

FORMER ZIPPY'S RESTAURANT

CBRE

98-048 KAMEHAMEHA HWY

AIEA, HI 96701



RARE PAD OPPORTUNITY
13,170 SF LAND | 2,610 SF BUILDING
LONG-TERM GROUND LEASE AVAILABLE



PROPERTY OVERVIEW

- Ideally located at the hard corner, signalized intersection of Kamehameha Hwy and Kanuku St, with ingress/ egress access in the with commercial core of Aiea/Waimalu
- Centrally positioned within Aiea's dense retail corridor, across from Harbor Centers and Pearlridge Center and within a 5-minute walk to Kalauao Pearlridge Station on Skyline, Oahu's new highspeed rail system
- Dense Population: 19,811 within 1 mile, 104,689 within 3 miles, and 211,589 within 5 miles
- Excellent visibility and easy access via Kamehameha Hwy (56,600 VPD), and close to on/off ramp to Interstate-H1 (247,900 VPD)

13,170 SF
Land Area

2,610 SF
Building Area

\$160,000
Annual Ground Rent

SITE PLAN





SAFeway Office DEPOT
 CITY MILL Sharetea
 SUBWAY 76 7 ELEVEN

Jack in the box TACO BELL DOUTZ AND BUCKLE UP

Good Home Pharmacy Papa John's Burger King Starbucks

Cutter FORD 9 goodwill BEST BUY

98-048
 KAMEHAMEHA HWY

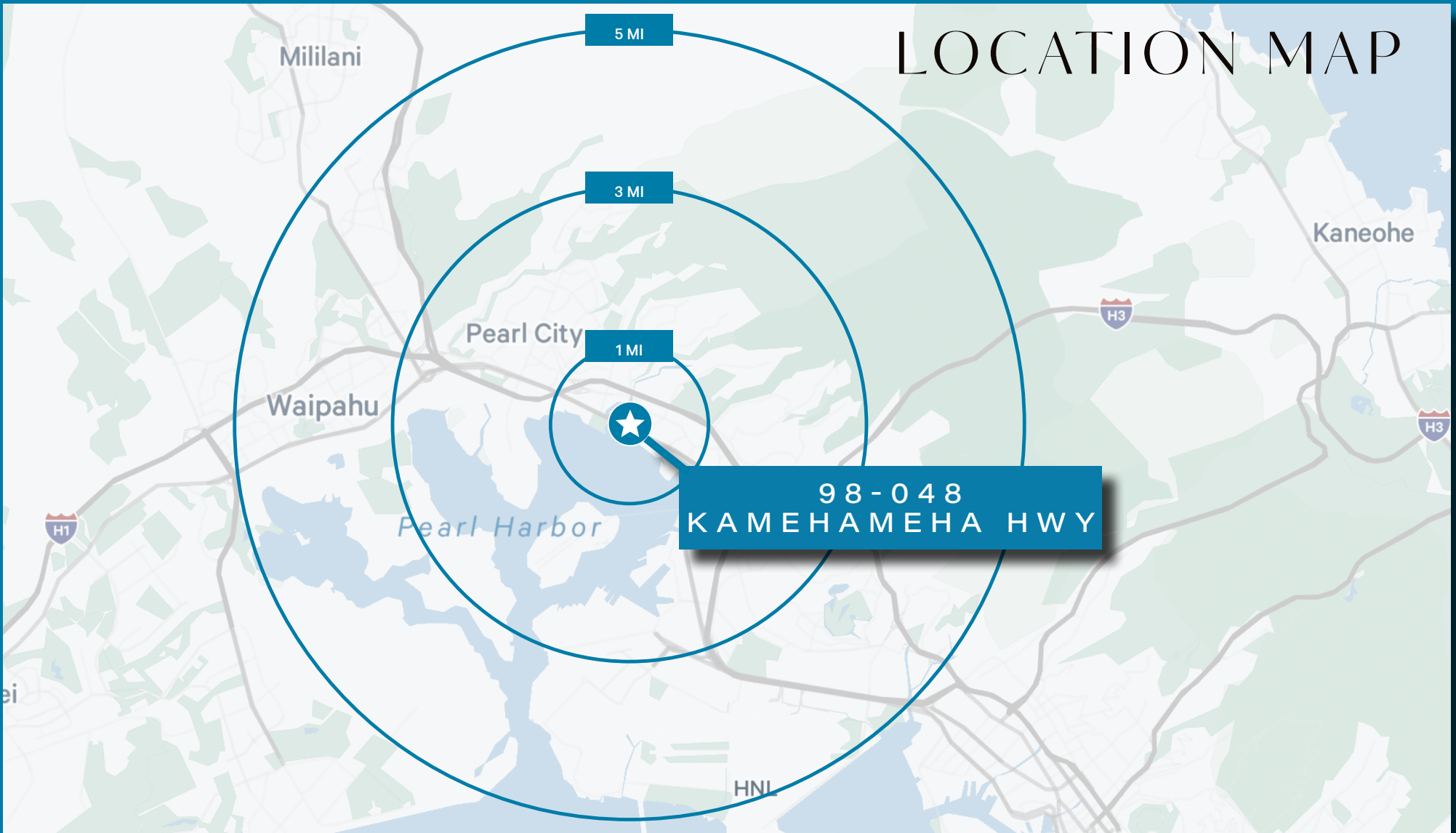
Pizza Hut FIVE GUYS Starbucks
 CHARLEYS L&L HAWAII SBARRO
 SUBWAY Arby's

KFC 7 ELEVEN Starbucks macy's ROSS DRESS FOR LESS
 TEXACO McDonald's OneMain Financial 7 ELEVEN

AMENITIES MAP

Aiea Bay

LOCATION MAP



98-048
KAMEHAMEHA HWY

DEMOGRAPHICS



	POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	BUSINESSES	EMPLOYEES
1 MILE	19,751	7,426	\$122,229	942	11,433
3 MILES	104,768	33,269	\$143,091	2,536	39,151
5 MILES	215,938	66,704	\$135,296	5,353	95,990



LONG-TERM GROUND LEASE

13,170 SF

98-048 KAMEHAMEHA HWY

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