point

EL SEGUNDO, CA

New outdoor lifestyle center becomes the living room of LA's South Bay.

The former industrial site welcomes locals and visitors to gather, relax and enjoy in an expansive open air "living room" with a lush central plaza and upscale fashion-fueled shops and eateries. This home away from home is a place where design succeeds in helping strangers become family.



PROJECT DATA

118,531 SF Retail | 13.05 AC

Client: Federal Realty Investment Trust

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: July 2015

Awards:

ICSC Global Awards US Design & Development - Commendation, Retail Projects under 150k SF
 ICSC Global Awards US Design & Development - Commendation for Sustainability, Retail Projects
 Gold Nugget Awards - Grand Award, Best Commercial Project - 20k SF and Over



The Village at La Floresta

BREA, CA

A new market square with contemporary ties to a cultural past.

This project reimagines the traditional market square for a new era, blending modern vitality with historical context. Framed by arterial roads and pedestrian flow from the orchard parking field, the site is alive with activity. Though contemporary in form, the architecture draws from the area's agrarian roots—seen in deep overhangs, wood plank accents, and metal slat awnings that evoke timeless simplicity. At its heart lies the Market Oasis—a circular plaza anchored by a large-scale catenary sculpture set in motion by the breeze, offering a dynamic focal point and celebration of place.



PROJECT DATA

110,000 SF Retail

Clients: Regency Centers - Retail

Morgan Group - Residential

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Awards:

Gold Nugget Awards - Merit Award, Best Commercial Project 20k+ SF



The Promenade at Downey

DOWNEY, CA

A modern meeting place in a space packed with history.

This expansive themed entertainment center—featuring a cinema, health club, shopping, and dining—pays tribute to the site’s rich aerospace heritage. From 1936 to 1986, Downey was at the forefront of aerospace innovation, serving as a pivotal hub for NASA’s Space Program. The Downey Promenade honors this legacy through The History Walk, a commemorative pathway within the entertainment plaza. This processional walkway is lined with decorative medallion markers and educational displays that celebrate Downey’s contributions to both space exploration—highlighting Apollo and Space Shuttle missions—and cinematic history.



PROJECT DATA

60 AC | 450,000 SF

Client: Alberta Development Partners

Role: Architect of Record, Design Architect



The Shops at Hollywood Park

INGLEWOOD, CA

Changing the landscape of the Los Angeles basin.

The Hollywood Park retail district is a key component of a transformative 300-acre mixed-use development adjacent to SoFi Stadium. Spanning 890,000 square feet, this vibrant urban village blends retail, dining, and entertainment with thoughtfully designed outdoor spaces. Designed by BCV Architecture + Interiors, the district reflects Los Angeles' unique character through timeless architecture and natural materials, while AO, as Architect of Record, ensured precise technical execution and quality construction. Key features include the Promenade, linking SoFi Stadium to Century Plaza, and the Alley, an eclectic hub for boutique shops and restaurants. With lush landscaping, inviting plazas, and pedestrian-friendly pathways, Hollywood Park fosters connection and celebrates the dynamic spirit of Southern California.



PROJECT DATA

890,000 SF Retail | 300 AC Total Site

Client: Wilson Meany

Role: Architect of Record

Project Status: Construction Complete

Awards:

LA Business Journal CRE Awards - Gold Award, Best Retail Project



Alhambra Place

ALHAMBRA, CA

Transforming an under-performing retail center into a vibrant horizontal mixed-use center.

Once an underperforming retail center left vacant for nearly a decade, this 10.6-acre site has been transformed into a thriving mixed-use destination. Now a vibrant hub of retail, entertainment, and residential offerings, the lifestyle center has revitalized the surrounding community—emerging as a dynamic gathering place with something for everyone.



PROJECT DATA

260 DU | 10.6 AC | 24.53 DU/AC
134,000 SF Commercial

Client: Shea Properties

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2016



The Watermark Mixed-Use

SAN DIEGO, CA

A major mixed-use destination featuring a full array of outdoor experiences for all ages.

The Watermark will create a community destination that will feature a perfect fusion of retail and socialization. This mixed-use development will offer over 400,000 SF of Class A office space, 325,000 SF of local and national brand retail, a luxury theater, boutique Hotel and a Whole Foods Market. Its signature space, defining design feature and the heart of the development is the Central Park gathering space. This social setting will support popular brands by activating the outdoor venues with community events, designed to attract like-minded customers to a full array of outdoor experiences integrating food, fashion, sports and entertainment.



PROJECT DATA

34.96 AC | 400,000 SF Class- A Office
325,000 SF Retail, Theater & Boutique Hotel

Client: Sudberry Development, Inc.

Role: Design Architect, Landscape Architect

Project Status: On-the-Boards



The Vineyards at Porter Ranch

LOS ANGELES, CA

Pedestrian friendly retail destination in LA's Porter Ranch neighborhood.

The Vineyards at Porter Ranch is a 24-acre mixed-use development in Los Angeles' Porter Ranch neighborhood. The center includes a cinema, grocery, retail stores, restaurants, a 2-story community building, and a central gathering place. 3-story, walk-up multifamily residential with 266 units on a 10-acre site and 90,000 SF of medical office are also included. The Vineyards was designed as a sophisticated, pedestrian-oriented retail experience that integrates the best and latest technologies for a sustainable operation.



PROJECT DATA

24 AC | 232,000 SF

Client: Shapell Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: January 2019

Awards:

LA Business Journal CRE Awards - Gold, Retail Category



The Village at Tustin Legacy

TUSTIN, CA

Where retailers and culture
reflect the lifestyle.

The goal of this development was to serve the local community with a mix of grocery, retail, dining, medical offices, and fitness facilities. The buildings are arranged along a village-style street, featuring wide pedestrian promenades, enhanced landscaping, and inviting furniture. Drawing design inspiration from the surrounding residential areas, the center features European-inspired façades, evoking the charm and ambiance of a French country village.



PROJECT DATA

20 AC | 103,000 SF Retail

Client: Regency Centers

Role: Architect of Record, Design Architect

Project Status: Construction Complete



The Square Cypress

CYPRESS, CA

Mixed-use development with contemporary architectural aesthetic.

The Square Cypress stands as a dynamic 13.33-acre mixed-use development integrating residential, hospitality, and commercial spaces along Katella Avenue. The project's three-sided accessibility creates intuitive flow throughout the site, featuring the Acadia Apartments, a sophisticated 251-unit residential community, alongside 63,975 square feet of thoughtfully designed single-story commercial space across three buildings. An interconnected network of landscaped walking paths connects residential areas directly to retail amenities, while a sophisticated five-story hotel anchors the development. The architectural approach embraces contemporary design elements that both reflect the neighborhood's character and establish a cohesive visual identity throughout the project.

