

HARBOR CENTER

Warehouse | Office | Retail
Leasing Opportunity
Aiea, HI



Eric Nariyoshi (B)
License No. RB-22011
(808)486-3738
eric@snrealty.com

SNRealty, LLC
Commercial/Industrial Sales, Management and Leasing



The Harry and Jeanette Weinberg Foundation

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CONTACTS



Eric Nariyoshi (B)

License No. RB-22011
808-542-8679
eric@snrealty.com



Ann J. Lin (S)

License No. RS-70030
808-497-5449
ann@snrealty.com

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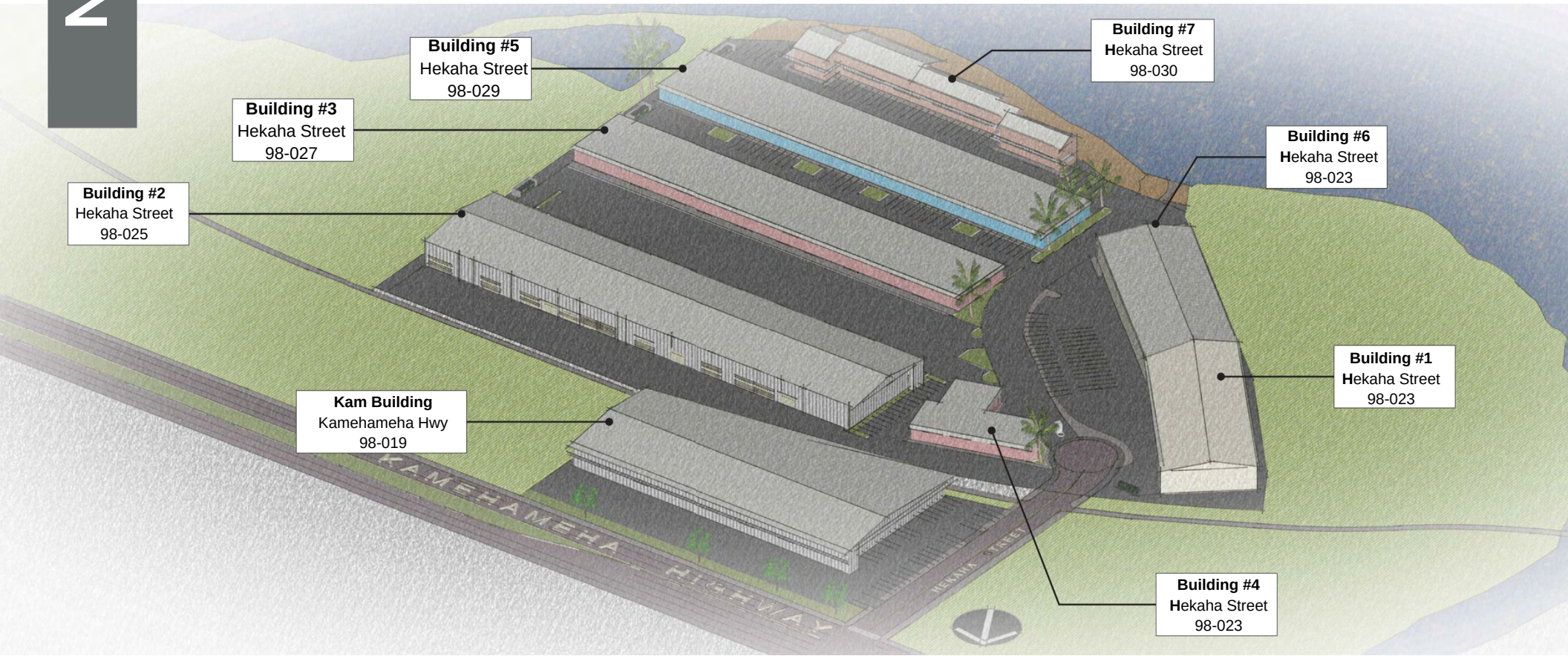
1441 Kapiolani Blvd | Suite #1915
Honolulu, HI 96814 808-486-3738
www.snrealty.com

