

South Bay Partners to Develop Upscale Senior Living Community in Irvine

Construction will begin this summer on 370-unit Class A midrise

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South Bay Partners, Inc.
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IRVINE, Calif., Jan. 8, 2019 /PRNewswire/ -- Signaling a new direction in senior living, [South Bay Partners, Inc.](#), through its joint venture with LAMB Properties, LLC, has purchased 3.02 acres directly across from The District at Tustin Legacy in Irvine to develop an upscale eight-story Class A rental senior living midrise. Construction will begin this summer on the highly amenitized urban community comprised of 230 independent living units, 110 assisted living units and 30 memory care units with secure underground parking.

Irvine, CA

Located across Barranca Parkway from The District, this will be the area's first senior living community with easy, walkable access to dining, shopping and entertainment. In addition, the new community will feature best-in-class onsite amenities including: indoor therapy pool and spa, wellness gym, yoga studio, bar/lounge areas, two theaters, art studio and courtyards with barbeque grills, fire pits and seating areas. Residents will also enjoy top-quality cuisine prepared by local chefs and served in a choice of dining venues at the community.





"There is tremendous demand for urban-style rental senior housing in locations where active seniors live," said Patrick McGonigle, President for South Bay Partners, Inc. "This new community will be a great fit for this dynamic area, providing an excellent opportunity for seniors from Irvine and the surrounding area."

Projected for completion in early 2021, the Orange County community will begin pre-leasing in 2020. The community will be managed by [West Bay Senior Living](#), a Los Angeles-based company providing management and operational services to senior living communities in Southern California.

"This new community directly aligns with the desires of today's seniors who want to stay connected to their surroundings, while also having the assurance of a full range of senior services right where they live," says Jim Biggs, West Bay Chief Executive Officer. "We're excited to bring it all together here in Irvine."

West Bay and South Bay Partners are planning several similar projects in the LA basin, including a community that will break ground soon in Warner Center. All of these communities will reflect Southern California values and lifestyles, explained Biggs.

About South Bay Partners, Inc.:

South Bay Partners is one of the most highly respected senior living developers in the United States and has completed over 10,000 senior living units nationwide with a total cost of over \$1 billion. In its 24-year history, South Bay Partners has experience developing all senior living product types including senior apartments, independent living, assisted living, memory care and skilled nursing.

South Bay Partners is headquartered in Dallas, Texas and has just under 2,000 units under construction or in design/predevelopment throughout the U.S. with a total capitalization of over \$1 billion.

About West Bay Senior Living:

West Bay Senior Living was founded by two industry executives, Jim Biggs and Josh Johnson, who have decades of experience successfully guiding senior living communities across the U.S. The company also has a valuable perspective on international best practices gained through experience developing and managing senior living communities in China.



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Headquartered in the Los Angeles area, West Bay is uniquely suited to manage senior living in Southern California with the two principals having served over 4,000 residents in seven senior communities in the area. As an operator-run company, West Bay's owners take a hands-on approach to community management by working directly with each community on all aspects of operation.

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