PROJECT DATA

Commercial & Retail

7.07 AC | 63,975 SF

60,000 SF Public Space | 31,500 SF Private Amenities

Multifamily

251 DU | 3.86 AC | 65 DU/AC

Client: Shea Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Construction Complete

Completion Date: August 2024

Awards:

IIDA Calibre Design Awards - Winner, Best Multifamily Housing (Acadia)



The Station at Eastvale

EASTVALE, CA

Mixed-use center with retail and business park components.

The 21.9-acre site is part of a master-planned business community that includes a medical center, large-format distribution facilities, and retail developments. The retail center comprises approximately 185,000 gross square feet and features a market, junior anchors, daycare facilities, quick-service restaurant (QSR) drive-throughs, retail shops with casual dining, and stand-alone restaurant pads. Shops, quick-service restaurants, and dining establishments are strategically positioned along Hamner Avenue and Cantu-Galleano Ranch Road to maximize brand visibility and accessibility.



PROJECT DATA

650,000 SF

Client: Goodman

Role: Architect of Record, Design Architect

Project Status: Construction Complete

The Village at Elk Grove

ELK GROVE, CA

Neighborhood shopping center celebrating Elk Grove's agricultural heritage.

The Village at Elk Grove combines contemporary design with the city of Elk Grove's agricultural heritage, reinterpreting rural farmhouse elements for a modern aesthetic. The 15-acre site sits adjacent to the city's proposed Civic Center and Mercy Hospital, ensuring high visibility and accessibility. With thoughtful pedestrian-friendly site circulation and an engaging façade, the design seamlessly connects the project to surrounding neighborhoods and uses. The village-scale development embraces the area's growing population, offering a visually appealing, accessible, and community-centered space.

PROJECT DATA

110,650 SF | 15 AC

Client: Pappas Investments

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction





Kyle Park

KYLE, TX

Mixed-use oasis blending tradition and modern living.

This 70-acre mixed-use destination blends residential, retail, office, and entertainment spaces in a walkable, modern agrarian setting. Inspired by local history and the nearby railroad, its design features brick, steel, glass, and wood. The District Commons offers vibrant community experiences with markets, live music, and family-friendly zones, while tree-lined streets and regional materials create a dynamic, welcoming environment for all.



PROJECT DATA

70 AC

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



The Districts at Pearland

PEARLAND, TX

Vibrant mixed-use hub with
authentic charm.

The Districts at Pearland is a dynamic mixed-use neighborhood with residential, entertainment, retail, and waterfront districts, offering convenient access to shopping, dining, and lodging in a pedestrian-friendly setting. Inspired by local history, the five districts pay homage to Pearland's agrarian and railroad past. Encouraging social interactions in open spaces, the community features modern, environmentally responsible spaces crafted with regional materials and local expertise. With walkable streets, patios, and beautiful landscaping, The Districts at Pearland is a unique commercial and social hub for the community and beyond.



PROJECT DATA

1,916,200 SF Total Site

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



The Cliff

HENDERSON, NV

Innovative adaptive reuse,
transforming aging office to
dynamic retail.

The Cliff in Green Valley Ranch, Henderson, Nevada, is a transformative project converting an aging office complex into a lively 100,000-square-foot retail hub. This contemporary destination reimagines retail and dining, blending modern architecture with seamless indoor-outdoor spaces. Central to its design is a 26,000-square-foot covered outdoor dining lounge, offering diverse culinary experiences. With 25 retail stores featuring unique offerings, The Cliff aims to redefine Green Valley Ranch's commercial landscape and become a magnet for discerning consumers, showcasing innovative urban design.



PROJECT DATA

10 AC | 100,000 SF

Client: CAST Capital Partners

Role: Design Architect, Landscape Architect

Project Status: Entitled



Heritage Marketplace

KATY, TX

A modern lifestyle hub.

Situated at the southeast corner of the Frontage Road at Interstate 35 and Kohler's Crossing in Katy, Texas, lies a dynamic 101-acre mixed-use lifestyle retail and multifamily center. Anchored by an in-line power center, multi-story residential buildings, and main street retail, this project boasts a restaurant-anchored multiuse commons area. The architecture takes cues from modern designs inspired by the historical farmland in the area. Along the freeway frontage, a diverse range of casual dining options, including both drive-through and sit-down tenants, enhances the overall appeal of the development.



PROJECT DATA

128 AC

Client: NewQuest Properties

Role: Architect of Record, Design Architect, Planner

Project Status: Under Construction



Toscana Commerce Center

CORONA, CA

Industrial and retail mixed-use development along a major freeway artery.

The Toscana mixed-use project thoughtfully balances industrial needs with retail opportunities along the 15 freeway. By integrating 5 acres of retail, the design blends industrial and retail elements within a Timeless Contemporary Mediterranean style. Scaling architecture—from a 100,000 SF industrial building to smaller retail shops—required seamless transitions and collaboration. Features include a gas station, terraced grading for steep terrain, and a cohesive aesthetic complementing the nearby master-planned community.



PROJECT DATA

30 AC | 300,000 SF

Client: Toscana

Role: Design Architect

Project Status: On-the-Boards

An architectural rendering of a modern residential development. In the background, a long, multi-story apartment building with a mix of grey, white, and green facades and numerous balconies stretches across the frame. The foreground is dominated by a large, vibrant green lawn where many people are depicted in various leisure activities: some are sitting on the grass, others are walking along winding paths, and a few are standing in small groups. A prominent feature in the middle of the lawn is a large, rectangular area with a wooden slat or deck-like structure. The landscape is lush with mature trees, flowering shrubs, and manicured gardens. The sky above is filled with soft, white clouds. The entire image is overlaid with a semi-transparent orange-brown filter, and a thin white border is visible around the edges.

RETAIL REPOSITIONING



Westfield University Town Center

LA JOLLA, CA

Contemporary mall renovation.

Working with the Westfield design team, this open-air regional mall includes the re-tenanting of an existing department store into a health club, two national retailers and a signature stadium-seating cinema complex. The existing food court building was renovated and repositioned with new tenants and dining terraces. Common area improvements include full façade remodels and renovation of key outdoor courtyards and promenades.



PROJECT DATA

250,000 SF Phase 1

Client: Westfield Corporation, LLC.

Role: Architect of Record



Westfield Topanga Center

CANOGA PARK, CA

Custom crafted center for the
San Fernando Valley.

The 250,000 SF expansion of Westfield Topanga has transformed this already renowned regional destination into a vibrant and dynamic hub. The newly completed center offers expansive exterior plazas for seasonal events, and a curated mix of global and local brands. At the heart of the expansion is a chef-driven food hall, featuring top culinary concepts from across the country, designed to attract both local food enthusiasts and visitors. In addition, the center now includes cutting-edge sit-down restaurants, sleek lounges and cocktail bars, distinctive interior and exterior boutiques, premier entertainment and recreational options, and beautifully landscaped indoor and outdoor public spaces.



