

# Service Station Facility and Yard Space



## FOR LEASE

**94-825 Waipahu Street  
Waipahu, HI 96796**

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## Property Description

In a market where vacancy is extremely tight, we're presenting an opportunity for an automotive operator to lease a 5,606 square foot service station in the Waipahu Submarket.

Home to Saiki Motors for decades, the facility provides excellent visibility on Waipahu Street with great ingress/egress and has already established a list of regular clientele. Also included are multiple service bays which allows a use to take in more work volume, an office/reception area, private restrooms and ample parking. The property has additional yard space available for lease located to the back of the property for additional customer parking or vehicle/equipment storage.

## Location Description

Located on Waipahu Street, one of the main thoroughfares in the heart of Waipahu, the property is a frontage location with excellent visibility. The site is within the Waipahu Neighborhood TOD (transit oriented development) plan.

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## Property Details

Area:	Waipahu, HI 96797	
TMK:	(1) 9-4-13: parcels 69 and 71 (portion of)	
Zoning:	R-7.5 (Service Station Use Variance)	
Term:	3 to 5 years	
Size Available:	Street Front	2,803 SF
	Back Bays	2,803 SF
	Yard	10,000 SF
Base Rent:	Street Front	\$1.50 PSF/Mo
	Back Bays	\$1.20 PSF/Mo
	Yard	\$0.15 PSF/Mo
CAM:	\$0.08 PSF/Mo (est. for 2018)	



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