



AIEA SHOPPING CENTER



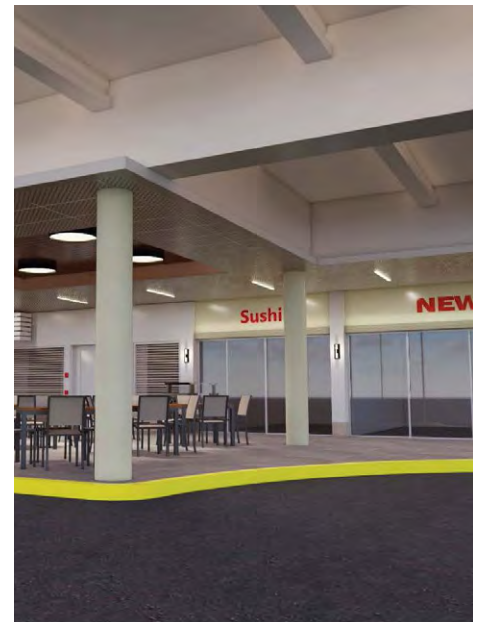
In the heart of Aiea



Exciting Changes Coming Soon!

A NEW CHAPTER FOR AIEA SHOPPING CENTER

As part of the long-term vision for the center, the Weinberg Foundation is planning to invest in a multi-million dollar renovation. Beginning in late 2023, exciting enhancements will transform the center to become a modern hub of shopping, dining, entertainment, and services for the community.



