

LAND FOR LEASE

17,266 SF &
27,744 SF
available



PREMIER DEVELOPMENT OPPORTUNITY

98-151 & 98-121 Lipoa Place, Aiea, Hawaii 96701



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Aloha Stadium

Pearl Harbor

Pearl Kai Shopping Center

Skyline

Kamehameha Hwy
44,434 ADT

Lipoa Pl

1

2

| Demographics | 1-Mile | 3-Mile | 5-Mile |
|----------------------|-----------|-----------|-----------|
| Population | 16,410 | 107,632 | 206,830 |
| Households | 6,087 | 34,533 | 64,298 |
| Avg Household Income | \$120,442 | \$140,204 | \$134,664 |
| Median Age | 42.0 | 39.1 | 39.0 |



PROPERTY OVERVIEW

A premier development opportunity in Hawaii

Situated in the vibrant heart of Aiea, these prime pad sites sit just off the bustling Kamehameha Highway. Just minutes from local landmarks like Pearl Harbor, Pearlridge center, and transportations hubs like the Pearlridge Station and H-1, the properties offer a steady flow of customers given the developed neighborhoods surround it. Take advantage of flexible development incentives in the Transit-Oriented Development (TOD) Special District.

| | Site 1 | Site 2 |
|---------------------------|------------------------|------------------------|
| | 98-151 Lipoa | 98-121 Lipoa |
| Land Area | 27,744 SF | 17,266 SF |
| Area | Aiea | Aiea |
| TMK Number | (1) 9-8-014-029 | (1) 9-8-014-008 |
| Base Rent | Negotiable | Negotiable |
| Operating Expenses | 2025 RPT - \$26,049.92 | 2025 RPT - \$19,930.52 |
| Term | Negotiable | Negotiable |
| Zoning | BMX-3 | BMX-3 |



PROPERTY FEATURES

- **Prime Location:** Centrally situated in Aiea, just minutes from Pearlridge Center, Pearl Harbor, and major transportation routes, including Kamehameha Highway and the H-1 Freeway.
- **Strong Market Demand:** Positioned within a highly developed neighborhood with a robust mix of residential, retail, and commercial uses, offering a steady customer base and workforce.
- **Transit-Oriented Development:** The sites are located within a Transit-Oriented Development (TOD) Special District, benefiting from proximity to the Pearlridge TOD rail station and supporting walkability and sustainable growth.
- **Dynamic Zoning:** BMX-3 zoning permits a wide range of uses.

BMX-3 (Business Mixed Use) zoning encourages efficient land use, reduced energy consumption, and creative vibrant communities that combine housing with access to jobs and retail, as such BMX-3 zoning offers a wide variety of allowable uses ideal for:

- Art & Photography Studios
- Convenience stores
- Office Buildings
- Medical Office
- Personal & Professional services
- Retail Stores
- Vet Clinics
- Auto Sales/Rentals
- Recreational Facilities, outdoor
- Commercial parking lot



Pearl City Shopping Center
MART
Longs Drugs
Dai So

Times Square Shopping Center
IHOP **times** SUPERMARKETS
Cattle Company

Waimalu Plaza
CITY MILL **SAFEWAY**
Office DEPOT

Westridge Shopping Center
KFC **7 ELEVEN**

Pearlridge Center
TJ-maxx **ROSS**
Longs Drugs
macy's
DUNKIN' **Down to Earth**
Organic & Natural

Pearl Kai Shopping Center
BR **THE VITAMIN SHOPPE**
jiffy lube **AT&T**

98-121 Lipoa

98-151 Lipoa

Kalauao Station

44,434 ADT

HWY H1

LOCATION



For more information, contact:

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