

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

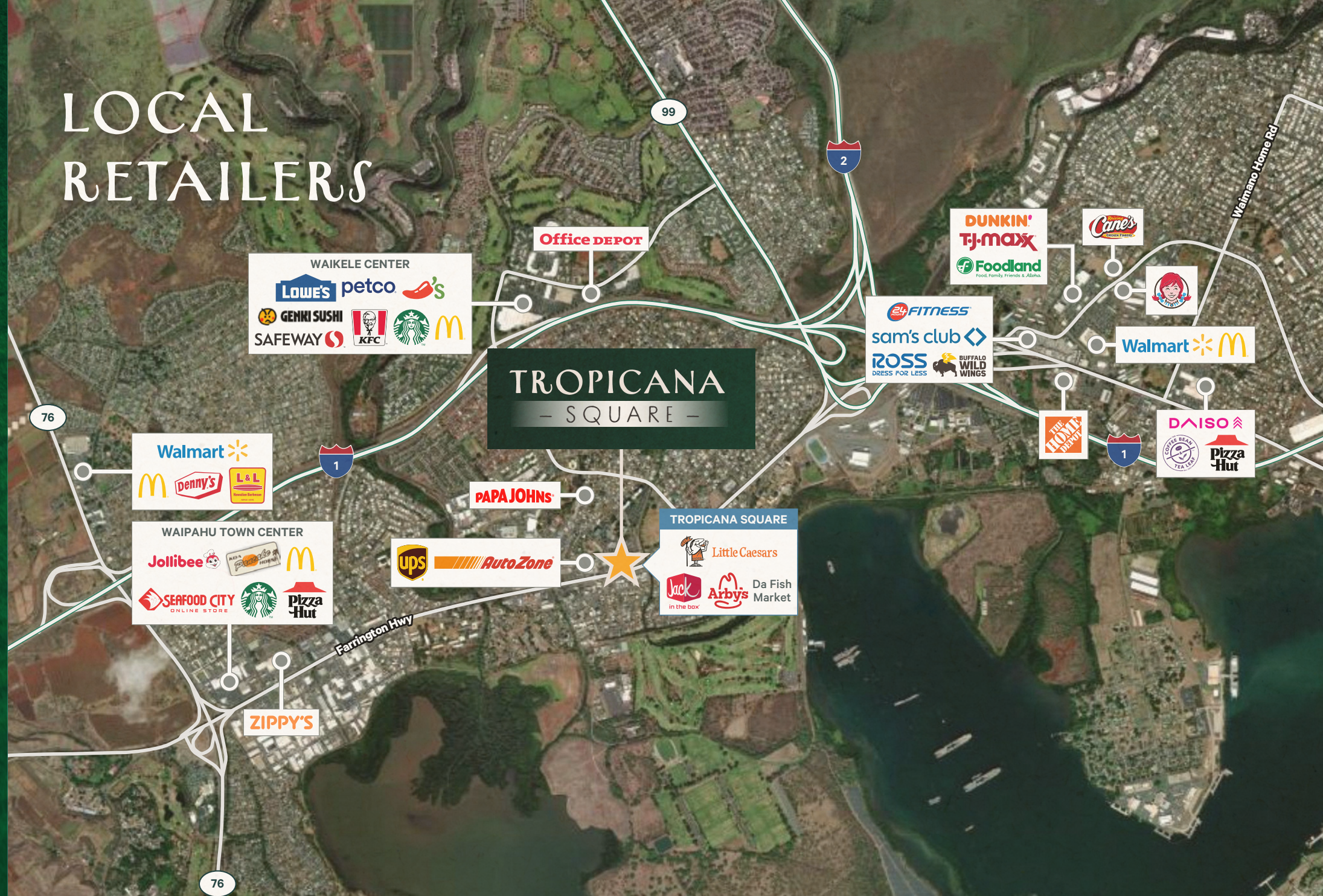
WAIPAHU
PUBLIC LIBRARY

FARRINGTON HWY. 30,500 VPD

MOKUOLA ST 6,000 VPD

POUHALA/ WAIPAHU
TRANSIT CENTER

LOCAL RETAILERS



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



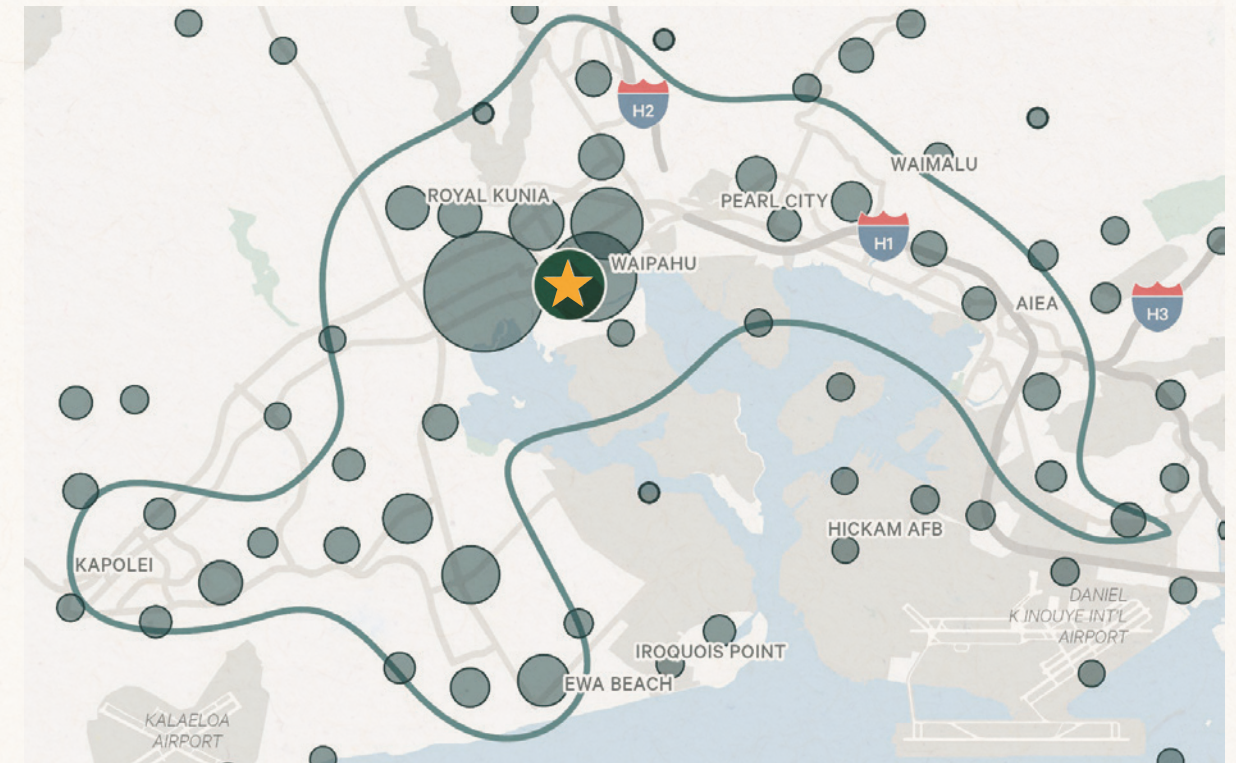
0.13%

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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