

Space Available



Waipio Center

Join these Tenants

94-1024 Waipio Uka Street, Waipahu, Hawaii 96797

OUTBACK
STEAKHOUSE



Size Available

1,000 - 3,000 SF

Base Rent

\$2.25 to \$2.75 psf/mo

Operating Expenses

Approximately \$0.85 - \$1.01 psf/mo including water and A/C charges

Features

- Centrally located in the heart of Waipio
- Ample parking
- Easy accessibility from Kamehameha Highway
- Well established grocery anchored neighborhood center
- Strong national, regional, and local tenant mix

COLLIERS
MONROE FRIEDLANDER

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220 South King Street
Honolulu, Hawaii 96813
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GLOBAL BREADTH. LOCAL DEPTH.



Andrew D. Friedlander, SIOR Individual Memberships

The information contained herein comes from sources deemed reliable; however, no representation or warranty is made by Colliers Monroe Friedlander, Inc., and said information is subject to change without notice. No subagency offered.

SPACE AVAILABLE



Property Description:

Waipio Center is a neighborhood center consisting of approximately 86,904 square feet of mixed use. The center is anchored by Foodland super market. Additional quality tenants include: Blockbuster Video, Outback Steakhouse, Taco Bell, Pizza Hut, Jack in the Box, Big City Diner, Loco Moco, and Dave's Ice Cream.

Location Description:

The center is located in the heart of Waipio and is an approximately five minute drive from Mililani, Waikale, and Waipahu. It is easily accessible by Kamehameha Highway and the H-2 Highway.

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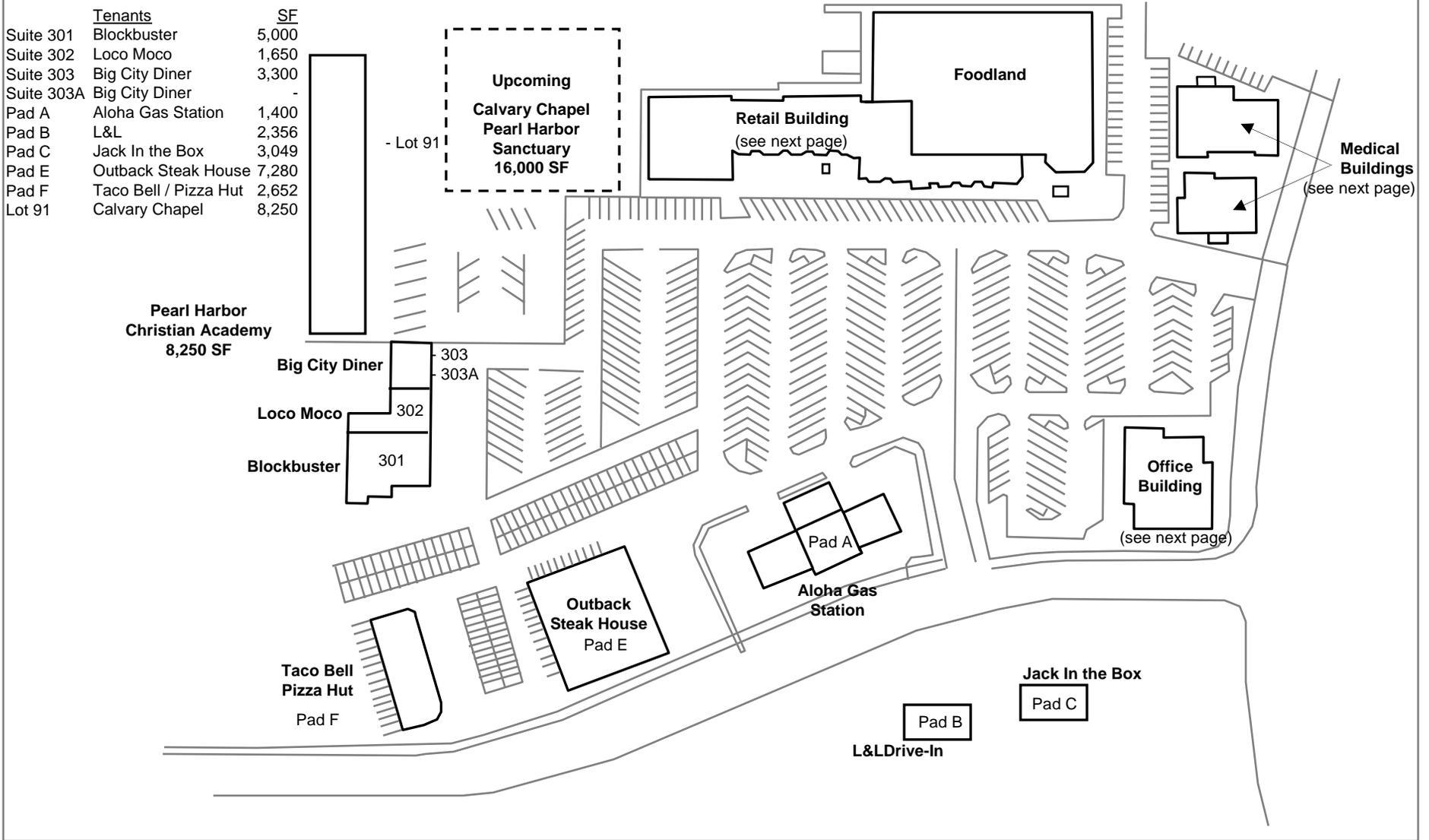
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RETAIL LEASING/SALES | OFFICE LEASING/SALES | INDUSTRIAL LEASING/SALES | INVESTMENT | PROPERTY MANAGEMENT | CONSULTING
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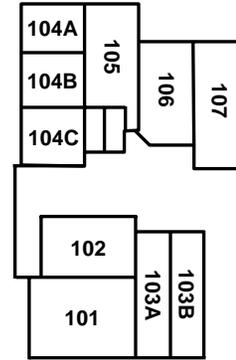
Waipio Center Site Plan

