

NOW LEASING!

RESTAURANT/RETAIL SPACE IN CENTRAL 'AIEA



98-820 MOANALUA ROAD

'Aiea, HI 96701 · Four vacant 1,200 SF restaurant/retail units



ARTIST'S RENDERING — ILLUSTRATIVE ONLY. NOT A PHOTOGRAPH OF THE COMPLETED PREMISES; FINISHES, SIGNAGE AND LAYOUT ARE INDICATIVE AND SUBJECT TO CHANGE.



Are you the right fit?

The property suits any restaurant/retail concept built to serve a dense, everyday local trade area rather than a visitor market. Plate lunch, Korean, Japanese, Filipino, Vietnamese, poke, bakery, coffee, pizza, chicken, dessert, a neighborhood bar, or a delivery and commissary kitchen all work here.

Four side-by-side units also allow a curated cluster of complementary operators - a small food row on Moanalua Road - rather than a single tenant. New and experienced operators are both welcome.

- All restaurant/retail concepts considered
- Hood infrastructure available
- Combinable to 2,400 / 3,600 / 4,800 SF
- Shared grease trap access
- Open customer parking, 30 stalls on site
- Separately metered utilities



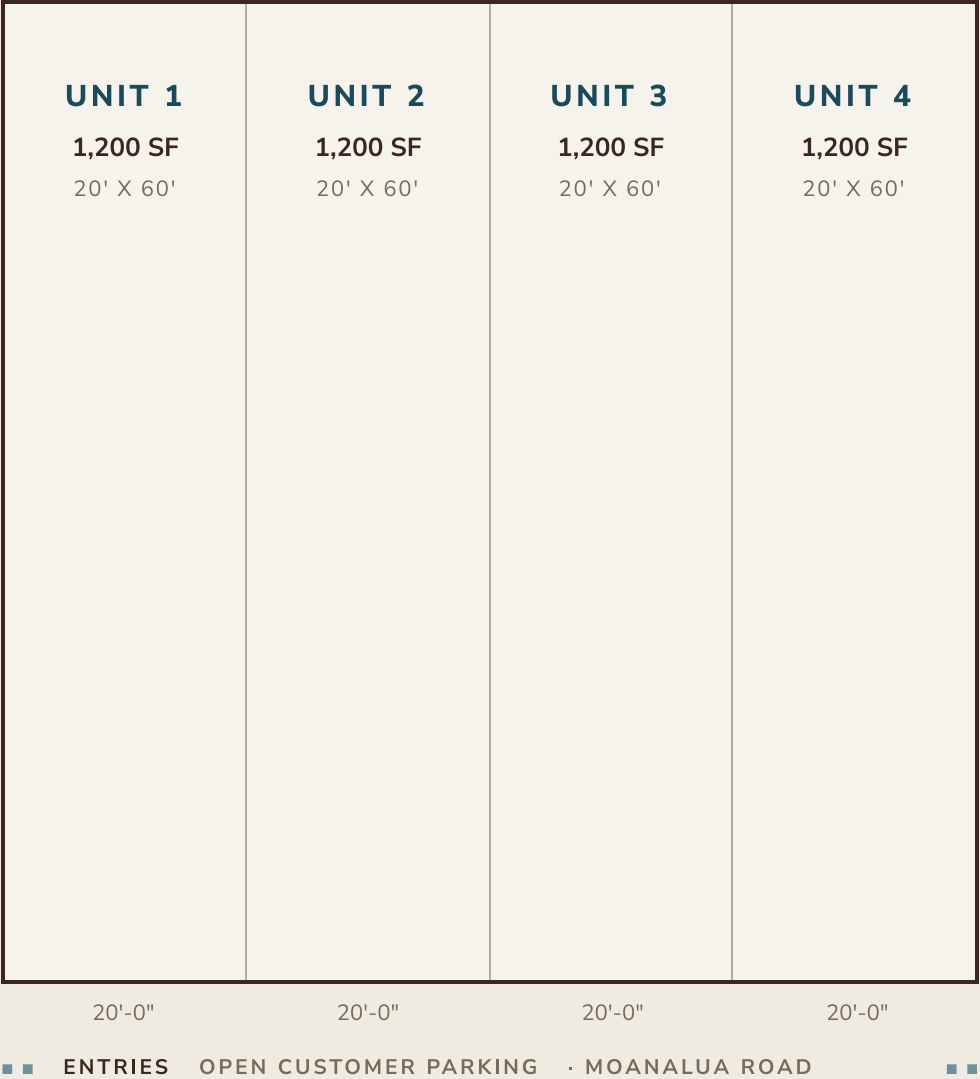
1,200
SQUARE FEET
PER UNIT

FOUR VACANT UNITS

Identical 20' x 60' bays, each delivered with restaurant/retail infrastructure in place.

Lease plan

Total leasable area 4,800 SF
Building footprint 80' x 60'



UNIT SCHEDULE

UNIT	AREA	STATUS
Unit 1	1,200 SF	Vacant
Unit 2	1,200 SF	Vacant
Unit 3	1,200 SF	Vacant
Unit 4	1,200 SF	Vacant
Total available	4,800 SF	4 units

DELIVERED WITH

Shared grease trap access • Hood infrastructure available • separately metered utilities • private restrooms • open customer parking, 30 stalls on site • single-storey slab-on-grade construction • demising walls suited to combining bays.

RENT
On application

CAM
TBD

UTILITIES
Separately metered

TERM
3-10 years

AVAILABLE
Q4 2027

MAP

The site sits on Moanalua Road in Waimalu, half a mile from Pearlridge Center, directly beside Waimalu Elementary School and wrapped by the established Waimalu, Newtown and Pearl City residential neighborhoods.

DRIVE TIMES

Pearlridge Center	3 min
H-1 Freeway interchange	3 min
Aloha Stadium & Skyline	5 min
Pearl Harbor bases	8 min
Downtown Honolulu	15 min

- Subject property
- Nearby destinations
- Notable restaurants



EXPLORE ‘AIEA

Zip code 96701 · Waimalu, Newtown, Halawa & ‘Aiea

POPULATION

40,268

residents, 96701 zip

HOUSEHOLD SIZE

3.24

persons, avg. · median age 45.7

MEDIAN HH INCOME

\$111,173

\$139,885 avg. household

MEDIAN HOME VALUE

\$944,500

median gross rent \$1,976 / mo

SPENDING POWER VS BENCHMARKS

Households in 96701 earn about 5% more than the Honolulu County median and 10% more than the state median, and 23.6% of them make over \$200,000 a year — a stable, middle-to-upper-middle income base of roughly 12,400 households within a mile of the site.

‘Aiea · 96701

\$111,173

Honolulu County

\$106,195

State of Hawai‘i

\$100,745



TRAFFIC IN THE TRADE AREA

Annual average daily traffic, 2024 — Hawai‘i DOT Highways Division

H-1 west of Kaonohi St. — busiest count on O‘ahu	231,200
Moanalua Freeway (H-201) at Moanalua St.	112,300
H-1 at Halawa Stream Bridge	95,600
H-201 west of Kahuapaani St.	51,100
H-3 west of North Halawa Valley Bridge	47,400
Kamehameha Hwy at Kalauao Bridge	44,300

11.4M

annual visitors to Pearlridge Center, minutes away

30,000

shoppers a day at Pearlridge, Hawai‘i’s largest enclosed mall

1,050

businesses inside the 96701 zip, plus Pearl Harbor employment



FOR MORE INFORMATION, PLEASE CONTACT

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