PROJECT DATA

250,000 SF

Client: Unibail Rodamco Westfield Corporation

Role: Architect of Record

Project Status: Construction Complete

Completion Date: July 2024



Simi Valley Town Center

SIMI VALLEY, CA

Lifestyle mall expansion.

In a previous renovation, the project scope included the addition of a 36,000-square-foot cinema at the rear of the in-line mall. The work also involved selective demolition to create a drop-off and valet area for the cinema tenant. A subsequent phase introduced a specialty grocer, a common area park, and three junior anchor retail tenants. A later redevelopment phase replaced the former Macy's East store with a 5-story wrap building and a 3-story walk-up building. The resulting 332-unit residential community features amenities such as a pool area, club room, and fitness center.



PROJECT DATA

36,000 SF Cinema | 332 DU

Client: Alberta Development Partners



Capitola

CAPITOLA, CA

Repositioning an underperforming mall site into a revitalized mixed-use destination.

The master plan development sits on an old mall site that is to be revitalized into a mixed-use destination. The plan seeks to repurpose and convert the fully enclosed mall into an open-air lifestyle center complete with a vehicular and pedestrian-friendly main street. The project will feature two Type III wrap buildings consisting of 930 units as well as 630,000 square feet of retail space. The project also includes a cinema, standalone retail, and retail tucked under parts of the multifamily units.



PROJECT DATA

930 DU | 31.5 AC | 80 DU/AC
630,000 SF Retail

Client: Merlone Geier

Role: Architect of Record, Design Architect,
Master Planner

Project Status: On-the-Boards



South Bay Galleria Reposition

REDONDO BEACH, CA

Utilizing existing space to transform an enclosed mall into a vibrant mixed-use destination.

Site planning services were provided to reposition an existing mall. The project repurposes existing parking areas to transform the enclosed shopping center into a mixed-use complex featuring a 150-key hotel, 300 apartments, and an additional 217,000 square feet of retail space, up to 175,000 square feet of which may be allocated for office use. The existing mall, which includes nearly 1 million square feet of leasable space, will be retained and remodeled.



PROJECT DATA

217,000 SF New Retail
150-Key Hotel
300 Residential Units
Up to 175,000 SF Office

Role: Design Architect, Landscape Architect



The Commons at Federal Way

FEDERAL WAY, WA

New life for a repositioned mall in the Pacific Northwest.

What was once a big-box mall site now pivots towards a re-imagined mixed-use development. The proposed plan will incorporate a total of 484,639 SF of retail and office space, combining old and new commercial spaces. A mix of residential building types will be introduced to activate the new community - the first, a wrap building housing 305 units and a courtyard amenity core, and the second, two-story garden walk up buildings with 214 units.



PROJECT DATA

519 DU | 62 AC | 8.4 DU/AC
484,639 SF Retail/Office

Client: Merlone Geier Partners

Role: Architect of Record, Design Architect,
Master Planner

Project Status: On-the-Boards



A focus on entertainment and outdoor space brings new life to an antiquated mall.

604,000 SF Retail Total
256,000 SF Expansion



Sports Basement - Long Beach

LONG BEACH, CA

The SoCal flagship of a NorCal retailer.

Sports Basement, a Northern California-based retailer, continues its expansion in Southern California with a renovation of an existing 142,858 SF Sears building in Long Beach. The project involves comprehensive interior demolition and renovation, notably removing the existing escalator system and replacing it with a new grand staircase positioned at the center of the retail space. This strategic move creates an open view of all floor levels, enhancing the overall customer experience.



PROJECT DATA

142,214 SF

Client: The Charles Company

Role: Architect of Record, Design Architect

Project Status: Construction Complete

FAÇADE REMODEL & EXPERIENCE





Aliso Village

LAGUNA NIGUEL, CA

Façade and shell remodel.

AO provided design and construction services for the façade and shell renovation of an existing building within Aliso Village, a vibrant retail hub in Laguna Niguel, California. Strategically located in the heart of Orange County, the center offers residents and visitors convenient access to curated retail, wellness, and dining experiences—making this remodel a key enhancement to the community's shopping destination.



PROJECT DATA

123,723 SF

Client: Shapell Properties

Role: Architect of Record, Design Architect



After



Before

El Camino Shopping Center

WOODLAND HILLS, CA

Revitalizing a dated shopping center with beautiful Tuscan architecture.

AO provided a complete renovation for the existing 135,813 SF retail center located on Mulholland Drive and the Ventura Freeway in Woodland Hills, CA. The revitalized center converted a vacant grocery tenant into a new Bristol Farms market. The early 80's Mediterranean architecture was transformed into classical Tuscan Architecture with upgrading existing tenants such as Wells Fargo, Bank of America, and assorted other retail and restaurant tenant's façades. A redesigned central courtyard provides customers a pleasant outdoor al fresco dining experience with casual seating and enhanced landscaping.

PROJECT DATA

135,813 SF

Al Fresco Dining

Client: Regency

Role: Architect of Record, Design Architect



After



Before

Clairemont Village

SAN DIEGO, CA

Renovation & expansion of grocery and retail center.

AO provided architectural services for the renovation and expansion of the 120,000 SF Clairemont Village retail center in San Diego, California. The project included the transformation of the existing 25,000 SF primary anchor, Keil's, into a 32,700 SF Sprouts Farmers Market through strategic expansion and repositioning. Additionally, approximately 70,000 SF of shops and minor anchors were renovated, including the demolition and reconstruction of a 2,300 SF freestanding Starbucks.

PROJECT DATA

32,700 SF Sprouts Farmers Market

Client: Kleege Enterprises



After



Before

Edinger Plaza

HUNTINGTON BEACH, CA

Upscale lifestyle revitalization.

AO provided design services for the renovation and expansion of this neighborhood shopping center in Huntington Beach, California. The scope included updated façades, an improved parking layout, enhanced pedestrian walkways, and new landscaping to elevate the overall visitor experience. National retailers such as Dick's Sporting Goods and Nordstrom Rack were introduced, enriching the already diverse tenant mix. This revitalized center is poised to become a premier destination for shoppers seeking a dynamic and enjoyable retail environment.

PROJECT DATA

156,510 SF including retail, food, convenience, and personal business

Client: Watt Commercial Properties

Role: Architect of Record, Design Architect



After



Before

Plaza 183

CERRITOS, CA

A contemporary façade remodel provides new shopping, dining and gathering spaces.

