



Fall 2025 Newsletter

Local Hairstylist Opens Hairtology at The Livingston Town Center

Azarian Realty Co. is excited to announce its newest signed lease with Hairtology at The Livingston Town Center in Livingston, NJ. The Livingston Town Center is a 65,523 SF two-story town center ranging over approximately 4 acres and consisting of 29 tenant spaces and residential units. It is located in one of the wealthiest townships in New Jersey. Hairtology will be taking over a 725 SF space. Hairtology is owned by local hairstylist Erika Jackson. The space will be turned into a beauty salon offering haircuts, coloring, styling, and specialty treatments. Hairtology specializes in curly hair, color, and keratin. Hairtology's occupancy at The Livingston Town Center will be the salon's first brick and mortar location. It joins other tenants like Wonder, Wells Fargo, L.A. Bikini, Shiseido, Sareh Nouri Bridal, The Lash Lounge, Omaha Steaks, 16 Handles, Verizon Wireless, and more.

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Franchise Vio Med Spa Lands at The Shoppes at North Brunswick

Azarian Realty Co. is pleased to announce that Vio Med Spa has leased 3,000 square feet at The Shoppes at North Brunswick. The Shoppes at North Brunswick is a 147,054 SF one-story premium lifestyle shopping center located in North Brunswick on a highly prominent location along Route 1.

Vio Med Spa is an industry-leading medical spa that includes a variety of cutting-edge aesthetic services for both men and women. Their service offerings include things like body contouring, skin rejuvenation treatments, injectables, hormone therapy...continued on page 4

Three Fully Leased Properties in Under Six Months



Azarian Realty Co. is excited to announce that three of its properties have reached full occupancy. In the last six months, Allendale Town Center in Allendale, New Jersey, Montvale Shopping Center in Montvale, New Jersey, and Rochelle Park Shopping Center in Rochelle Park, New Jersey, have all welcomed new tenants that have allowed them to reach full occupancy.

D-Levy & D'Luka is a luxury café conceptualized by a local husband and wife entrepreneurial team that will bring a much-needed offering to the community of specialty coffee and coffee-based drinks, teas, juices, light breakfast fare and light lunch offerings like salads, sandwiches, and power bowls. D-Levy & D'Luka will be occupying a 1,039 square foot space formerly occupied by Great Clips. D-Levy & D'Luka joins other tenants in Allendale Town Center including Acme Supermarket, Dairy Queen, Philly Pretzel Factory, Hand & Stone Massage Spa, Primo Hoagies, CKO Kickboxing, TD Bank, AM/PM Urgent Care, and 10 others.

JNA Fitness is a fitness studio for one-on-one or small-group personal strength training. JNA Fitness specializes in ... continued on page 2



THREE FULLY LEASED PROPERTIES IN UNDER SIX MONTHS... (CONTINUED)

(Continued from page 1)...

supporting men and women aged 40 and up to achieve their weight loss and strength training goals. In addition to their intimate fitness classes, they also offer customized nutrition support. Their occupancy at Montvale Shopping Center will be their third location in Bergen County, New Jersey. JNA Fitness' turnaround was quick, as it opened its doors for business in September and joins other tenants in the center like Montvale Chinese Cuisine and King Cleaners.



Café Bonjour is a quick service café that will offer a variety of hot and iced specialty drinks including coffees and teas, as well as grab-and-go items like pastries, toasts, sandwiches, pancakes, and desserts. Their upcoming occupancy at Rochelle Park Shopping Center will be their first location. Café Bonjour joins other tenants in Rochelle Park Shopping Center including Ted's Deli, Maguro Sushi, Black Onyx Tattoo, Moe's Pizzeria & Pasta, and Your CBD Store. When asked about the three properties reaching full occupancy in

under six months, CEO John M. Azarian said, "We are thrilled that our property portfolio occupancy has increased to a level that is even better than we had prior to COVID. This is an amazing testament to the hard work of our leasing team, spearheaded by Kevin Pelio, EVP. The Azarian Group's managed portfolio is currently at 94% occupancy, an all-time high for the company, with 6 of the properties being fully leased. Vacancies left include prime



medical space in Fair Lawn Medical Arts Building (Fair Lawn, NJ), retail, restaurant and office space in the soon-to-be renovated Fieldstone Park Shopping Center (Ringwood, NJ), retail and restaurant space in Livingston Town Center (Livingston, NJ), and prime end cap availabilities in Mountain Plaza, Pine Brook Plaza, Plaza K Shopping Center, and Raritan International Center.



FIELDSTONE PARK SHOPPING CENTER BEGINS RENOVATION PLANS

The Azarian Group is excited to announce its conceptual renovation plans for Fieldstone Park Shopping Center in Ringwood, New Jersey.

Azarian is working closely with LAN Associates on developing the renovation plans. Conceptualizing has been underway, and exterior renderings are in progress.

The Fresh Grocer took over the center's 31,096 SF anchor space that was previously occupied by Stop&Shop in November 2024. The Fresh Grocer has completed a multi-million dollar renovation and helped give the center a boost of rejuvenated energy. Azarian has been working closely with the Borough of Ringwood to keep the community informed and up-to-date on its renovation plans.

Renovations are expected to be completed by early summer 2026.

CONCEPT RENOVATION RENDERINGS



LEASING ACTIVITY

...continued from page 1

hair restoration, and wellness options. Vio Med Spa is a franchise and includes more than 60 locations in Florida, Colorado, Illinois, Massachusetts, and 16 other states. Their occupancy at The Shoppes at North Brunswick will be their fifth location in New Jersey.

