

**FOR
LEASE**

2,103 - 3,132 SF
available



PRIME FLEX SPACE

98-125 Lipoa Place, Aiea, Hawaii 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



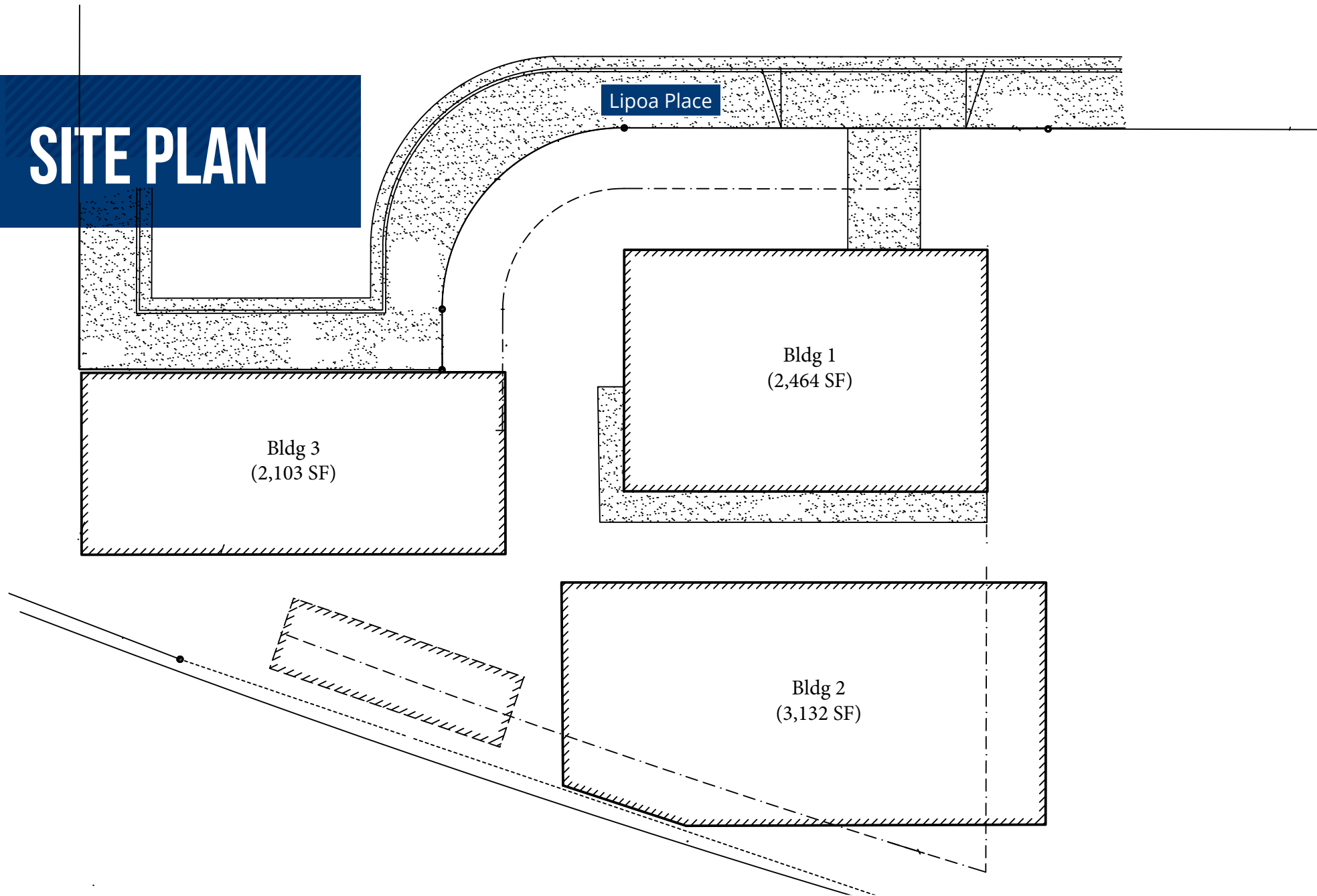
PROPERTY OVERVIEW

Position your business for success at 98-125 Lipoa Place, a multi-building, multi-tenant commercial property offering flexible lease options in a prominent business corridor. With its central position in Aiea, easy access to major thoroughfares, and proximity to vibrant shopping centers, this property is the ideal home for retail, flex/industrial, or service-oriented businesses.

Situated in Aiea's dynamic commercial district, 98-125 Lipoa Place is surrounded by professional offices, retail stores, and service businesses, creating a vibrant environment of synergetic success.

Available Space	Building 1 - 2,464 SF - Service oriented retail Building 2 - 3,132 SF - Storage Building 3 - 2,103 SF - Low cube warehouse/flex space
Area	Aiea
TMK Number	(1) 9-8-014-024
Base Rent	Negotiable
Operating Expenses	Modified Gross
Term	3-5 Years
Zoning	BMX-3

SITE PLAN





PROPERTY FEATURES

- **Central Location:** Nestled in the bustling heart of Aiea, ensuring maximum exposure.
- **Seamless Accessibility:** Direct access to major highways like H-1, Moanalua Freeway, and Kamehameha Highway, making it easy for clients and employees to reach you.
- **Proximity to Shopping Centers:** Minutes from Pearlridge Center, Waimalu Shopping Center, and Aiea Shopping Center, drawing steady customer traffic and offering convenience for staff.
- **Flexible Zoning:** Accommodates a wide range of uses, from retail and office to light industrial, allowing you to customize your space to fit your business needs.

LOCATION





For more information, contact:

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