

# TROPICANA

— SQUARE —

94-866 Moloalo St., Waipahu, HI 96797

FOR LEASE | PRIME RETAIL LOCATION IN WAIPAHU



# PROPERTY DETAILS

Tropicana Square in Waipahu is a 25,188 square foot retail center with 18 units and with ample parking. It currently has six available units, ranging in size, and hosts well known tenants.

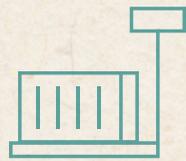
**Address:** 94-866 Moloalo St, Waipahu, HI 96797

**Available SF:** 850 to 3,444 SF spaces available

**Base Rent:** Upon Request

**CAM:** Upon Request

**Term:** 5+ years



Highly visible from  
Farrington Highway



Easy ingress  
and egress



Strong tenant  
mix

# SITE PLAN

Leased

Available

| SUITE   | TENANT                             | SF    |
|---------|------------------------------------|-------|
| 34-D1A  | Wong Kung Restaurant               | 2,500 |
| 34-D1B  | Maria Ilar, MD                     | 1,200 |
| 34-D1C  | Boost Mobile                       | 900   |
| 34-D2   | One Main Financial                 | 1,750 |
| 34-D4   | Elena's Fine Filipino Foods        | 1,500 |
| 34-D5   | Little Caesars Pizza               | 2,000 |
| 34-D6   | AVAILABLE                          | 1,500 |
| 34-D7   | AVAILABLE                          | 500   |
| 34-D8   | Betty's Beauty Hair & Nail & Salon | 1,000 |
| 34-D9   | AVAILABLE                          | 850   |
| 34-D10  | Lucky Money, Inc.                  | 500   |
| 34-D11A | AVAILABLE                          | 1,542 |
| 34-D11B | Baremonkey LLC                     | 458   |
| 34-D12  | Baremonkey LLC                     | 800   |
| 34-D13  | Watanabe Floral                    | 850   |
| 34-A    | Jack In the Box                    | 2,157 |
| 34-B    | Arby's                             | 2,007 |
| 34-C    | Da Fish Market                     | 3,444 |



