

The logo consists of several overlapping circles of varying shades of purple and blue, arranged in a cluster.

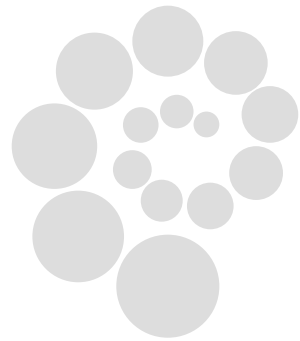
# PEARLRIDGE CENTER



*Where locals shop and dine*

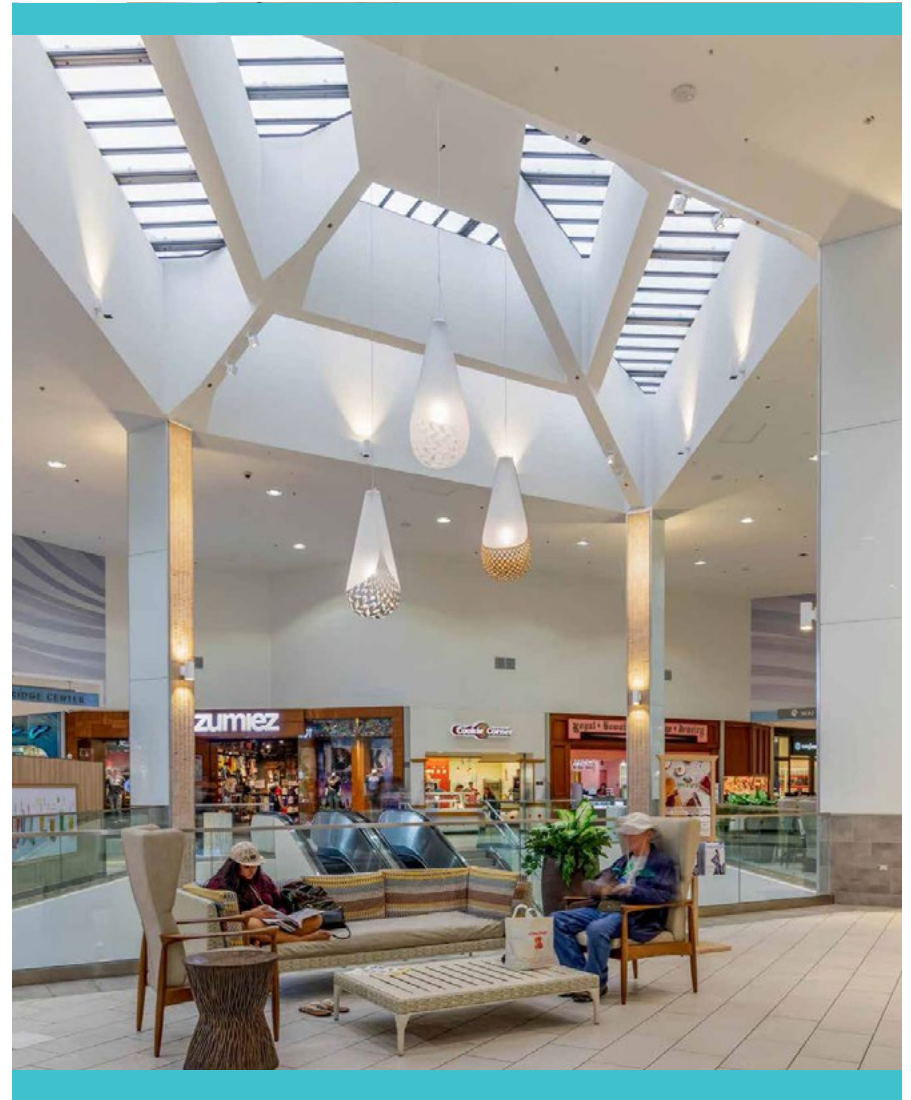






## PEARLRIDGE CENTER

Pearlridge Center is the largest enclosed shopping center in Hawaii. The venue is known for its signature family events, weekly farmers' market and Oahu's only monorail, which offers expansive views of Hawaii's iconic Sumida Watercress Farm and historic Pearl Harbor. The almost 1.3 million SF super-regional town center is home to more than 170 popular retail, dining and entertainment options including Macy's, Ross Dress for Less, T.J. Maxx, Pearlridge West Theaters, BRUG Bakery, Ben Bridge Jewels, Victoria Secret, PINK, F45, Zales, CVS Longs Drugs, Down to Earth, Sephora, Zumiez and Vans.





