

Where Business Meets

PARADISE

PEARLRIDGE
CENTER



RETAIL SPACE FOR LEASE | 98-1005 MOANALUA RD., AIEA, HAWAII 96701

CBRE

About the PROPERTY

Pearlridge Center stands as Hawaii's largest enclosed mall—spanning 1.29 million sq ft across two levels (three levels in Macy's) with around 170 shops, eateries, and entertainment venues. The center draws approximately 11.4 million visitors annually, averaging about 30,000 shoppers per day, bringing foot traffic back to pre-pandemic levels.

Strategically located just 10 miles north of Honolulu on Kamehameha Highway—one of O'ahu's busiest routes—87,000 vehicles pass the center daily. The property also offers over 6,500 free parking spaces, plus access to the island's only monorail (Skycab) and an on-site medical clinic. These powerful stats—strong daily traffic, expansive footfall, tenant mix, and exceptional accessibility—position Pearlridge Center as a highly attractive leasing opportunity for retailers seeking a dynamic and engaged customer base.



1972
Year Built

2019
Year Renovated

1.29M SF
Gross Leasable Area

170+
Specialty Retailers

6,500
Parking Stalls



PEARLRIDGE
CENTER



Property HIGHLIGHTS



100-50,000 SF
Range of Sizes Available



6,500+ Stalls
3 Structures and Surface Parking



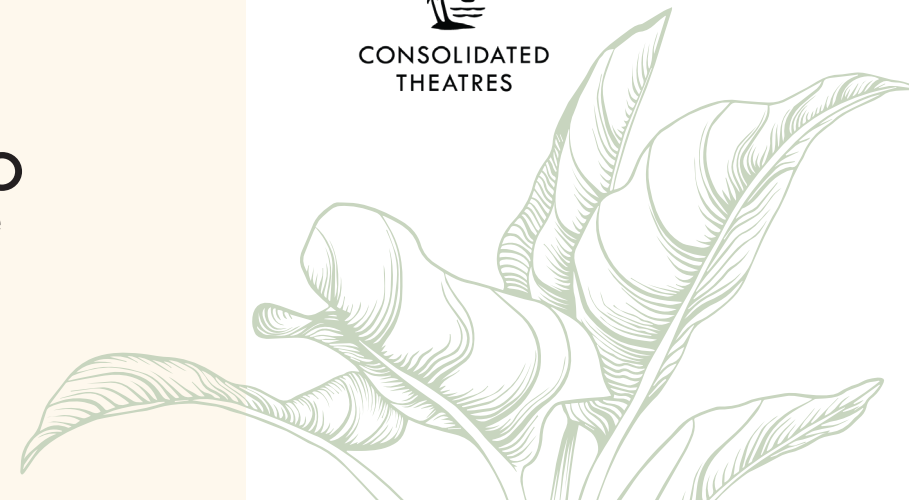
Negotiable
Base Rent, Operating Expenses, Term



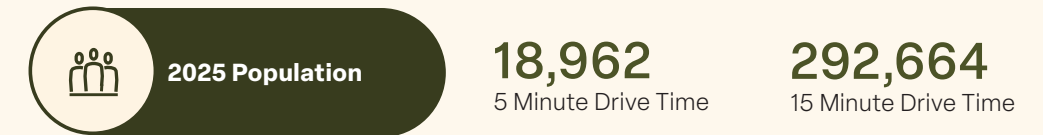
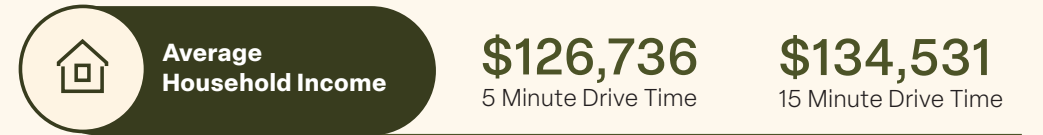
\$30+ Million
In renovations completed in 2019



Retail To-Go
Curbside pickup available



DEMOGRAPHICS



SHOPPER PROFILES

39%

H3 Neighborhood Spirit

- » Median Age: 43
- » Suburban families with households that tend to be large and multigenerational
- » Employed in skilled occupations, with notable self employment and jobs with local government

11%

F3 Downtown Melting Pot

- » Median Age: 38
- » Multigenerational households composed of married-couple families with or without children
- » English is not the first language for one-third of the population

10%

F5 Uptown Lights

- » Median Age: 39
- » Married couples, singles, and families
- » Tech savvy, environmentally and health conscious

SHOPPER BEHAVIOR



\$113,922

Average annual HH discretionary budget.