AO led the modern contemporary façade remodel of Plaza 183, a 360,000 SF multi-tenant shopping center located on a 30-acre site in the heart of Cerritos, Los Angeles County. Positioned adjacent to the 605 Freeway, this retail and dining destination underwent a transformative exterior upgrade that introduced clean lines, updated materials, and a refreshed architectural identity. The renovation also welcomed twelve new retail and restaurant tenants, several of which feature inviting outdoor dining patios—enhancing both the visual appeal and the overall guest experience.

PROJECT DATA

360,000 SF

12 New Retail and Restaurant Tenants

Client: CenterCal Properties, LLC



After



Before

Heritage Hill Plaza

LAKE FOREST, CA

Retail revitalization.

AO provided design services for the renovation of a 122,000 SF neighborhood shopping center in the Lake Forest and Irvine trade area. The project focused on a comprehensive façade remodel, introducing a clean, modern aesthetic with updated signage and architectural enhancements that brought new life to the center. The revitalization has significantly elevated the center's curb appeal and shopper experience, reinforcing its position as a vibrant retail destination anchored by a mix of essential services, dining, and community-focused tenants.

PROJECT DATA

122,000 SF

Client: Merlone Geier Partners

Role: Architect of Record, Design Architect

Northwood Town Center

IRVINE, CA

Retail renovation and retrofit.



After



Before

This 19-acre community shopping center in the heart of Orange County underwent a comprehensive renovation and retrofit, featuring a modern façade upgrade, improved site layout, and refreshed architectural elements that enhance both functionality and visual appeal. Anchored by the high-performing Korean grocer Zion Market, along with Longs Drugstore and a mix of retail and dining tenants, the center now serves as a vibrant, community-focused destination. The revitalization supports the area's diverse and growing population, reinforcing the center's role within a rapidly developing residential corridor.

PROJECT DATA

211,589 SF

Client: Merlone Geier Partners

Role: Architect of Record, Design Architect



The Landing

NEWPORT BEACH, CA

Neighborhood center
repositioning and expansion.

This 1970s neighborhood center required both repositioning and a comprehensive facelift. To maximize allowable building coverage, AO implemented a more efficient parking layout, increasing capacity while introducing new retail space, additional square footage, and a 4,000-square-foot stand-alone bank pad. The revitalized center features a contemporary aesthetic, achieved through a thoughtful mix of materials—including brick, stone, wood, metal, and plaster—woven into distinct architectural elements that create a cohesive village-style atmosphere.



PROJECT DATA

3.78 AC | 44,289 SF

4,000 SF Bank Pad

Client: Catellus

Project Status: Construction Complete

Tuskatella Shopping Center

ORANGE, CA

Italianate façade enhancement.



This project involved a complete façade remodel spanning approximately 1,500 linear feet of a late-1970s retail shopping center. The design transformed the dated aesthetic into a vibrant, contemporary Italianate style, bringing new life and visual interest to the center. Major tenants include CVS, Kinko's, Smart & Final, and TJ Maxx, reinforcing the center's role as a key retail destination in the community.



PROJECT DATA

1,500 SF



After



Before

Brea Plaza

BREA, CA

Façade remodel and intensification.

Located at the intersection of Imperial Highway and the 57 Freeway, the revitalization of this center was made possible by adding parking over a county flood channel. The refreshed design—featuring old European village-style architecture—brings charm and variety to a previously dated group of buildings. The transformation attracted key tenants such as Total Wine, Tristone Cinema, and Mother's Market, along with Panera Bread, Chipotle, and Chick-fil-A. Spanning over 160,000 square feet across 15 buildings, Brea Plaza now hosts more than 20 new tenants, alongside long-standing businesses that chose to remain.

PROJECT DATA

154,000 SF

Client: California Brea Partners

Role: Architect of Record, Design Architect

Project Status: Construction Complete



After



Before

Puerta Real Plaza

MISSION VIEJO, CA

Retail renovation and facelift.

In need of a facelift, this 1970s neighborhood center was revitalized with a contemporary look using a mix of materials—including stone, metal, and wood-like architectural panels—crafted into distinct building elements. Portions of the original clay roof tile and plaster finish were preserved to complement the surrounding Spanish/Mediterranean-style architecture of Mission Viejo. Now anchored by a Target, the center has been successfully repositioned as a vibrant retail destination.

Client: Merlone Geier Partners

Role: Architect of Record, Design Architect



El Norte Pkwy Plaza

ESCONDIDO, CA

Neighborhood center remodel.

Design and construction document services were provided for the renovation of this neighborhood retail center located adjacent to Highway 15 in Escondido, CA. The site was enhanced with updated landscaping, new signage, EV charging stations, and energy-efficient LED site lighting. All four shop buildings, along with the major building for Vons, were transformed from their dated half-timber ranch style into a more contemporary design that reflects the local architectural character. The center remained fully operational throughout construction and is now nearly fully leased with a diverse mix of tenants.



PROJECT DATA

90,549 SF

New signage and landscape

EV charging



After



Before

Torrance Shopping Center

TORRANCE, CA

Major tenant remodel with multi-theme façade design.

AO provided design and construction document services for the renovation of this prominent 8.5-acre neighborhood retail center along Hawthorne Boulevard in Torrance, CA. The 100,000-square-foot, 40-year-old building was re-demised to house three major tenants: HomeGoods, Walmart Neighborhood Market, and Orchard Supply Hardware with a Garden Center. A multi-themed façade design gave each tenant a distinct identity, appealing to the local South Bay community. The site was re-graded and upgraded with new hardscape, landscaping, signage, and energy-efficient LED lighting to unify and modernize the center's overall appearance.

PROJECT DATA

8.5 AC | 100,000 SF
3 Major Tenants



After



Before

Aliso Creek Center

LAGUNA BEACH, CA

Revitalized center with a 70,000 SF signature club.

Located on 4.2 acres along the heavily traveled Pacific Coast Highway in Laguna Beach—one of Southern California’s most affluent coastal communities—Aliso Creek Shopping Center is a vibrant neighborhood retail hub. Anchored by CVS Pharmacy and shadow-anchored by Gelson’s Market, it features a diverse tenant mix. The renovation included over 900 linear feet of façade upgrades across six buildings, giving the center a refreshed architectural identity. Improvements also included reconfiguring the parking lot to add stalls, introducing new restaurant uses with outdoor dining, and enhancing the pedestrian experience to suit the walkable coastal setting.

PROJECT DATA

4.2 AC
70,000 SF Signature Club
900 FT Façade Upgrade

Camarillo Village Square

CAMARILLO, CA

Intensification and repositioning of existing 243,000 SF retail center.

This project involved the removal of two underutilized retail buildings to make way for approximately 18,000 square feet of new multi-tenant restaurant space along the frontage. The scope also included a comprehensive façade remodel for the remainder of the 243,000-square-foot center. The updated design introduced enhanced signage opportunities, increased building heights for improved tenant visibility, and refreshed colors and materials—all unified in a cohesive Spanish Colonial-inspired style.