| Tenants | SF |
|-----------------------------|-------|
| Suite 301 Blockbuster | 5,000 |
| Suite 302 Loco Moco | 1,650 |
| Suite 303 Big City Diner | 3,300 |
| Suite 303A Big City Diner | - |
| Pad A Aloha Gas Station | 1,400 |
| Pad B L&L | 2,356 |
| Pad C Jack In the Box | 3,049 |
| Pad E Outback Steak House | 7,280 |
| Pad F Taco Bell / Pizza Hut | 2,652 |
| Lot 91 Calvary Chapel | 8,250 |

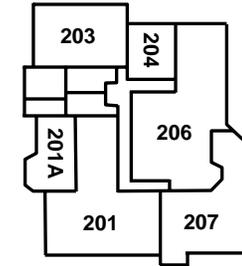


Waipio Center Retail Buildings - Site Plan

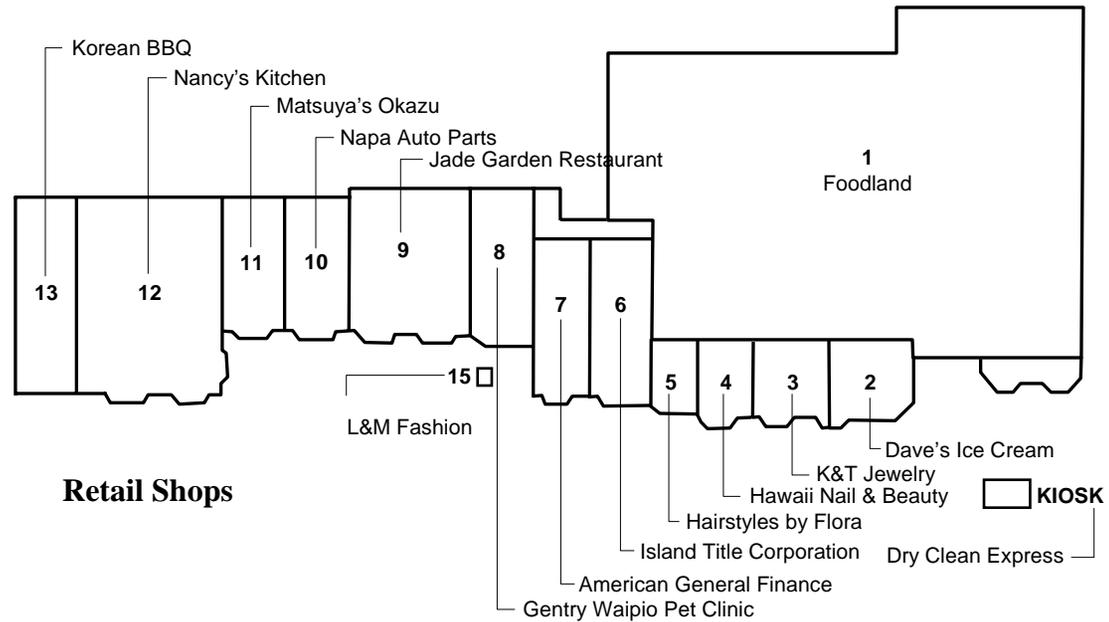
| Tenants | SF | |
|-------------|-------------------------------|--------|
| Suite 001 | Foodland | 27,421 |
| Suite 002 | Dave's Ice Cream | 749 |
| Suite 003 | K&T Jewelry | 785 |
| Suite 004 | Hawaii Nail & Beauty | 530 |
| Suite 005 | Hairstyles by Flora | 500 |
| Suite 006 | Island Title Corporation | 1,405 |
| Suite 007 | American General Finance | 1,390 |
| Suite 008 | Gentry Waipio Pet Clinic | 1,457 |
| Suite 009 | Jade Garden Restaurant | 2,784 |
| Suite 010 | Napa Auto Parts | 1,281 |
| Suite 011 | Matsuya's Okazu | 1,298 |
| Suite 012 | Nancy's Kitchen | 4,311 |
| Suite 013 | Korean BBQ | 1,360 |
| Suite 015 | L&M Fashion | 129 |
| Suite 101 | Stephen and Theresa Wee, M.D. | 1,378 |
| Suite 102 | Roy Matsumoto, O.D. | 858 |
| Suite 103A | Waikele Community Assoc. | 1,128 |
| Suite 103B | Daniel B. Weisbecker | 442 |
| Suite 104A | Gentry Waipio Comm. Assoc. | 400 |
| Suite 104B | Honolulu Police Department | 606 |
| Suite 104C | Help U Sell | 673 |
| Suite 105 | Roy Murakami Physical Therapy | 1,074 |
| Suite 106 | A&P Shipping Corporation | 846 |
| Suite 107 | Dr. Gordon D. Wee | 1,051 |
| Suite 201 | VACANT | 1,600 |
| Suite 201A | Century 21 | 545 |
| Suite 203 | Nathan Tachino | 755 |
| Suite 204 | C&M Financial Brokers, Inc. | 390 |
| Suite 206 | Century 21 | 1,675 |
| Suite 207 | Mortgage Loan Inc. | 1,132 |
| *Suite 301 | Blockbuster | 5,000 |
| *Suite 302 | Loco Moco | 1,650 |
| *Suite 303 | Big City Diner | 3,300 |
| *Suite 303A | Big City Diner | - |
| *KIOSK | Dry Clean Express | 264 |
| *LOT 91 | Calvary Chapel Pearl Harbor | - |
| *Pad A | Aloha Gas Station | 1,400 |
| *Pad B | L&L | 2,356 |
| *Pad C | Jack In the Box | 3,049 |
| *Pad E | Outback Steak House | 7,280 |
| *Pad F | Taco Bell Pizza Hut | 2,652 |
| *TOWER | T-Mobile | - |