# AERIAL

PEARL CITY

PEARL HARBOR

WAIPI'O SOCCER  
COMPLEX

WAIPAHU  
HIGHSCHOOL

TED MAKALENA  
GOLF COURSE

## TROPICANA — SQUARE —

WAIPAHU  
CIVIC CENTER

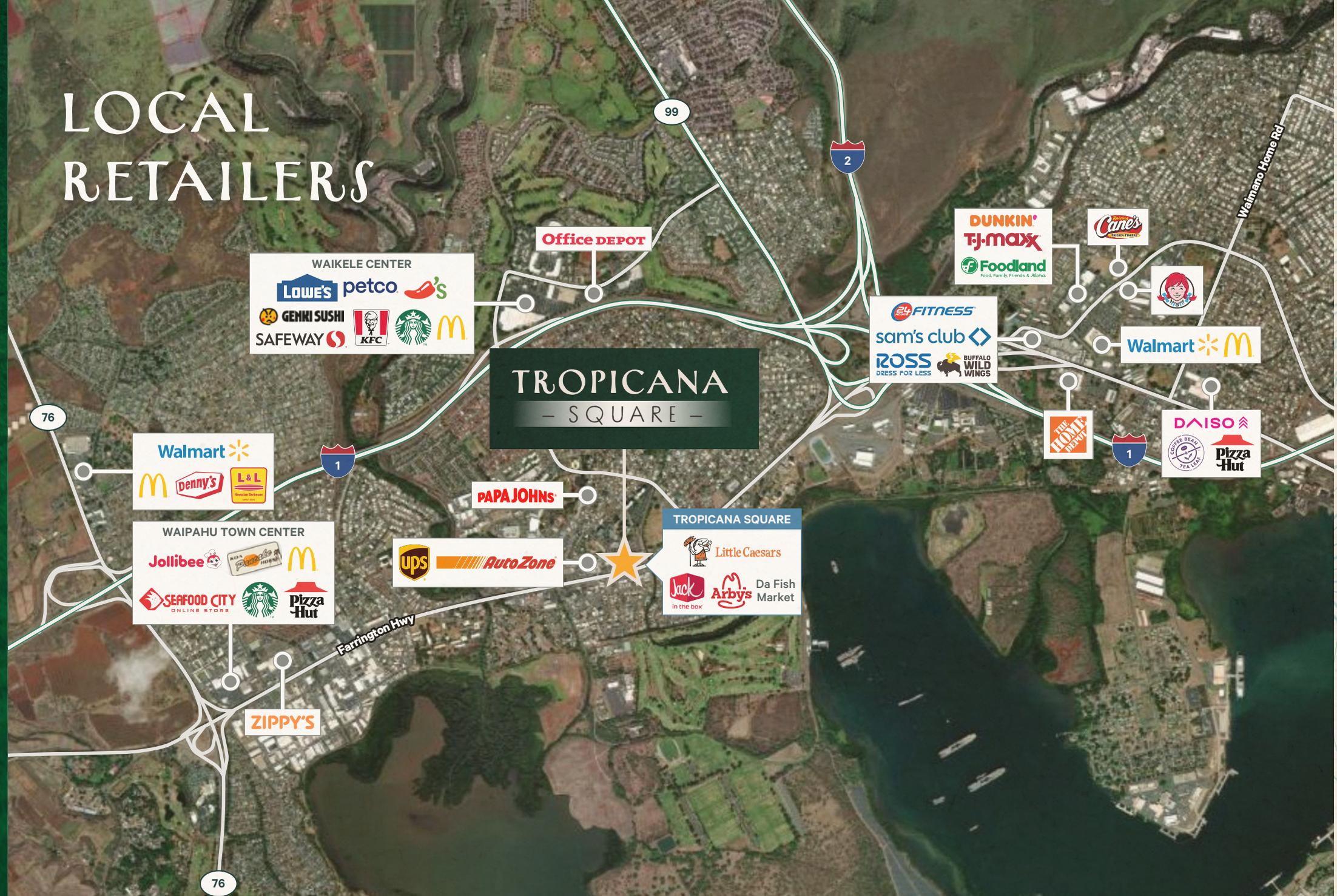
FARRINGTON HWY. 30,500 VPD

WAIPAHU  
PUBLIC LIBRARY

MOKUOLA ST 6,000 VPD

POUHALA/ WAIPAHU  
TRANSIT CENTER

# LOCAL RETAILERS



WAIKELE CENTER

LOWE'S petco

GENKI SUSHI KFC STARBUCKS MCDONALD'S

SAFEWAY

TROPICANA  
- SQUARE -

Walmart

MCDONALD'S DENNY'S L&L

WAIPAHAU TOWN CENTER

Jollibee

SEAFOOD CITY ONLINE STORE STARBUCKS PIZZA HUT

ZIPPY'S

ups AutoZone

PAPAJOHNS

TROPICANA SQUARE

Little Caesars

Jack in the box Arby's Da Fish Market

Office DEPOT

24 FITNESS

sam's club

ROSS DRESS FOR LESS BUFFALO WILD WINGS

DUNKIN' T.J. MAXX

Foodland

THE HOME DEPOT

Cane's

Walmart MCDONALD'S

DAISO

LOVE BEAN TEA LEMON PIZZA HUT

# LOCATION HIGHLIGHTS

**Central position within West O'ahu**, situated between major communities such as Pearl City and Kapolei, with Waipahu serving as a key residential and commercial hub in the region

**Proximity to major transportation corridors**, including H-1, H-3, Farrington Highway (Hwy 90), and Fort Weaver Road, enabling convenient access for residents and commuters traveling across West and Central O'ahu

**Close to Daniel K. Inouye International Airports**, providing regional connectivity and capturing traffic from both local and visitor populations traveling through the airport corridor

**Surrounded by growing residential and employment centers**, including Mililani, Pearl City, and Kapolei—areas that contribute to strong cross-regional consumer draw and steady daily movement patterns