PROJECT DATA

18,000 SF Addition
234,00 SF Center





Paramount West Center

PARAMOUNT, CA

Revitalized shopping center.

Located just south of Alondra Boulevard on a busy stretch of Paramount Boulevard, this neighborhood shopping center underwent a renovation featuring new façades, reconfigured parking, and upgraded patio areas with trellises, seating, and landscaping. Part of an existing building was removed to add restaurant spaces fronting the main patio, creating a lively spot for dining and gathering. The redesign aligned with the city's goal of making Paramount Boulevard a more pedestrian-friendly, community-focused destination. The refreshed 33,460 SF center now features a unified architectural identity and improved customer experience through thoughtful design and placemaking.



PROJECT DATA

33,460 SF



Rancho Las Palmas Retail Center

RANCHO MIRAGE, CA

Contemporary façade remodel



Renovation and expansion of the Rancho Las Palmas Retail Center in Rancho Mirage, encompassing approximately 16.3 acres and 162,380 square feet of new and remodeled retail space.



PROJECT DATA

162,380 SF Retail



After



Before



El Camino Square

ENCINITAS, CA

Exterior upgrades and enhancements for an existing retail square.

Undergoing a significant transformation, El Camino Square features updated architectural treatments and modern finishes that refreshed the exterior of the existing building. Complementing the architectural upgrades, the project included comprehensive landscape improvements and parking enhancements, boosting both the visual appeal and functionality of the site. These updates have revitalized the property, enhancing its curb appeal and making it a more attractive and convenient destination for visitors.

PROJECT DATA

1.46 AC

Level 1 - 13,932 SF

Level 2 - 12,922 SF

Client: Capstone Advisors, Inc.

REMODEL & MODERNIZATION

ENCINITAS VILLAGE





The Village at Westfield Topanga

WOODLAND HILLS, CA

Lifestyle center renovation
inspired by the San Fernando
Valley's natural gifts.

Custom-crafted for the San Fernando Valley, the patrons of this lifestyle have access to over 80 venues, including a Costco, financial institutions, restaurants, and boutique retail stores in a garden-like setting. Curated outdoor experiences include water features, patios, fire pits, communal tables, lighting displays, a leaf-themed play structure, and tree-lined pedestrian walkways. These promenades meander over reflecting pools and under the shade of California Sycamores preserved on site during construction. The project also contains health and beauty elements, such as a spa, gym, and yoga studio.



PROJECT DATA

550,000 SF

Client: Unibail Rodamco Westfield Corporation

Role: Architect of Record

Project Status: Construction Complete

Park at 3900

LAS VEGAS, NV

Modernizing a neighborhood shopping center.

Surrounded by a growing community and nearby the Las Vegas convention center, The Park @ 3900 will receive a refreshing renovation for 25,000 SF of retail, dining, and office space. Clean lines and a neutral color palette offer a cozy neighborhood feeling amongst the hustle and bustle of Las Vegas.



PROJECT DATA

25,000 SF

Client: Standard Nevada / The Calida Group

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: October 2023



Westfield North County

ESCONDIDO, CA

A comprehensive refresh for a 21st century mall.

The Westfield North County Mall remodel revitalized three key areas: common areas, the food court, and exterior entries. A contemporary new façade was introduced at all entrances across levels 1, 2, and 3, featuring a striking Westfield signage program. Inside, public spaces were enhanced with updated flooring, stylish new furniture, and upgraded amenities, while ceiling and architectural lighting were designed to accentuate the mall's architectural features. The remodeled Dining Court aligns with Westfield's high standards, offering a refined, comfortable atmosphere consistent with Westfield's premier properties. This transformation creates an inviting, modern shopping environment for all visitors.



Client: Westfield

Role: Architect of Record

Project Status: Construction Complete



Westfield MainPlace Mall

SANTA ANA, CA

Regional mall renovation.

Westfield MainPlace is an iconic regional mall containing over 1.1 million SF and four anchors. The renovation includes the conversion of the three-level Macy's into a two-level Target store with a full-service 24 Hour Fitness Club occupying the third and mezzanine levels. The renovation also includes the complete reworking of the dining court to an upscale market hall aesthetic, themed with Southern California lifestyle trends, with urban lane restaurants and new retail tenants added at level one.



PROJECT DATA

1.1 Million SF regional mall with 4 anchors

Client: Unibail Rodamco Westfield Corporation

Role: Architect of Record



After



Before

Encinitas Village

ENCINITAS, CA

Revitalizing a coastal community shopping village.

This 14-acre retail and restaurant center in North San Diego County underwent a full façade remodel along with comprehensive parking and paving improvements. Positioned at a prominent intersection with high visibility along major traffic corridors, the center serves nearby coastal communities. The renovation modernized the exterior while preserving the character of the surrounding area, significantly enhancing curb appeal and overall functionality. These upgrades have transformed the center into a more convenient and visually appealing destination for both locals and visitors.

PROJECT DATA

14 AC

Client: TRC Retail



Manhattan Village

MANHATTAN BEACH, CA

A place to gather, socialize, and embrace the coastal charm of Manhattan Beach.

Manhattan Village is South Bay's premier shopping, dining, and lifestyle destination. Spanning 44 acres, the renovated and expanded mixed-use center comprises enclosed retail, open-air lifestyle shops, a community center, dining, and office building. A spacious paseo connects the various ground level retail and dining, allowing for greater connectivity throughout the center.



PROJECT DATA

44 AC

Client: JLL

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: August 2022

TENANT IMPROVEMENT EXPERIENCE



Ontario Mills Mall

ONTARIO, CA

Modernizing California's largest value-retail shopping destination.

Ontario Mills Mall is the largest single-level shopping mall in western North America. AO is providing full design and architecture services aimed at enhancing the quality of the shopping experience and extending the length of visitor engagement. The approach consists of modernizing high touch points focused on entrances, floors, and ceilings within the exterior and interior environments, while working within the existing structural framework and limited budget.



PROJECT DATA

1.5 Million SF retail mall
10 "neighborhoods"

Client: The Mills Corporation

Role: Architect of Record, Design Architect, Interior Design



Puente Hills Mall

CITY OF INDUSTRY, CA

A dynamic mall expansion.



The 125,000 SF mall expansion includes four new exterior entrances featuring contemporary materials and architectural forms. The two-level mall interior will be resurfaced to include a modern mix of stone, glass and wood finishes with new lighting, furnishings and environmental graphics. The existing food court will expand to feature new façades, seating areas, and new vertical circulation to the entertainment court. The expansion includes new retailing mall wings and a grand outdoor plaza with dining, seating opportunities, water features, program function areas and themed retail kiosk buildings. A 600-stall parking structure will also be provided.



PROJECT DATA

125,000 SF



Irvine Spectrum Apple Court

IRVINE, CA

Retail renovation converting a former Macy's into reimagined stores, food, and entertainment.