Medical Building



Office Building



Retail Shops



Oahu Trade Areas

Waipio Center: 1-3-5 Mile Radius



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 21.41409/-158.00206

October 2005

| Waipio Center | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|-------------------------------------|--|----------------|----------------|----------------|
| POPULATION | 2005 Estimated Population | 16,073 | 112,640 | 177,253 |
| | 2010 Projected Population | 16,393 | 115,678 | 183,177 |
| | 2000 Census Population | 15,799 | 109,901 | 171,720 |
| | 1990 Census Population | 10,783 | 98,123 | 152,372 |
| | Historical Annual Growth 1990 to 2005 | 3.3% | 1.0% | 1.1% |
| | Projected Annual Growth 2005 to 2010 | 0.4% | 0.5% | 0.7% |
| HOUSEHOLDS | 2005 Est. Households | 5,480 | 32,688 | 53,766 |
| | 2010 Proj. Households | 5,642 | 33,899 | 56,191 |
| | 2000 Census Households | 5,307 | 31,417 | 51,213 |
| | 1990 Census Households | 3,463 | 27,594 | 44,586 |
| | Historical Annual Growth 1990 to 2005 | 3.9% | 1.2% | 1.4% |
| | Projected Annual Growth 2005 to 2010 | 0.6% | 0.7% | 0.9% |
| AGE | 2005 Est. Population 0 to 9 Years | 15.1% | 13.7% | 13.9% |
| | 2005 Est. Population 10 to 19 Years | 11.8% | 13.4% | 13.2% |
| | 2005 Est. Population 20 to 29 Years | 13.3% | 13.3% | 13.7% |
| | 2005 Est. Population 30 to 44 Years | 27.3% | 21.0% | 21.9% |
| | 2005 Est. Population 45 to 59 Years | 20.8% | 21.4% | 21.1% |
| | 2005 Est. Population 60 to 74 Years | 8.3% | 11.6% | 11.1% |
| | 2005 Est. Population 75 Years Plus | 3.4% | 5.5% | 5.2% |
| | 2005 Est. Median Age | 35.1 | 37.4 | 36.9 |
| MARITAL STATUS & SEX | 2005 Est. Male Population | 49.9% | 50.2% | 50.6% |
| | 2005 Est. Female Population | 50.1% | 49.8% | 49.4% |
| | 2005 Est. Never Married | 27.8% | 29.8% | 29.6% |
| | 2005 Est. Now Married | 54.6% | 50.7% | 51.4% |
| | 2005 Est. Separated or Divorced | 8.8% | 12.2% | 11.3% |
| | 2005 Est. Widowed | 8.7% | 7.2% | 7.7% |
| INCOME | 2005 Est. HH Income \$200,000 or More | 2.1% | 2.5% | 2.4% |
| | 2005 Est. HH Income \$150,000 to 199,999 | 4.7% | 4.5% | 4.5% |
| | 2005 Est. HH Income \$100,000 to 149,999 | 20.3% | 19.9% | 19.2% |
| | 2005 Est. HH Income \$75,000 to 99,999 | 20.5% | 19.1% | 18.6% |
| | 2005 Est. HH Income \$50,000 to 74,999 | 23.1% | 20.7% | 21.1% |
| | 2005 Est. HH Income \$35,000 to 49,999 | 15.8% | 13.7% | 13.9% |
| | 2005 Est. HH Income \$25,000 to 34,999 | 7.1% | 7.4% | 8.0% |
| | 2005 Est. HH Income \$15,000 to 24,999 | 3.7% | 6.0% | 6.3% |
| | 2005 Est. HH Income \$0 to 14,999 | 2.7% | 6.4% | 6.0% |
| | 2005 Est. Average Household Income | \$ 85,024 | \$ 84,051 | \$ 82,685 |
| | 2005 Est. Median HH Income | \$ 73,603 | \$ 69,780 | \$ 68,850 |
| | 2005 Est. Per Capita Income | \$ 29,114 | \$ 25,090 | \$ 25,876 |
| | 2005 Est. Number of Businesses | 134 | 1,434 | 2,672 |
| 2005 Est. Total Number of Employees | 1,836 | 16,523 | 29,988 | |

FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2005 Estimates & 2010 Projections