**Artist renderings*



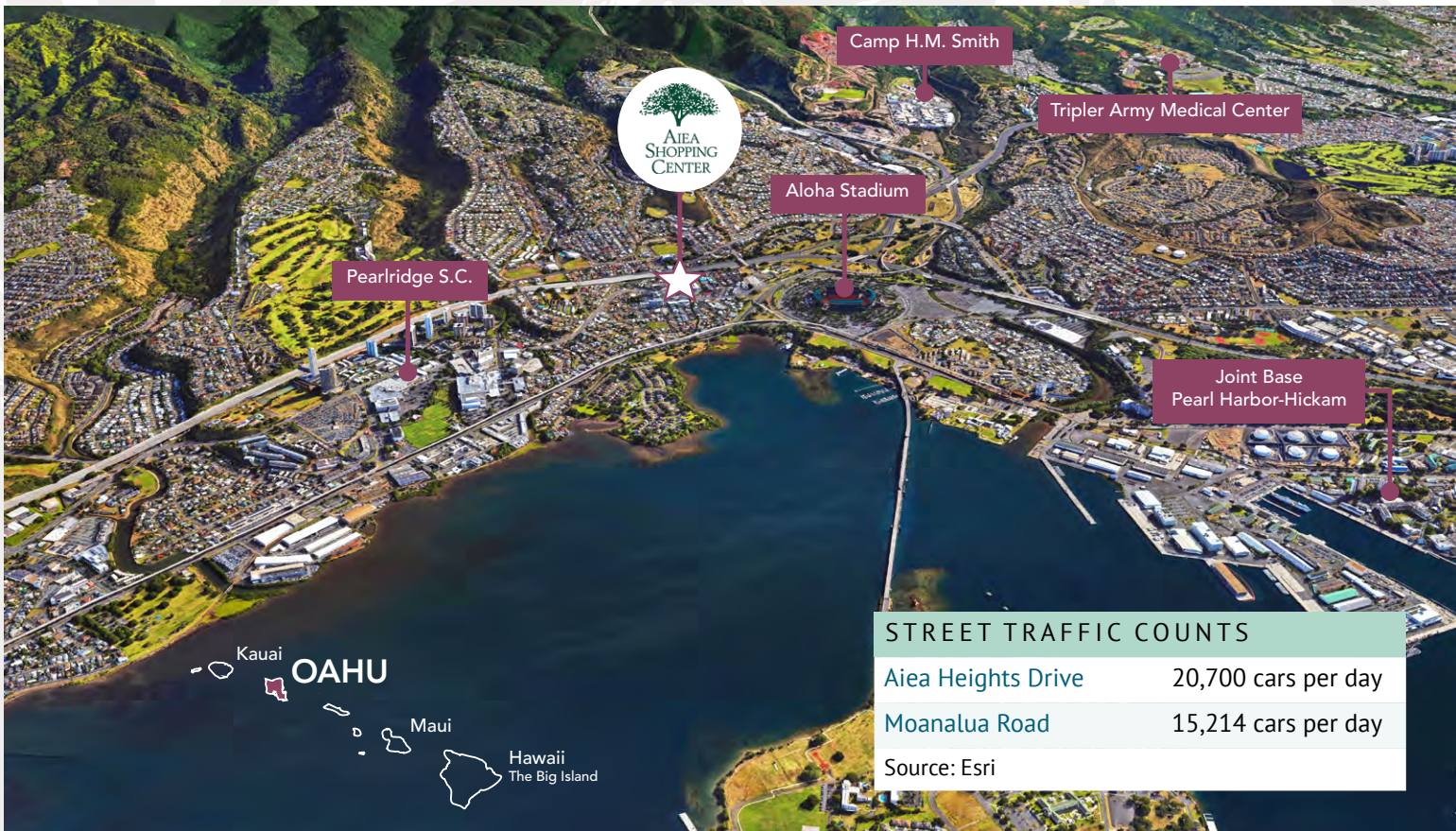
New landscaping



New vertical transportation within the Center



New common area lighting, aesthetics, and seating



AREA OVERVIEW

Over 50 great years and counting. Aiea Shopping Center continues to be a destination for those who enjoy easy and convenient shopping. Located in central Oahu overlooking Pearl Harbor and just a few minutes from Honolulu, the center offers ample parking and three levels of shopping and services. This center services not only the immediate residents of the area, but military bases such as Camp H.M. Smith, Joint Base Pearl Harbor-Hickam and Tripler Army Medical Center. It is also in close proximity to the Aloha Stadium, which hosts concerts, car shows, the well-known Swap Meet & Marketplace and the 50th State Fair.



Built in 1965, this 3-story, neighborhood center is anchored by a 26,489 square foot Times Supermarkets, a high-volume local grocer and the recently remodeled Aiea Bowl, which is one of the last remaining bowling alleys in the state.

AREA DEMOGRAPHICS



2022 population

119,123	214,804	395,255
3-mile	5-mile	7-mile



Business (daytime) population

55,876	109,090	426,738
3-mile	5-mile	7-mile



Median age

37.4	37.5	38.6
3-mile	5-mile	7-mile



Households

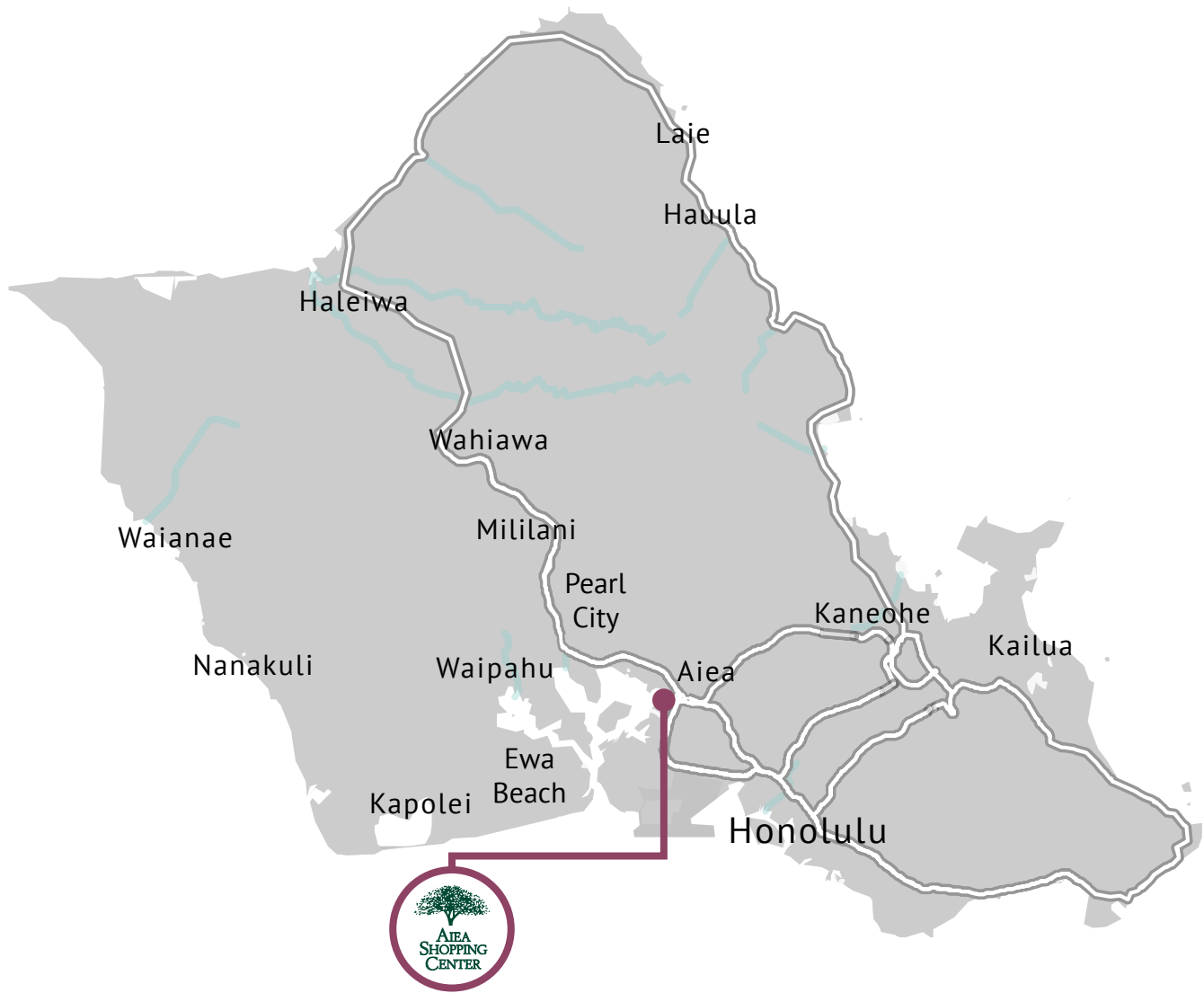
39,470	63,816	121,092
3-mile	5-mile	7-mile



