

WAIMALU SHOPPING CENTER

98-020 Kamehameha Hwy
Aiea | Hawaii | 96701

BUILDING DESCRIPTION

Waimalu Shopping Center is a centrally located retail and office multi-tenant complex that offers a premier shopping and dining destination for residents and visitors alike. Conveniently situated on Kamehameha Highway, this center is home to many well-known local vendors such as Shiro's Saimin, Kabuki Restaurant, Kapiolani Coffee Shop and Palama Supermarket. S7 Icy Bubble is the newest tenant at Waimalu Shopping Center. Stop in at Unit 110 and try a lavaflow or their signature milk tea!

LEASING INFORMATION

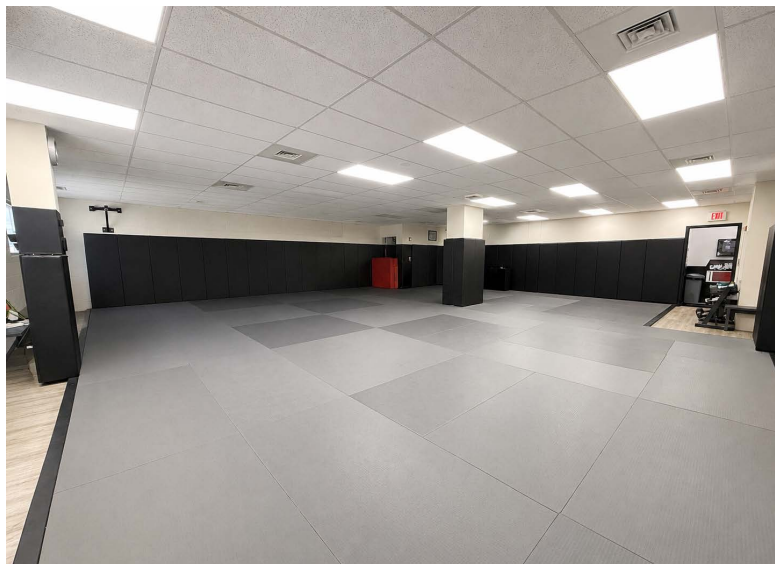
OFFICE BASE RENT	\$2.00 - \$2.25/SF
OPERATING EXPENSES	\$1.15/SF/MO
TENANT PARKING	\$50.00/MO
MINIMUM LEASE TERM	3 - 5 Years
UTILITIES	Billed separately

AVAILABLE SUITES

Suite	RSF	Description
11	2,632	Unique 2nd floor walk-up office or quasi retail space featuring a large open workspace, 2 personal restrooms, and 2 private offices.

PROPERTY HIGHLIGHTS

- Ample customer and tenant parking; EV charging stations
- Great dining options throughout the center
- 24-hour security services
- Excellent Kam Highway visibility with bus stop right in front
- Multiple entrances from Hekaha and Kanuka Streets
- Professional on-site maintenance and janitorial
- Handicap accessibility located up front



DEMOGRAPHICS

TRAFFIC VOLUME	46,337
POPULATION	100,948
AVG HOUSEHOLD INCOME	\$119,461
DAYTIME EMPLOYMENT	34,427

The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation as to its accuracy or completeness. It is the responsibility of you and your advisors to independently verify the information and conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 8/20/25

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#201 Guleb Café #202 Paul's Financial Services #203 Paul's Financial Services #204 Attractive Alterations #205 Manetame Hair Salon #206 Sun Tanji						WAIMALU HALE APARTMENTS													Res. Apt.	#11	#6 The Hair Associates	#5 Fine Line Studio		
SECOND FLOOR, EWA END																			BEHIND STOREFRONT		2ND FLOOR DIAMOND HEAD END			
#101 Catania	#102 Waimalu Barber Shop	#103 Kapiolani Coffee Shop	#104 Tea Spot	#105 Diva Nails	#106 Ezogiku	#107 Palama Super Market	#108 Cajun King	#109 Shiro's	#110A Jackie's Diner	#110 S7 Icy Bubble	#111 Jin Joo	#112 Pho 5-0	#114 Kabuki	#114A AJTK Sports Cards	#115 Siam Kitchen	#116 Non-Stop Liquor	#117 Waimalu Chop Suey	#119 Major League Barbershop #118	#13 Chun Wa Kam	#12 Baldwin's Sweet Shop	#8 Nagoya Bakery	#7 Ohana Sushi & BBQ	#4 Your CBD Store	#2 & #3 MOD Vapes
FIRST FLOOR, STOREFRONT																								
98-020 KAMEHAMEHA HIGHWAY (KKFP)																								
																		98-040 KAMEHAMEHA HIGHWAY (Crocodile Partners)		98-044 KAMEHAMEHA HIGHWAY (KKFP)				

