

LAND FOR LEASE

17,266 SF &
27,744 SF
available



PREMIER DEVELOPMENT OPPORTUNITY

98-151 & 98-121 Lipoa Place, Aiea, Hawaii 96701



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Aloha Stadium

Pearl Harbor

Pearl Kai Shopping Center

Skyline

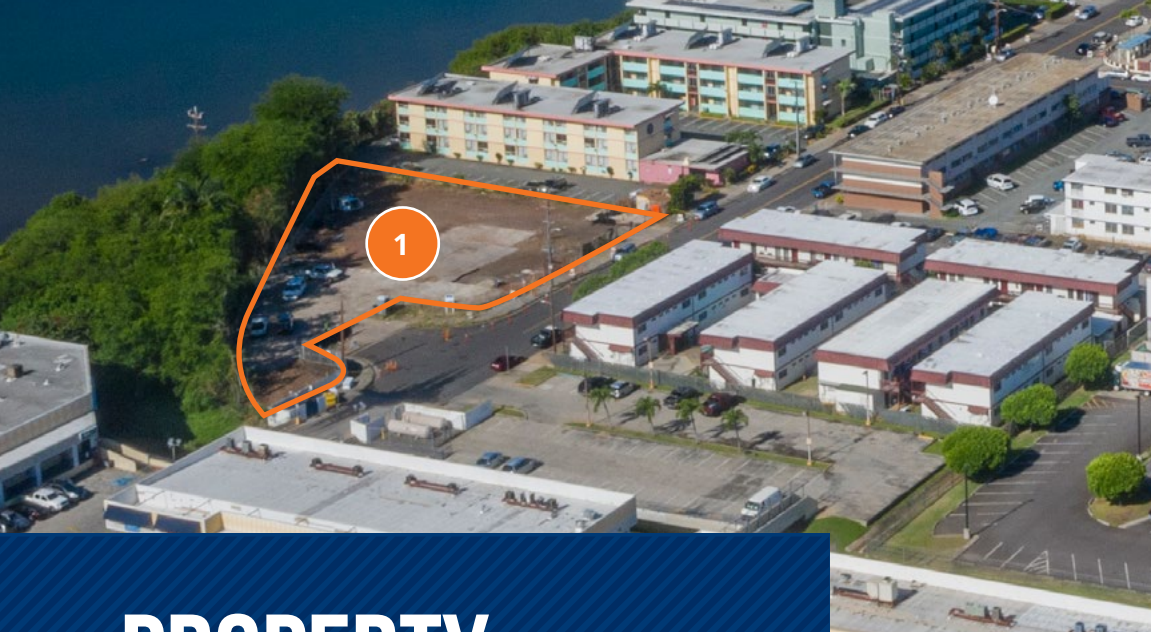
Kamehameha Hwy
44,434 ADT

Lipoa Pl

1

2

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



PROPERTY OVERVIEW

A premier development opportunity in Hawaii

Situated in the vibrant heart of Aiea, these prime pad sites sit just off the bustling Kamehameha Highway. Just minutes from local landmarks like Pearl Harbor, Pearlridge center, and transportations hubs like the Pearlridge Station and H-1, the properties offer a steady flow of customers given the developed neighborhoods surround it. Take advantage of flexible development incentives in the Transit-Oriented Development (TOD) Special District.

	Site 1 98-151 Lipoa	Site 2 98-121 Lipoa
Land Area	27,744 SF	17,266 SF
Area	Aiea	Aiea
TMK Number	(1) 9-8-014-029	(1) 9-8-014-008
Base Rent	Negotiable	Negotiable
Operating Expenses	2024 RPT - \$26,049.92	2024 RPT - \$19,930.52
Term	Negotiable	Negotiable
Zoning	BMX-3	BMX-3



PROPERTY FEATURES

- **Prime Location:** Centrally situated in Aiea, just minutes from Pearlridge Center, Pearl Harbor, and major transportation routes, including Kamehameha Highway and the H-1 Freeway.
- **Strong Market Demand:** Positioned within a highly developed neighborhood with a robust mix of residential, retail, and commercial uses, offering a steady customer base and workforce.
- **Transit-Oriented Development:** The sites are located within a Transit-Oriented Development (TOD) Special District, benefiting from proximity to the Pearlridge TOD rail station and supporting walkability and sustainable growth.
- **Dynamic Zoning:** BMX-3 zoning permits a wide range of uses.

BMX-3 (Business Mixed Use) zoning encourages efficient land use, reduced energy consumption, and creative vibrant communities that combine housing with access to jobs and retail, as such BMX-3 zoning offers a wide variety of allowable uses ideal for:

- | | |
|------------------------------------|------------------------------------|
| • Art & Photography Studios | • Retail Stores |
| • Convenience stores | • Vet Clinics |
| • Office Buildings | • Auto Sales/Rentals |
| • Medical Office | • Recreational Facilities, outdoor |
| • Personal & Professional services | • Commercial parking lot |

LOCATION





For more information, contact:

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