## Property Highlights

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**455 - 66,653 SF**

Various sizes available

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**6,500+ Stalls**

Free parking across three structures and surface parking areas

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**Negotiable**

Base Rent, Operating Expenses, Term

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**\$33 million**

In renovations completed in 2019

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**Retail To-Go**

Curbside pickup program

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## Notable Tenants

macy's

Bath & Body Works®



VICTORIA'S  
SECRET

**ROSS**  
DRESS FOR LESS

**T.J. maxx**

**zumiez**



Down to  
**Earth**™

SEPHORA



*Longs Drugs*





# Discover PEARLRIDGE



- 1 Pali Momi Medical Center
- 2 Pearl Kai Shopping Center
- 3 Sumida Watercress Farm
- 4 Ashley Furniture HomeStore
- 5 Honolulu Rail:  
Kalauao Center Station
- 6 West Ridge Shopping Center
- 7 Best Buy
- 8 Waimalu Shopping Center
- 9 Waimalu Plaza Shopping Center

- > Located just off Kamehameha Highway with easy access to the H-1 Freeway
- > Mauka and Wai Makai are connected by Hawaii's only monorail
- > Adjacent to Pali Momi Hospital, the only dedicated cancer research center in Hawaii
- > 10 minutes to Pearl Harbor Naval Shipyard



# The Numbers

The Pearlridge trade area is conveniently accessed via three highway on/off ramps all within 3 miles. Dense traffic at peak hours keep residents in this trade area for shopping and dining. Phase I of SkyLine, Honolulu's rail transit system, opened in 2023 and runs along Kamehameha Highway with a Pearlridge station serving the area and bringing visitors from West Oahu within steps from Pearlridge Center.