Calculated using Proportional Block Groups



Lat/Lon: 21.41409/-158.00206

October 2005

| Waipio Center | | 1.00 mi radius | 3.00 mi radius | 5.00 mi radius |
|---|--|----------------|----------------|----------------|
| RACE | 2005 Est. White Population | 13.8% | 11.8% | 14.4% |
| | 2005 Est. Black Population | 2.7% | 2.4% | 2.9% |
| | 2005 Est. Asian & Pacific Islander | 63.2% | 65.7% | 62.0% |
| | 2005 Est. American Indian & Alaska Native | 0.2% | 0.2% | 0.2% |
| | 2005 Est. Other Races Population | 20.2% | 19.9% | 20.4% |
| HISPANIC | 2005 Est. Hispanic Population | 1,008 | 7,908 | 12,849 |
| | 2005 Est. Hispanic Population Percent | 6.3% | 7.0% | 7.2% |
| | 2010 Proj. Hispanic Population Percent | 6.6% | 7.4% | 7.6% |
| | 2000 Hispanic Population Percent | 6.0% | 6.7% | 6.9% |
| EDUCATION (Adults 25 or Older) | 2005 Est. Adult Population (25 Years or Older) | 10,852 | 74,733 | 117,201 |
| | 2005 Est. Elementary (0 to 8) | 4.8% | 7.2% | 6.2% |
| | 2005 Est. Some High School (9 to 11) | 4.5% | 6.5% | 6.0% |
| | 2005 Est. High School Graduate (12) | 24.7% | 31.3% | 30.4% |
| | 2005 Est. Some College (13 to 16) | 19.6% | 19.8% | 20.1% |
| | 2005 Est. Associate Degree Only | 12.9% | 10.6% | 10.6% |
| | 2005 Est. Bachelor Degree Only | 25.2% | 18.7% | 19.7% |
| | 2005 Est. Graduate Degree | 8.4% | 5.9% | 7.0% |
| HOUSING | 2005 Est. Total Housing Units | 5,620 | 33,558 | 55,369 |
| | 2005 Est. Owner Occupied Percent | 69.2% | 65.8% | 64.5% |
| | 2005 Est. Renter Occupied Percent | 28.3% | 31.6% | 32.6% |
| | 2005 Est. Vacant Housing Percent | 2.5% | 2.6% | 2.9% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 3.3% | 1.7% | 1.8% |
| | 2000 Homes Built 1995 to 1998 | 10.2% | 5.8% | 6.1% |
| | 2000 Homes Built 1990 to 1994 | 32.8% | 12.1% | 12.2% |
| | 2000 Homes Built 1980 to 1989 | 32.2% | 23.7% | 22.1% |
| | 2000 Homes Built 1970 to 1979 | 14.8% | 27.6% | 30.2% |
| | 2000 Homes Built 1960 to 1969 | 5.7% | 21.3% | 18.8% |
| | 2000 Homes Built 1950 to 1959 | 0.7% | 6.2% | 6.5% |
| | 2000 Homes Built Before 1949 | 0.2% | 1.7% | 2.3% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | - | - | - |
| | 2000 Home Value \$500,000 to \$999,999 | 1.3% | 1.6% | 3.2% |
| | 2000 Home Value \$400,000 to \$499,999 | 4.4% | 4.3% | 6.3% |
| | 2000 Home Value \$300,000 to \$399,999 | 31.0% | 26.8% | 26.5% |
| | 2000 Home Value \$200,000 to \$299,999 | 48.0% | 52.7% | 48.4% |
| | 2000 Home Value \$150,000 to \$199,999 | 9.4% | 8.7% | 9.2% |
| | 2000 Home Value \$100,000 to \$149,999 | 4.0% | 3.9% | 4.3% |
| | 2000 Home Value \$50,000 to \$99,999 | 1.0% | 1.3% | 1.4% |
| | 2000 Home Value \$25,000 to \$49,999 | 0.2% | 0.4% | 0.5% |
| | 2000 Home Value \$0 to \$24,999 | 0.8% | 0.2% | 0.3% |
| | 2000 Median Home Value | \$ 281,804 | \$ 270,323 | \$ 277,421 |
| | 2000 Median Rent | \$ 877 | \$ 791 | \$ 832 |