

FOR LEASE > RESTAURANT/RETAIL/OFFICE SPACE

Westridge Shopping Center

98-150 KAONOHI STREET • AIEA, HAWAII 96701



Property Highlights

Area:	Aiea / Pearl City
TMK:	(1) 9-8-13-14
Zoning:	B-2 (Community Business District)
Size Available:	5,039 - 8,935 SF (existing restaurant spaces)
Base Rent:	Negotiable
CAM:	\$1.65/SF <i>*Includes water and A/C chill water</i>
Term:	3 to 10 years, with option periods

Property Description

Westridge Shopping Center serves as a popular destination for the dense surrounding communities. Customers have come to know Westridge for its variety of successful restaurants, financial services, and other sales and services. Ample parking directly fronting the building on both levels provides convenient and easy accessibility for visitors.

Great location within the high density Pearl City/Aiea area. Enjoy high visibility across from Pearlridge Shopping Center, the State's 2nd largest shopping center, as well as Macy's and Anna Miller's Restaurant.

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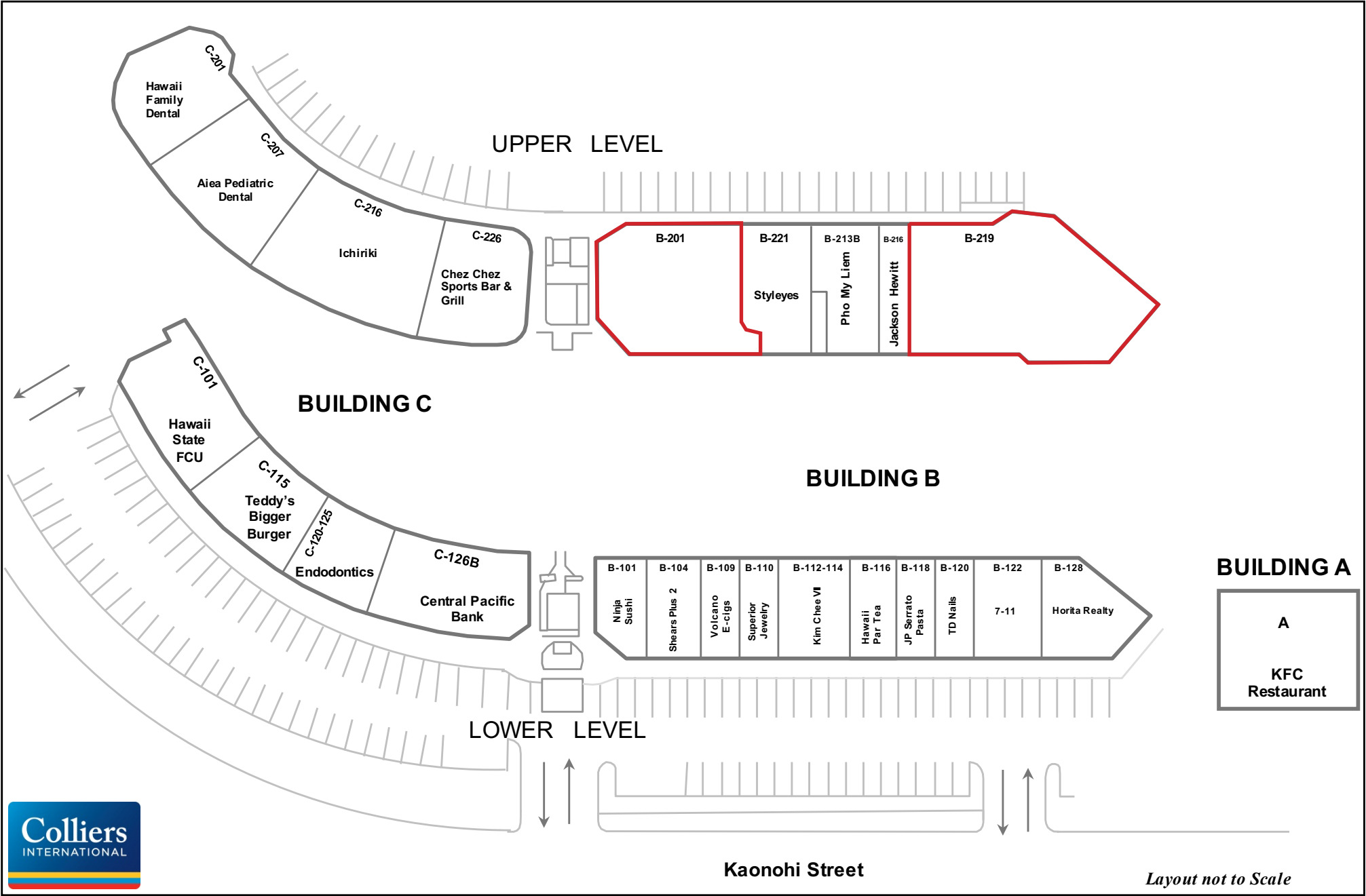
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Westridge Shopping Center

98-150 Kaonohi Street

Exhibit A



Westridge Shopping Center *Aerial Map*



Westridge Shopping Center

Average Daily Vehicles
38,800

Average Daily Vehicles
12,700

Moanalua Road

Average Daily Vehicles
35,622

Kaonohe St

Pearlridge Shopping Center

Kamehameha Hwy

Pearl Kai Shopping Center

2016 DEMOGRAPHICS (3-MILE)



Population
106,313



HH with Children
37.7%



Average HH Income
\$100,427



Avg HH Expenditures
\$5,911/mo



Average HH Size
3.1



Median Home Value
\$542,543