Average household income

\$123,928	\$122,575	\$120,893
3-mile	5-mile	7-mile





PROPERTY DETAILS

Address	99-115 Aiea Heights Drive Aiea, HI 96701
TMK	(1) 9-9-42: parcel 59
Land area	5.35 acres
Building area	104,500 s.f.
Zoning	B-2, Community Business District
Base rent	Negotiable
CAM	\$1.60 / s.f. / month
Promo	\$0.10 / s.f. / month
% rent	Negotiable

NOTABLE TENANTS





LIFESTYLE BEHAVIOR

Esri produces a report called Tapestry, that provides insights into consumer lifestyle and shopping behaviors by defining the population into segments. The top four lifestyle segments offer a range of diverse, family oriented and active consumers for Aiea Shopping Center.



PACIFIC HEIGHTS

- This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households
- Workers are generally employed in white collar occupations such as business, computer, architecture and engineering roles
- They keep up-to-date with the latest styles and trends, as well as the latest technology
- Favor trendier stores for apparel, Costco and specialty markets for groceries and enjoy gambling at casinos, visiting theme parks, eating out at family restaurants, stopping by Starbucks for coffee, listening to jazz and New Age music and reading fashion magazines



MILITARY PROXIMITY

- One of the youngest markets, residents of Military Proximity are married-couple families just beginning parenthood, with an average household size of 3.34
- Shopping for baby and children's products at major discount department stores is common, as is shopping at the military commissary wherever available
- Many residents are members of religious or veterans clubs
- Many households own pets, particularly dogs



CITY LIGHTS

- City Lights residents earn above average incomes
- These consumers are price savvy but will pay for quality brands they trust
- Attuned to nature and the environment, and when they can, purchase natural products and are health-conscious consumers who purchase low-calorie, low-fat food
- Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Walmart or Target



BRIGHT YOUNG PROFESSIONALS

- Young, educated, working professionals
- Adopters of technology
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga
- Eat out often at fast-food and family restaurants and frequent bars/clubs and concerts





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Aiea Shopping Center is owned by the Harry and Jeanette Weinberg Foundation, which is dedicated to meeting the basic needs of people experiencing poverty. Grants made by the Foundation support organizations that serve older adults, women and children at risk, people with disabilities, veterans, and the Jewish community, in the areas of Housing, Health, Jobs, Education, and Community Services.

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