

Enhanced Use Leasing (EUL)



“Old” Moanalua Terrace, “New” Moanalua Terrace, Built Moanalua Terrace

The Department of Navy owns valuable real estate and facilities across the United States. Many of its installations are located near or on the water. The Navy estimates that it owns 320 million square feet in facilities and 2.2 million acres of land. Furthermore, the Navy has estimated that it has 60 million square feet of underutilized assets that consumes limited fiscal resources. Our goal is to leverage the value of underutilized and under performing assets. One tool the Navy is using, “Enhanced Use Leasing”.

10 USC 2667 (Leases: non-excess property) allows acceptance of “in-kind consideration” at any property under control of the Secretary. In-kind or cash consideration is available for a variety of installation operating support functions, including:

- Construction of new facilities
- Maintenance, protection, alteration, repair, improvement, or restoration (including environmental restoration) of property or facilities
- Provision of facilities for use by the military department
- Provision of such other services relating to activities that will occur on the leased property as the Secretary concerned considers appropriate



The approximate EUL site and surrounding areas.

The Navy has been very successful in executing large-scale EUL projects (e.g. Mazda Lease, Port Hueneme, CA; Moanalua Shopping Center, Pearl Harbor, HI). The Navy is now taking a programmatic approach to EUL projects as part of a broader approach to asset and portfolio management.

As a planner, you will work with the Navy Regions to develop a list of candidate EUL sites. You will then work with and direct our support contractor, who will provide the Navy with a detailed economic/market analysis feasibility study of the potential for a successful EUL project.

EUL Studies Completed

- Naval Station, Great Lakes, IL
- Naval Station Pensacola, FL, Outlying Landing Field, Saufley

Studies Underway or Planned

- Portsmouth Naval Shipyard, Kittery, ME
- Naval Submarine Base, New London, CT
- Naval Station, Newport, RI
- Naval Support Activity, Annapolis, MD
- Naval Weapons Station, Yorktown, VA
- Naval Station, Norfolk, VA
- Naval Air Station, Whidbey Island, WA
- Naval Base, Point Loma, CA

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