As part of the \$200 million redevelopment of Irvine Spectrum, a former Macy's building was transformed into a vibrant retail and dining hub. The project includes a mix of one- and two-story multi-tenant buildings for food and retail uses, a standalone building for Apple, and several site enhancements such as a relocated carousel and a new Family Lounge. These improvements were designed to elevate the overall visitor experience and further establish the center as a premier shopping and entertainment destination.



PROJECT DATA

140,000 SF

Client: Irvine Company Retail Properties

Role: Architect of Record

OUTLETS EXPERIENCE

An aerial view of a large, modern shopping outlet mall at dusk. The mall features a central, wide staircase leading up to a main entrance. In the foreground, there is a large, octagonal fountain with multiple water jets and a colorful, illuminated base. The surrounding area is paved with light-colored tiles and has several red umbrellas set up for outdoor seating. The buildings are constructed with light-colored stone and have terracotta roofs. The sky is a mix of orange and blue, indicating the time is either sunset or sunrise. The overall atmosphere is vibrant and bustling.



Busan Premium Outlets Phase I

BUSAN, KOREA

Tuscan-themed hilltop retail center delivers value and views.

Located at the prominent apex of a hilltop site with tremendous views to the valley below, the Busan Premium Outlets project was conceived and highly themed as Tuscan style "hilltop village." The 160,000 square meter site contains 340,260 SF (31,600 m²) of retail, food services and entertainment uses organized around exterior promenade shopping streets and plazas.



PROJECT DATA

555,000 SF

Client: Shinsegae Simon, Inc.

Role: Design Architect

Project Status: Construction Complete



Busan Premium Outlets Phase II

BUSAN, KOREA

Additional retail offerings build upon the richly themed hilltop village experience.

Building on the successful relationship between AO and Shinsegae-Simon—established with the opening of the first phase—the Busan Phase 2 Expansion introduces an array of new retail experiences and a luxurious rooftop garden. The project enhances the guest shopping experience with the addition of approximately 50 new retail brands. It continues to strengthen the distinctly themed Tuscan-style hilltop village, which has become the hallmark of Shinsegae-Simon centers across Korea. The expansion adds 380,000 square feet of retail, dining, and entertainment space, thoughtfully arranged around open-air promenade streets and plazas.



PROJECT DATA

380,000 SF

Client: Shinsegae Simon, Inc.

Role: Design Architect

Project Status: Construction Complete



Premium Outlets Punta Norte

CUAUTITLAN IZCALLI, MEXICO

Outlet expansion featuring intricate and playful design.

The expansion of Premium Outlets Punta Norte reimagines the shopping experience through an intricate and playful design approach, adding a fresh dimension to one of Mexico's top retail destinations. This thoughtfully planned extension introduces new spaces for luxury and sports brands, all within a dynamic layout that emphasizes creativity and a sense of discovery.



PROJECT DATA

Luxury Brand Tenants
Sports Brands
Outlet Expansion

Client: Simon

Project Status: On-the-Boards



Genting Highlands Premium Outlets

GENTING HIGHLANDS, MALAYSIA

Resort-anchored center.

Situated within the hills of Genting Highlands, Genting Premium Outlets is in close proximity to Malaysia's capital city, Kuala Lumpur. The multi-level center offers a leasable area of approximately 300,000 SF that will house 150 designer and brand name stores with 4,000 parking stalls for cars in an 8-level parking structure. The outlets are located adjacent to one of the primary Genting Highlands Resort gondola/bus stations and this strategic location allows the center to serve as part of Genting Highlands' attractions as a major tourist and holiday destination that draws about 120 million visitors annually.



PROJECT DATA

300,000 SF

Client: Genting Simon

Role: Design Architect

Project Status: Construction Complete



Gloria Outlets

TAIPEI

Creating a shopper's escape at Taiwan's largest outlet destination.

Designed as an open-air, beautifully landscaped shopping village, Gloria Outlets offers visitors an all-day escape from the city in a world-class outlet shopping destination. Occupying 150,000 square meters, the three-phase development is now the largest outlet shopping center in Taiwan. Located just 10 minutes from Taoyuan International Airport, the center features over 260 retail tenants and draws both international travelers and local shoppers from the greater Taipei area. Since opening, Gloria Outlets has become a premier retail destination, attracting an estimated 7 million visitors annually.



PROJECT DATA

150,000 SM

Client: Gloria Hotel Group

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: May 2019



Badaling Outlets

BEIJING, CHINA

A unique tourist destination.

Located just outside metropolitan Beijing, this premier outlet destination spans 36 acres and was developed in three phases, offering 64,000 square meters of premium retail space. Situated along a highly visible corridor traveled by approximately 20 million tourists annually en route to a nearby monument, the center attracts both shoppers and visitors seeking a relaxing day away from the city. With its distinctive architecture and strategic location, the outlet has become a standout destination for retail and leisure in the region.



PROJECT DATA

64,000 SM

Client: World Premier WPI

Role: Design Architect



Henan Wangfujing Outlets

HENAN PROVINCE, CHINA

A landmark retail, outlet, and entertainment center.

Spanning approximately 100,000 square meters of gross building area, this retail, outlet, and entertainment center is a key feature within the Wangfujing Xinxiang Commercial Town Master Plan in Zhengzhou, China. Located on a 57-acre site along the northern edge of the Yellow River, the development integrates shopping, leisure, and family-friendly attractions. Roughly 30% of the built area is dedicated to entertainment uses, including a cinema, children's play zone, restaurants, bookstore, and supermarket. As a prominent mixed-use destination, the project serves as a regional landmark and a signature component of the larger master-planned community.



PROJECT DATA

100,000 SM

Client: Wangfujing Group

Role: Architect of Record, Design Architect



Johor Premium Outlets

KULAI, MALAYSIA

Malaysia's first “Western Style” outlet center.