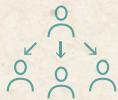
# DEMOGRAPHICS



**253,483**  
Total Population



**39.2**  
Median Age



**3.37**  
Avg. HH Size



**253,483**  
Daytime Population



**\$109,090**  
Median HH Income

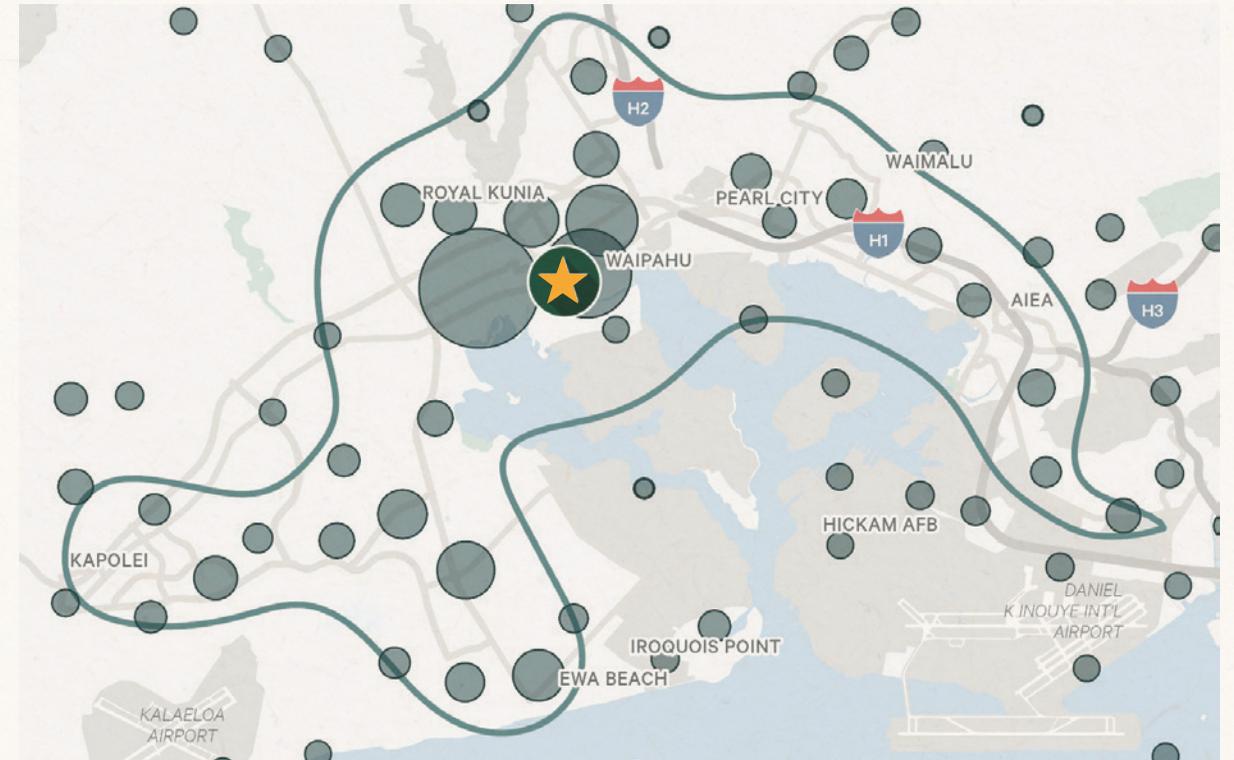


**0.13%**  
Population Growth

## Trade Area Map

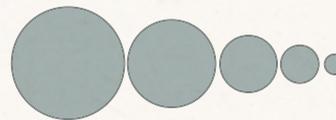
### TRADE AREA VISITOR RESIDENCES

The Trade Area represents where ~65% of the visitors are coming from.



#### VISITOR RESIDENCES

Highest to Lowest Concentration



#### TRADE AREA

The Trade Area represents where ~65% of the visitors are coming from



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