Vio Med Spa joins other tenants in The Shoppes at North Brunswick including Girl Scouts DreamLab, Club Pilates, Crumbl Cookie, Orange Theory, LOFT, Men's Wearhouse, and 38 others. There are three vacancies left at The Shoppes ranging from 3,134-10,444 SF that are ideal for retail or restaurant use. Kevin Pelio of Azarian Realty Co. represented the Landlord and Danielle Brunelli of RJ Brunelli represented the Tenant in this transaction. Azarian Realty Co. is the exclusive leasing and property management agent for The Shoppes at North Brunswick.



Mountain Plaza Signs New Lease with Inspiring Kids Inc.

Azarian Realty Co. is excited to announce a signed lease with Inspiring Kids Inc. at Mountain Plaza in Rockaway, New Jersey. Mountain Plaza is a two-story building with one-story containing five stores and and one-story containing five apartments. Mountain Plaza is a 7,229 SF center that is located on Route 46.

Inspiring Kids Inc. is a creative and social event space that will offer one-on-one and small group painting lessons and classes. Their occupancy at Mountain Plaza will be their first location. Inspiring Kids Inc. will be occupying a 1,229 SF end cap space in Mountain Plaza.

Inspiring Kids Inc. joins other tenants in Mountain Plaza including Hot Tips Nail Lounge, Massage 4 All, and Good Guy Vapes. Mountain Plaza currently has one vacancy left at 1,550 SF which is ideal for retail or restaurant use.

Lakeland Chiropractic & Acupuncture Finds Its First Home at Fieldstone Park Shopping Center

Azarian Realty Co. is excited to announce a new lease with Lakeland Chiropractic & Acupuncture at Fieldstone Park Shopping Center in Ringwood, New Jersey. Fieldstone Park Shopping Center is an approximate 95,500 SF one-story shopping center consisting of 27 tenant spaces ranging in size from approximately 840 SF to over 31,000 SF. Fieldstone Park Shopping Center sits on an 11.9 acre lot in a neighborhood filled with single-family homes, small businesses, and assisted living, with the median age for the town being 43, and with a median income of \$142,529.00. The Annual Average Daily Traffic count for Fieldstone Park Shopping Center is 13,047.

Lakeland Chiropractic & Acupuncture is a medical office that will be offering chiropractic and acupuncture services and treatments. They will be taking over a 1,250 SF space formerly occupied by Gingie Makes. Their occupancy in Fieldstone Park Shopping Center will be their first location.

Lakeland Chiropractic & Acupuncture joins other tenants in Fieldstone Park Shopping Center that include The Fresh

Grocer, Dollar General, USPS, Dairy Queen, Wells Fargo, Better Homes and Gardens Real Estate, Subway, and more. Fieldstone Park Shopping Center is currently looking for a junior anchor tenant and has plans to undergo a full exterior makeover in the next year.



SCHOLARSHIPS / PHILANTHROPY

The John M. Azarian Memorial Armenian Youth Scholarship



The John M. Azarian Memorial Armenian Youth Scholarship fund was formed in 1976 following the untimely death of John M. Azarian, Sr. by his wife, Barbara. The Scholarship awards annual grants to students of Armenian descent who demonstrate compelling financial need, academic achievement, and involvement with the Armenian church and related cultural activities. It is a goal of the Scholarship to assist deserving students with the hope that they will one day return something beneficial to the Armenian community.

The 2025 recipients of the Scholarship are Gayane Badalyan and Cynthia Havatian. Applications are now being accepted for the upcoming year.

For more info, contact Kelly Wise at 201-444-7111 x 104 or via email at kwise@azariangroup.com.

The Azarian-McCullough Art Gallery

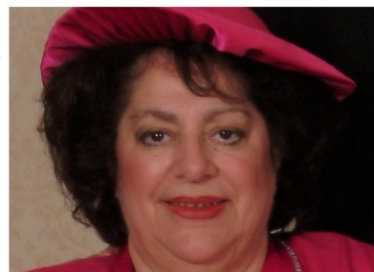
The Azarian-McCullough Art Gallery was established in 2000 at St. Thomas Aquinas College in Sparkill, NY through a grant from the Azarian-McCullough Family.

Since its inception over 25 years ago the gallery has hosted over 70 exhibits, collectively offering a variety of artistic expression and media. The Gallery hosts seven exhibits during the academic year. Admission is always free and open to the public.

Media displayed have included painting, sculpture, drawing, printmaking, photography, fabric, electronics and multi-media installations.

Stay up-to-date with current exhibitions by following @amag_stac on Instagram and at the stac.edu website.

St. Thomas Aquinas College Azarian Family Scholarship



St. Thomas Aquinas College in Sparkill, NY holds a special place in the hearts of the Azarian family. Martin G. Azarian graduated from STAC in 2000. Barbara Azarian-McCullough was a member of the Board of Trustees for 20 years and was an Emeritus Board Member in her later years. In 2000, Mrs. Azarian-McCullough donated funds to establish the Azarian-McCullough Art Gallery on campus to showcase the artwork of students and local artists. John M. Azarian was a member of the Board of Trustees from 2009-2022 and he was appointed an Emeritus Board Member in 2023. He is an Adjunct Professor in the School of Business where he has taught classes in Marketing and Entrepreneurship since 2009.

In honor of Martin and Barbara, the Azarian Family created a scholarship at STAC in 2012 to award students financial grants to complete their studies. The recipients for this year are Tyler Bustillo and Antonella Arellano.



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