14% above national average.



\$4,933

Average amount spent eating out per household.

19% above national average.



\$2,817

Average amount spent on apparel & services per household.

15% above national average.



\$8,364

Average amount spent on groceries per household.

12% above national average.



Why O'AHU?

O'AHU MARKET HIGHLIGHTS

O'ahu is Hawai'i's economic and cultural hub, home to nearly 1 million residents and welcoming over 4.8 million visitors annually. Known as "The Gathering Place," O'ahu combines strong local purchasing power with a thriving tourism economy, making it the most dynamic retail market in the islands. Retailers benefit from a diverse customer base, high household incomes, and year-round foot traffic driven by both residents and visitors.



Population:
~1,000,000 residents



Annual Visitors:
4.8 million



Retail Hub:
Largest and most economically active island in Hawaii



Median Household Income:
\$99,800 (approx.)



Tourism Spend:
Over \$8 billion annually

AIEA: A CONNECTED COMMUNITY

Pearlridge Center is located in Aiea, a vibrant suburban community just 10 miles from Honolulu. Positioned along Kamehameha Highway—one of O'ahu's busiest corridors—Aiea offers exceptional accessibility and visibility. The area is anchored by Pearl Harbor Naval Base, major medical facilities, and established neighborhoods, creating a loyal and stable customer base. With strong demographics and proximity to key employment centers, Aiea is the ideal location for retailers seeking consistent local engagement.



