

LONG-TERM GROUND LEASE

41,656 SF
available



BMX-ZONED LAND

98-135 Kamehameha Highway and 98-108 Lipoa Place | Aiea HI 96701



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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



Aloha Stadium

Pearl Harbor

Pearl Kai Shopping Center

Skyline

Kamehameha Hwy
44,434 ADT

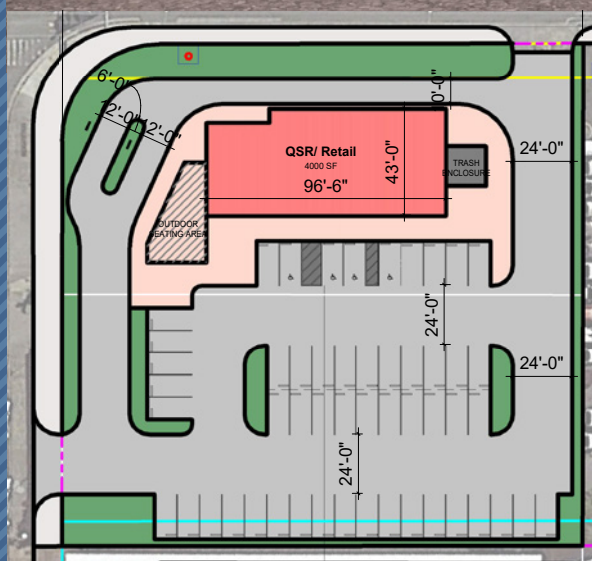
Firestone

Lipoa Pl





Rendering is for illustrative purposes only, may not be accurately depicted and may be changed at any time.



- Enhanced Paving
- Sidewalk
- Street
- Grass
- QSR/Retail
- Trash Enclosure





PROPERTY OVERVIEW

Prime Corner Parcel with Highway Visibility – BMX-3 Zoned Land Across Pearlridge

An exceptional opportunity to secure up to 41,656 SF of highly visible, easily accessible land along Kamehameha Highway in Aiea. Located at a signalized corner directly across from Pearlridge Center, this BMX-3 zoned property offers unmatched exposure and flexibility for commercial or mixed-use development. The 20,656 SF parcel is available now, with an adjacent 21,000 SF parcel becoming available August 1, 2026. Ideal for retail, showroom, or redevelopment uses in a high-traffic, central Oahu location.

Available Space	20,656 SF parcel - Available now 21,000 SF parcel - Available August 1, 2026
Area	Aiea
TMK Number	1-9-8-14-018 and 019
Base Rent	Negotiable
Operating Expenses	NNN lease structure - Tenant shall be responsible for maintenance, real property tax, and insurance
Term	20+ Years
Zoning	BMX-3

LOCATION





For more information, contact:

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