EXECUTIVE SUMMARY

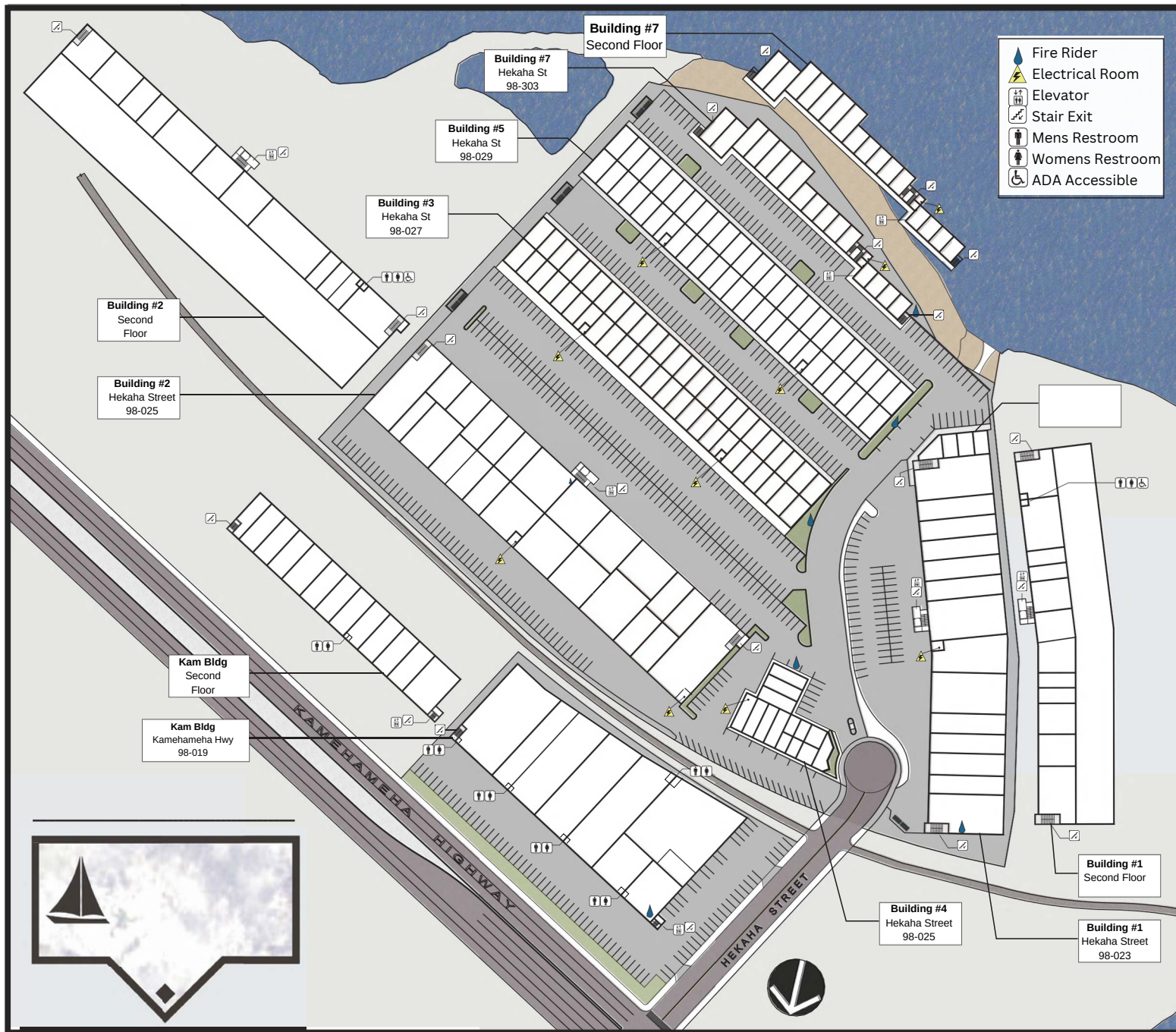


Harbor Center in Aiea is a multi-building property with a variety of available leasing opportunities for retail, office, and warehouse space. The property is well-maintained with 24 hour roving security, trash and recycling receptacles, and recently painted buildings. It is conveniently located along major thoroughfares and highways with excellent street visibility and customer parking available. This property is zoned IMX-1 Industrial Mixed Use, making it suitable for a range of businesses. Most units also have private restrooms, and 4 of the buildings provide a stairwell at the end of the building along with an elevator in the middle. Don't miss your chance to lease at Harbor Center in Aiea, a prime location with amenities that cater to the needs of modern businesses.

SITE PLAN



SITE PLAN



LOCATION OVERVIEW



AIEA, HAWAII

Aiea is a suburb on the island of Oahu. Aiea is known for the various cultures, restaurants, a major mall, and the hangout spots around town.

Oahu is the third largest - and most visited - island in Hawaii. It is home to nearly 80% of Hawaii's diverse population. Oahu is an island of activity. Whether you're learning to surf in legendary Waikiki, hiking through the rich rainforests of Waimea Valley, or watching the brilliant pastels of dusk fade off the North Shore, you'll find beauty and variety at every turn.

Employees

From 2019 to 2020, employment in Aiea, HI grew at a rate of 3.83%, from 4.57k employees to 4.75k employees. The most common job groups in Aiea, HI, are Sales & Related Occupations, Office & Administrative Support Occupations, and Management Occupations.

Office Market

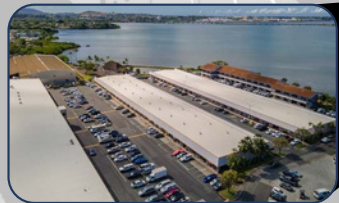