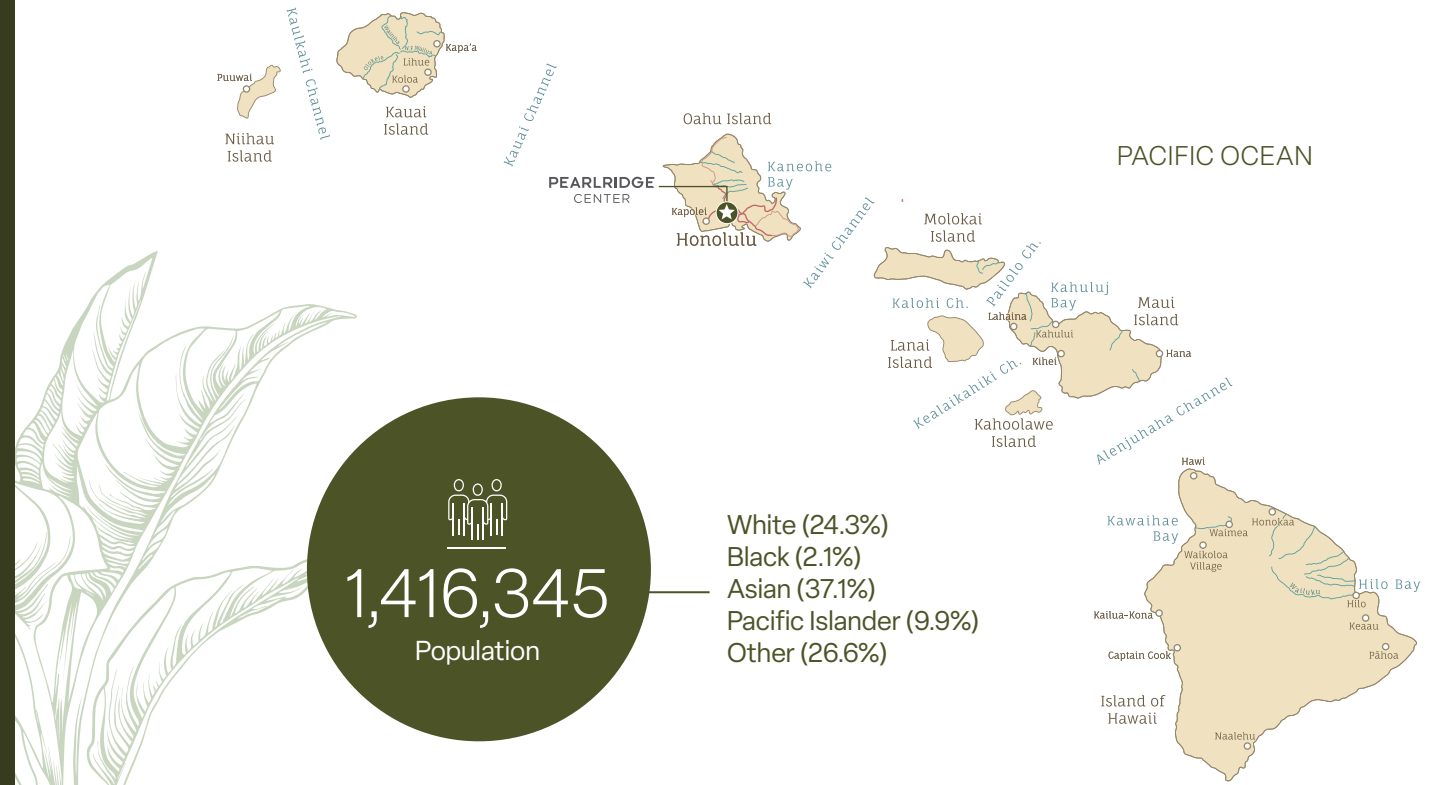
State of Hawaii OVERVIEW

THE ALOHA STATE comprises a chain of 137 islands in the Central Pacific Ocean, including eight major islands. The archipelago is one of the most isolated land masses in the world and lies 2,400 miles from the west coast of the U.S. Mainland. Honolulu, the state capital, is located on the island of Oahu. The state's approximately 1.5 million residents are joined each year by 10.5 million visitors, who enjoy the state's pleasant climate, famous beaches, surf, active volcanoes and Polynesian cultural heritage.

Hawaii's economy is centered around the tourism industry: transportation, accommodation and food services, and retail trade sectors represent a significant fraction of total jobs. Government is the second largest employer: about a fifth of the Hawaii's jobs are in the government sector—with both state and federal civilian components, as well as a large military component. Non-tourism service sectors such as health care, business, administrative and professional fields have generally grown faster than the economy overall, contributing to gradual diversification of the economy.

6.2 million of Hawaii's tourists hail from the U.S. mainland. A further 2.27 million visitors are from Asia with the biggest group being the 1.5 million Japanese who predominately visit Waikiki. The Chinese, Korean, and Japanese visitors boast the highest per person per day spending and plays a large part of Kalakaua Avenue ranking as the 5th strongest street in the United States for retail sales and landlord rents.*

**if you count New York and Los Angeles markets as a whole.*



- White (24.3%)
- Black (2.1%)
- Asian (37.1%)
- Pacific Islander (9.9%)
- Other (26.6%)



468,562
Households



\$107,368
Average HH Income



\$689,699
Average Home Value



48,128
Businesses



641,918
Employees



1,000,968
Education (Ages 25+)
High School (24.5%) | Some College (20.6%)
Bachelors Degree (22.3%) | Graduate+ (11.7%)