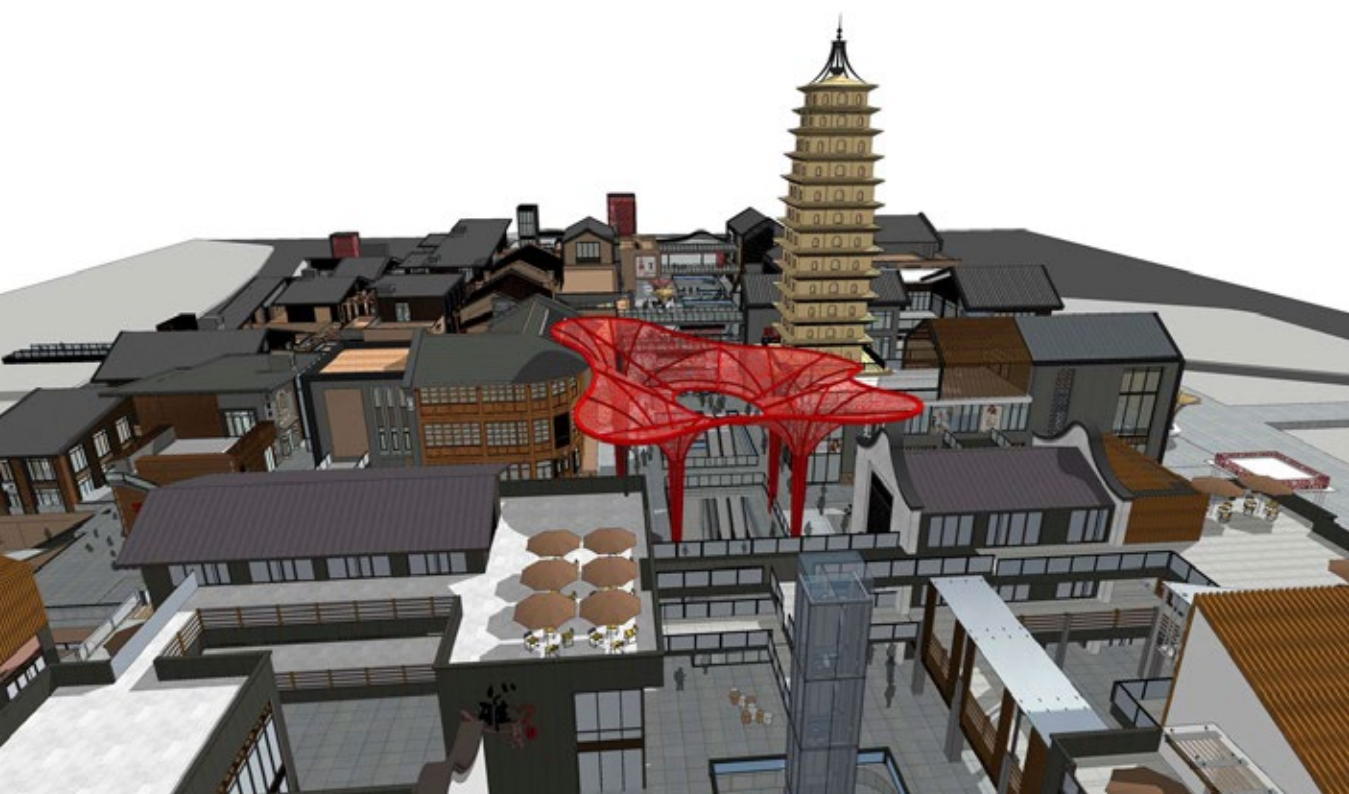
This project integrates innovative design strategies for value retail and open-air shopping into a cost-effective, customer-friendly destination. Planned in phases, the development will feature over 160 tenants across 27,870 square meters of leasable space. In this humid and frequently rainy climate, full environmental control was desired but not financially feasible. Instead, a series of microclimate modification techniques were implemented to enhance comfort and convenience during adverse weather conditions. Combined with a modern interpretation of Mediterranean architecture, these solutions create a distinctive and inviting retail experience.



PROJECT DATA

27,870 SM

Role: Architect of Record, Design Architect



Kunming WFJ- Scitech Outlets

YUNNAN PROVINCE, CHINA

Reposition project at Dianchi
Convention Center.

The Dianchi International Convention and Exhibition Center project originally encompassed a large-scale exhibition and commercial complex but remained largely vacant except for the convention center itself. The spatial transformation and utilization of approximately 100,000 square meters of the southeast side buildings will be undertaken by Wangfujing Group. Professional planning adjustments and transformations have been implemented to revitalize the area into a vibrant commercial mixed-use town featuring outlets, hotels, restaurants, leisure spaces, offices, tourist-style streets, fitness facilities, and a children's world.



PROJECT DATA

100,000 SM

Client: Wangfujing Group

Role: Architect of Record



Nanjing East Outlets

NANJING, CHINA

Open-air outlet destination.

Nanjing East Outlets is a unique open-air outlet shopping destination that will feature more than 200 retail brands, restaurants, cafés, and an indoor 500-seat food court. Set in a beautiful natural environment, the site offers convenient access from two major highways. The project will be developed in three phases, accommodating 54,190 square meters of gross building area and 3,528 outdoor parking spaces.



PROJECT DATA

54,190 SM

Client: The Outlet! Company

Role: Architect of Record, Design Architect



Paju Premium Outlets

PAJU, SOUTH KOREA

A true shopping and tourist landmark.

Situated on a compact 86,170-square-meter site, Paju Premium Outlets are organized into two- and three-story buildings totaling 35,270 square meters, arranged along an urban street layout. The architecture draws from highly themed traditional downtown design, accented with strong Art Deco influences. The center has established itself as a representative shopping destination in the northwest region of Gyeonggi, offering visitors a place to enjoy both shopping and relaxation.



PROJECT DATA

86,170 SM

Client: Shinsegae Simon, Inc.

Role: Architect of Record, Design Architect



Querétaro Premium Outlets

QUERÉTARO, MEXICO

Combining the principles of placemaking with outlet center design.

Querétaro Premium Outlets is a vibrant, single-level retail destination within a master-planned community that seamlessly integrates shopping and residential environments. The center launched with 25,000 square meters of gross leasable area, with an additional 11,000-square-meter expansion in Phase Two. Offering a curated mix of top international and local brands, the outlet center is designed to serve as the commercial heart of the community—blending luxury, convenience, and a thoughtfully landscaped setting for both residents and visitors.



PROJECT DATA

25,000 SM GLA Phase I

10,000 SM GLA Phase II

Client: Simon Property Group

Role: Architect of Record

Project Status: Construction Complete



Siam Premium Outlets

BANGKOK, THAILAND

A contemporary architectural-style outlet mall.

The first of its kind in the region, this open-air outlet has become a premier destination for locals and international travelers. Located 15 minutes from Suvarnabhumi Airport on a 29-hectare site, it features over 37,000 square meters of retail, dining, and entertainment. A joint venture between Simon and Siam Piwat Group, the center showcases a contemporary design with warm materials, shaded walkways, and lush landscaping. Home to more than 300 luxury, international, and local brands, the center offers a vibrant, resort-like shopping experience with a strong connection to nature—positioning itself as a true retail oasis in Bangkok.



PROJECT DATA

37,000 SM

Client: Siam Piwat Simon

Roles:

Managing Architect: AO

Design Architect: Grimshaw Architects

Architect of Record: Urban Architects Co., Ltd.



Siheung Premium Outlets

SIHEUNG, SOUTH KOREA

Pedestrian-oriented retail center.