Aiea office price per square foot in 2021 was \$34.45 on average. The local office market recorded an average vacancy rate of 10.27% across all asset classes combined.

Retail & Attractions

Aiea is the home of Pearlridge, Hawaii's largest enclosed shopping center and second largest shopping center in the state. Tourists also flock to the Arizona Memorial Museum, Newtown Driving Range and the Aloha stadium where you can enjoy sporting events, concerts, and The Swap Meet on Wednesdays and Saturdays. One can also experience the Ice Palace, Aiea Bowl or Leeward Bowl. Aiea Trail Loop is also a popular hiking trail with a short drive from Honolulu. This hike provides a 4.9 mile loop trail offering incredible views of Halawa Valley and the southern coastline of Oahu.



- 1 HRT Kalauao (Pearlridge) Station #8 Cutter Ford
- 2 Aiea
- 3 Pearlridge Shopping Center
- 4 Pali Momi Medical Center
- 5 Aloha Stadium
- 6 Pearl Harbor National Museum
- 7 Arizona Memorial
- 8 Battleship Missouri Memorial
- 9 Pearl Harbor Aviation Museum
- 10 Navy Lodge Hawaii Navy Gateway Inns & Suites
- 11 Ice Palace
- 12 Aiea Bowl
- 13 Honolulu Country Club
- 14 Pearl Country Club
- 15 Newtown Driving Range
- 16 Leeward Community College
- 17 Leeward Community College Library
- 18 Extra Space Storage
- 19 Neal S. Blaisdell Park
- 20 Waialeale Premium Outlets



KEY FACTS

19,005

Population



2.7

Average Household Size

41.1

Median Age

\$92,085

Median Household Income

EDUCATION

4%

No High School Diploma



27%

High School Graduate



34%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



898

Total Businesses



10,678

Total Employees

EMPLOYMENT



69%

White Collar



17%

Blue Collar



14%

Services

2.8%

Unemployment Rate

INCOME



\$92,085

Median Household Income



\$42,997

Per Capita Income



\$175,287

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (26.0%)