Site PLAN

PROJECT DATA

SF

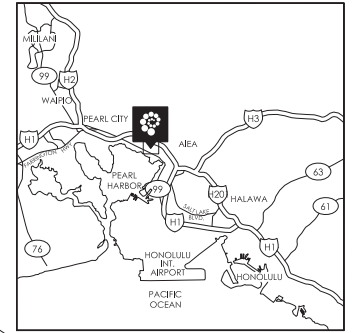
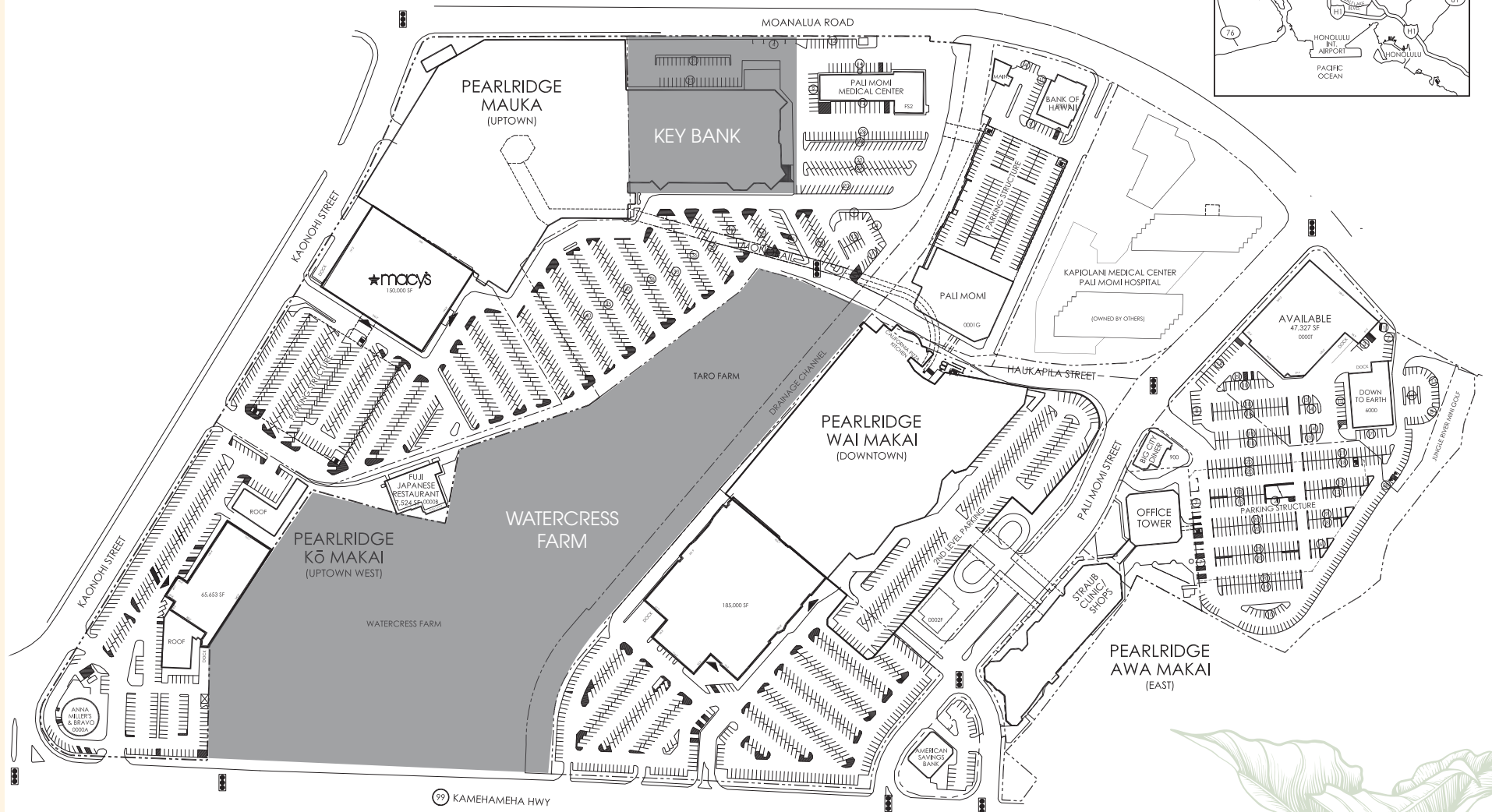
Total Dept. Store 482,341

Total Outparcel 201,408

Total GLA 1,303,795

[VIEW AVAILABILITIES](#)

[VIEW PROPERTY VIDEO](#)



PEARLRIDGE CENTER

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