



FOR LEASE

Rare Opportunity Partial Pad Space with Kamehameha Hwy Frontage

Pearl Kai Shopping Center

**98-199 Kamehameha Hwy.
Aiea, Hawaii 96701**

INVESTMENT SUMMARY

Type:	Retail / Restaurant
Space Size:	2,016 SF
Base Rent:	\$5.50 - \$6.50 per SF/mo.
CAM:	\$1.41 <i>Restaurant Use</i>
CAM:	\$1.26 <i>Retail Use</i>
Water/Sewer:	Included in CAM
Electricity:	Separately Metered



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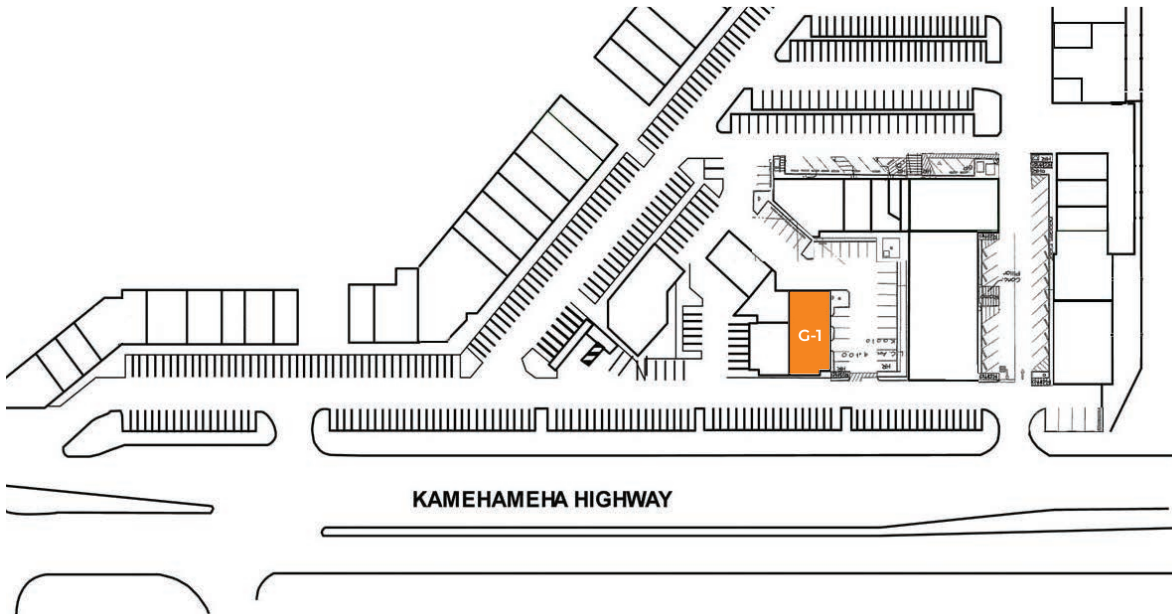


PEARL KAI SHOPPING CENTER DESCRIPTION

- Conveniently located just off H1 Freeway on Kamehameha Hwy in the heart of Aiea
- Across the street from Pearlridge Center
- Ample of free customer parking
- Very busy retail center with high customer traffic.
- Great tenant mix with retail, restaurant, office, & professional services
- Tenant improvement packages available

SPACE FEATURES

- A highly desired partial end cap suite
- Unobstructed direct visibility from main thorough-fare Kamehameha Hwy & rail line
- Easily accessible located near shopping center entrance
- Ample parking spaces fronting unit
- Long term lease possibility
- Ability to convert into retail
- Private restroom



This plan is for genral illustrative purposes only and all actual information is subject to verification including tenancy, layout, parking, and others. Not to scale.



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