The smallest group: \$15,000 - \$24,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.1%	-1.9%	
\$15,000 - \$24,999	3.1%	-1.3%	
\$25,000 - \$34,999	7.3%	+2.0%	
\$35,000 - \$49,999	5.7%	-1.3%	
\$50,000 - \$74,999	17.1%	+1.6%	
\$75,000 - \$99,999	15.9%	+2.5%	
\$100,000 - \$149,999	26.0%	+4.7%	
\$150,000 - \$199,999	9.6%	-2.3%	
\$200,000+	10.4%	-3.6%	

Bars show deviation from Honolulu County

DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	19,361	1 07, 24 6	221,196
Household	7,1 0 4	33,555	67,904
Families	4,588	25,268	51,432
Average Household Size	2.72	3.04	3.14
Owner Occupied Housing Units	4,064	20,860	39,023
Renter Occupied Housing Units	3,040	12,695	28,881
Median Age	41.2	39.1	37.3
Median Household Income	\$92,513	\$102,200	\$97,216
Average Household Income	\$115,934	\$130,398	\$123,580
2027 Summary	1 Mile	3 Miles	5 Miles
Population	19,164	105,241	217,550
Household	7,065	32,985	66,945
Families	4,559	24,854	50,750
Average Household Size	2.71	3.03	3.13
Owner Occupied Housing Units	4,125	20,788	39,078
Renter Occupied Housing Units	2,940	12,197	27,867
Median Age	42.1	39.9	38.1
Median Household Income	\$104,683	\$112,799	\$107,467
Average Household Income	\$135,967	\$149,689	\$141,909



HONOLULU RAIL TRANSIT



The **Honolulu Rail Transit Project** (also known as the Honolulu High-Capacity Transit Corridor Project) is a light metro system under construction in Honolulu County, Hawaii, U.S. The mostly elevated system features design elements from both heavy rail systems and light metros, with a commuter-rail-like design incorporated into trains and suburban stations. It will become the first large-scale publicly run metro system in the United States to feature platform screen doors and driverless trainsets. The first phase of the project, linking East Kapolei on the Ewa Plain and Aloha Stadium, is scheduled to open this year. Its second phase continuing the line across urban Honolulu to the Ala Moana Center terminus is due to open in March 2031.

When complete, the trains will carry more than 6,000 people per hour, from 4 am to midnight. It is estimated the trains will serve 119,600 daily riders. Passengers will use the HOLO card smart card to purchase fares, and the card will facilitate transfers to TheBus

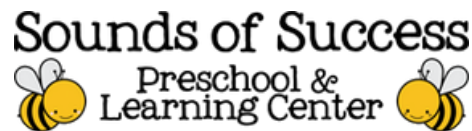


Because Harbor Center is adjacent to the Rail Transit, The Department of Planning and Permitting (DPP) has planned the neighborhood Transit Oriented Development (TOD) which will provide commercial zoning opportunities.

TOD offers to compact, mixed-use development within 1/4 to 1/4 five to ten-minute walk, of a rail station. This form of urban development takes advantage of and helps build transit ridership—creating more options for where we live and how we travel. TOD results in a mix of housing choices, employment and commercial opportunities, and new recreational spaces. The ability to walk, bike, and take transit for our daily travel needs can also reduce household transportation costs and our dependence on the automobile. TOD is about enhancing the neighborhoods around the stations and increasing the number of people who live and work within easy walking distance. Focusing our island's future growth along the rail corridor will help curb development on rural and agricultural lands, creating a more sustainable future for O'ahu. (Source: City and County of Honolulu)

**Travel Time from Harbor Center to Kaluaou
Center Station #8:**
Walking Distance (6 Minutes)
Bicycling (3 Minutes)
Driving (3 Minutes)

NOTABLE TENANTS



FOR INQUIRIES, PLEASE CONTACT:

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