Located near the harbor, Siheung Premium Outlets is a pedestrian-friendly retail destination featuring two-story buildings with a central three-story section that houses a food pavilion overlooking the water. The center is designed around open-air promenades and expansive plazas enhanced with landscaping and placemaking elements. Drawing inspiration from Mediterranean and Spanish-Andalusian hilltop villages, the architecture incorporates distinctive towers throughout the site to help orient visitors and serve as visual landmarks from the surrounding area.



Client: Shinsegae Simon, Inc.

Role: Architect of Record, Design Architect



Yeoju Premium Outlets

YEOJU, SOUTH KOREA

The first Western-designed outlet mall in Korea.

This project brings “American-style,” village-oriented, upscale outlet shopping to the international market. Featuring 120 tenants along a multi-level, figure-eight promenade, the center creates an engaging open-air retail experience. At its core is a large public plaza with an indoor/outdoor food court and a central fountain, designed as a vibrant community gathering space. The result is a distinctive and highly successful shopping destination.



Client: Shinsegae Simon, Inc.

Role: Design Architect

Awards:

Gold Nugget Awards - Merit Award, Best International Commercial/Retail Project



Clarksburg Premium Outlets

CLARKSBURG, MD

Retrack design allows maximum storefront visibility.

A two-level racetrack design addressed the challenging topography and wetlands of this 45-acre site. The circular, double-decker layout—with a single internal mall—maximizes access and visibility for more than 90 stores. This outlet center has revitalized retail in Montgomery County, establishing itself as a premier shopping destination.



PROJECT DATA

45 AC | 438,000 GBA
392,000 GLA

Client: Simon Property Group

Role: Architect of Record, Design Architect



Desert Hills Premium Outlets

CABAZON, CA

World-renowned value-oriented shopping destination.

Serving the combined markets of Los Angeles, Orange County and the Inland Empire of California as well as the tourist destinations contained in these areas, Desert Hills Premium Outlets has been one of the best performing value centers in the United States for many years. Throughout a 20 year history and a total of 6 construction phases, AO has been involved in the development of this world renowned value oriented shopping destination. Developed around a contemporized Spanish aesthetic, the project contains a series of public promenades, courtyards, and accent spaces to create a varied pedestrian experience throughout the project.



PROJECT DATA

710,000 SF

200 Approx. Tenants

Client: Chelsea Property Group

Role: Architect of Record, Design Architect

Las Vegas Premium Outlets

LAS VEGAS, NV

Retail expansion and renovation in a major tourist locale.

Originally built in the early 1990s and in need of a full upgrade, this four-phase expansion and renovation introduced 66,000 square feet of new building area, along with a complete overhaul of the exterior, interior promenades, and public amenity spaces.



PROJECT DATA

66,000 SF Retail Expansion

Client: Chelsea Property Group

Role: Architect of Record, Design Architect



Phoenix Premium Outlets

CHANDLER, AZ

Premium shopping destination within a master plan.

This premium outlet center marks the first phase of a two-phase development within the Wild Horse Pass Master Plan. Situated on a 43-acre site, the project includes 392,500 square feet of gross building area.



PROJECT DATA

43 AC | 392,500 SF Retail

Client: Chelsea Property Group

Role: Architect of Record, Design Architect



Seattle Premium Outlets

SEATTLE, WA

Northwest-inspired outlet center with weather-conscious courtyard design.

At the heart of this contemporary outlet retail center is a public plaza featuring an indoor/outdoor food court. This central pedestrian space connects all tenant entrances, creating a unified and welcoming environment. A primary challenge was developing a cost-effective design to cover large portions of the promenade and food court, providing shelter from local weather while allowing natural light. The architecture captures a distinct "Northwest" feel through raw wood and contrasting colors suited to the region's overcast skies. Hardscape elements reinforce the courtyard theme with references to the moon, sun, river, ocean, granite, and forest.



PROJECT DATA

104,000 SF Retail Addition

120 Approx. Tenant Spaces

Client: Chelsea Property Group

Role: Architect of Record, Design Architect

Awards:

Gold Nugget Awards - Merit Award,
Best Retail Project



Tucson Premium Outlets

TUCSON, AZ

Contemporary desert resort outlet retail center.

Situated on a 46-acre site, this premier outlet destination features 366,000 square feet of leasable space and hosts over 90 retailers, offering a dynamic shopping experience for outlet enthusiasts. The project's architectural theme—"Contemporary Desert Resort"—blends bold structural forms with a warm palette of desert-inspired colors and materials. Thoughtfully designed to harmonize with the surrounding landscape, the development emphasizes sustainability and aesthetic integration, creating an inviting and memorable environment for shoppers.



PROJECT DATA

46 AC | 366,000 SF Retail
90+ Retailers

Client: Simon Property Group

Role: Architect of Record, Design Architect



Norfolk Premium Outlets

NORFOLK, VA

Lake view value retail center.

Norfolk Premium Outlets, located on a 59-acre site along Lake Wright in Coastal Virginia, features 468,000 SF of leasable space across 515,000 SF of phased development. Full architectural services delivered a contemporary, open-air design that integrates with the natural landscape and enhances the regional character. Strategically positioned off I-64 between Norfolk and Virginia Beach, the center has become a key retail and economic anchor, drawing shoppers from across the region with over 90 national and international brands in a thoughtfully designed, pedestrian-friendly environment.



PROJECT DATA

515,000 SF GBA

468,00 SF GLA

Client: Chelsea Property Group

Role: Architect of Record, Design Architect



Rio Grande Valley Premium Outlets

MERCEDES, TX

A great outdoor shopping experience.

Rio Grande Valley Premium Outlets was masterplanned to contain approximately 600,000 SF of leasable area containing 140 tenants and was constructed over multiple phases. Strategically located in Mercedes, Texas the project is 20 miles from one of the busiest international crossings between the United States and Mexico in McAllen, Texas. The outdoor shopping experience is enhanced by a series of cost-effective microclimate modification techniques that mitigate the often rainy, hot and humid local climate by a series of overhead shading devices including an alternating promenade cover, misters at the food court and lush landscaping.



PROJECT DATA

600,000 SF

140 Tenants

Client: Chelsea Property Group

Role: Architect of Record, Design Architect



Round Rock Premium Outlets

ROUND ROCK, TX

Contemporary “Hill County”
Architecture.

This pedestrian-oriented, contemporary outlet center features approximately 120 individual tenants arranged along a “figure-eight” exterior promenade. At its heart lies a spacious public plaza, which includes an indoor/outdoor food court, a focal fountain, and a welcoming gathering space for shoppers. The result is a user-friendly, richly detailed factory outlet destination designed for both comfort and community.



PROJECT DATA

730,000 SF

120 Tenants

Client: Chelsea Property Group

Role: Architect of Record, Design Architect

Awards:

Gold Nugget Awards - Merit Award, Best Retail Project



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