**95%**

of sales from local residents

**\$600**

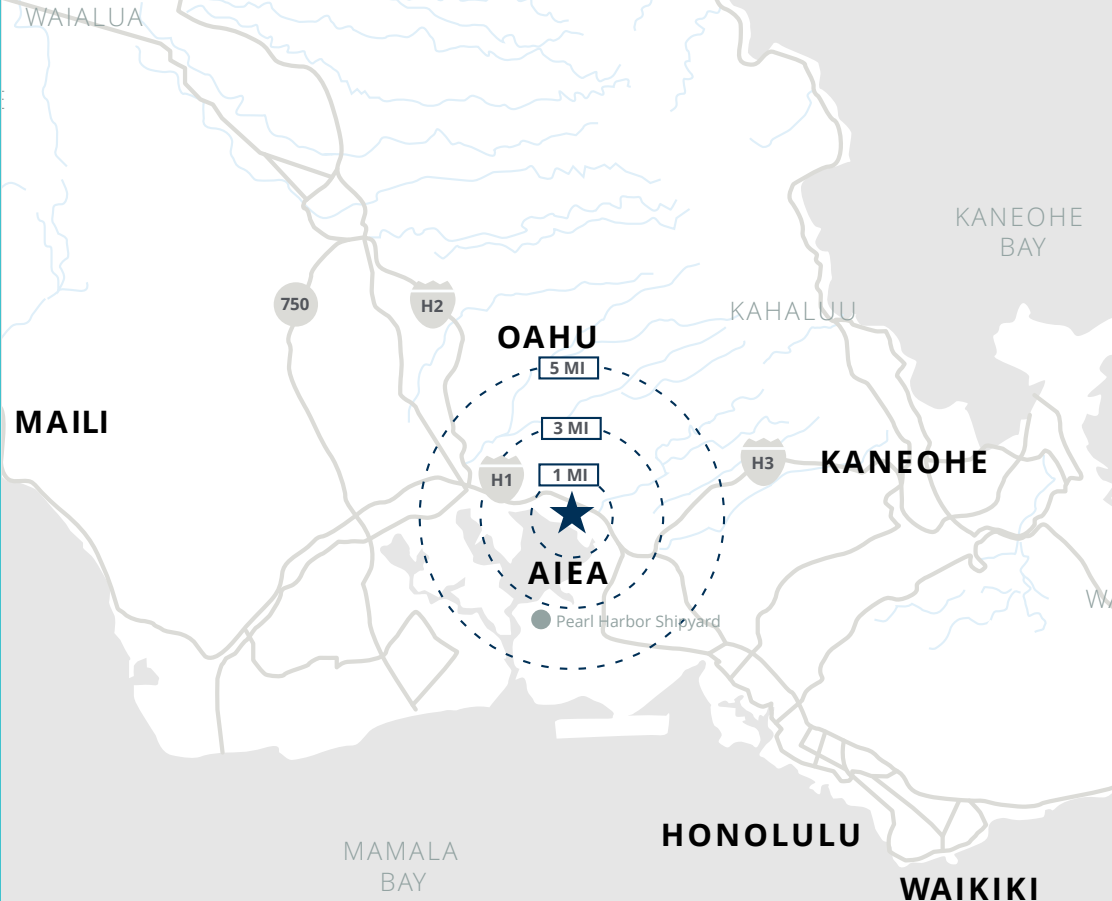
avg sales per square foot

**87,000**

vehicles pass the property daily

**12,597**

civilians employed at nearby  
Pearl Harbor Shipyard

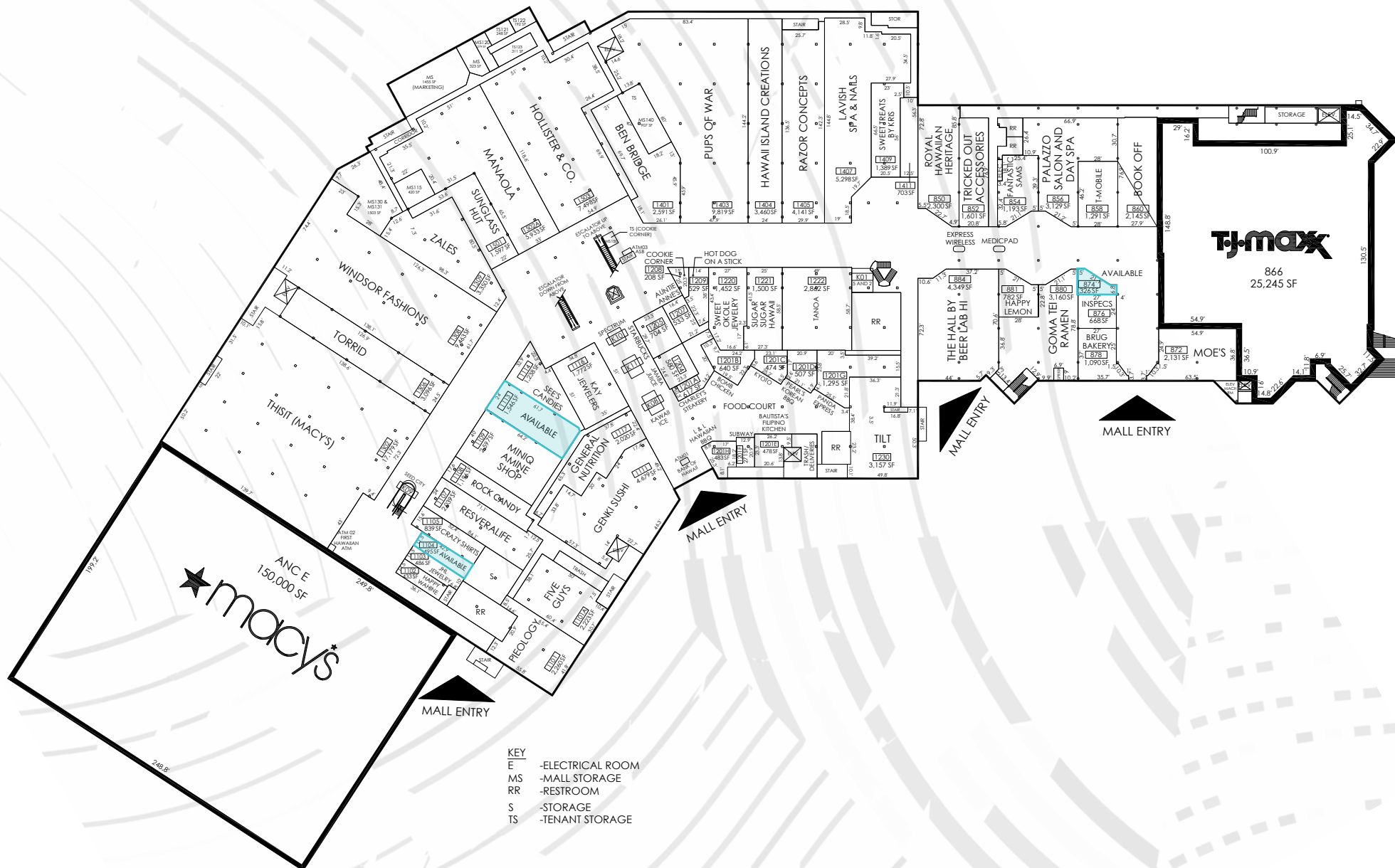


|                         | 1-MILE   | 3-MILE    | 5-MILE    |
|-------------------------|----------|-----------|-----------|
| <b>POPULATION</b>       |          |           |           |
| 2028 Projection         | 20,827   | 107,307   | 197,999   |
| 2023 Estimate           | 20,997   | 108,844   | 200,284   |
| <b>HOUSEHOLDS</b>       |          |           |           |
| 2028 Projection         | 7,883    | 35,039    | 62,747    |
| 2023 Estimate           | 7,862    | 36,162    | 62,817    |
| <b>HOUSEHOLD INCOME</b> |          |           |           |
| 2028 Projection         | \$94,493 | \$108,093 | \$103,882 |
| 2023 Estimate           | \$86,427 | \$100,033 | \$94,806  |
| <b>OTHER</b>            |          |           |           |
| Median Age              | 42.2     |           |           |
| Bachelor Degree+        | 21.6%    |           |           |



## Available Spaces

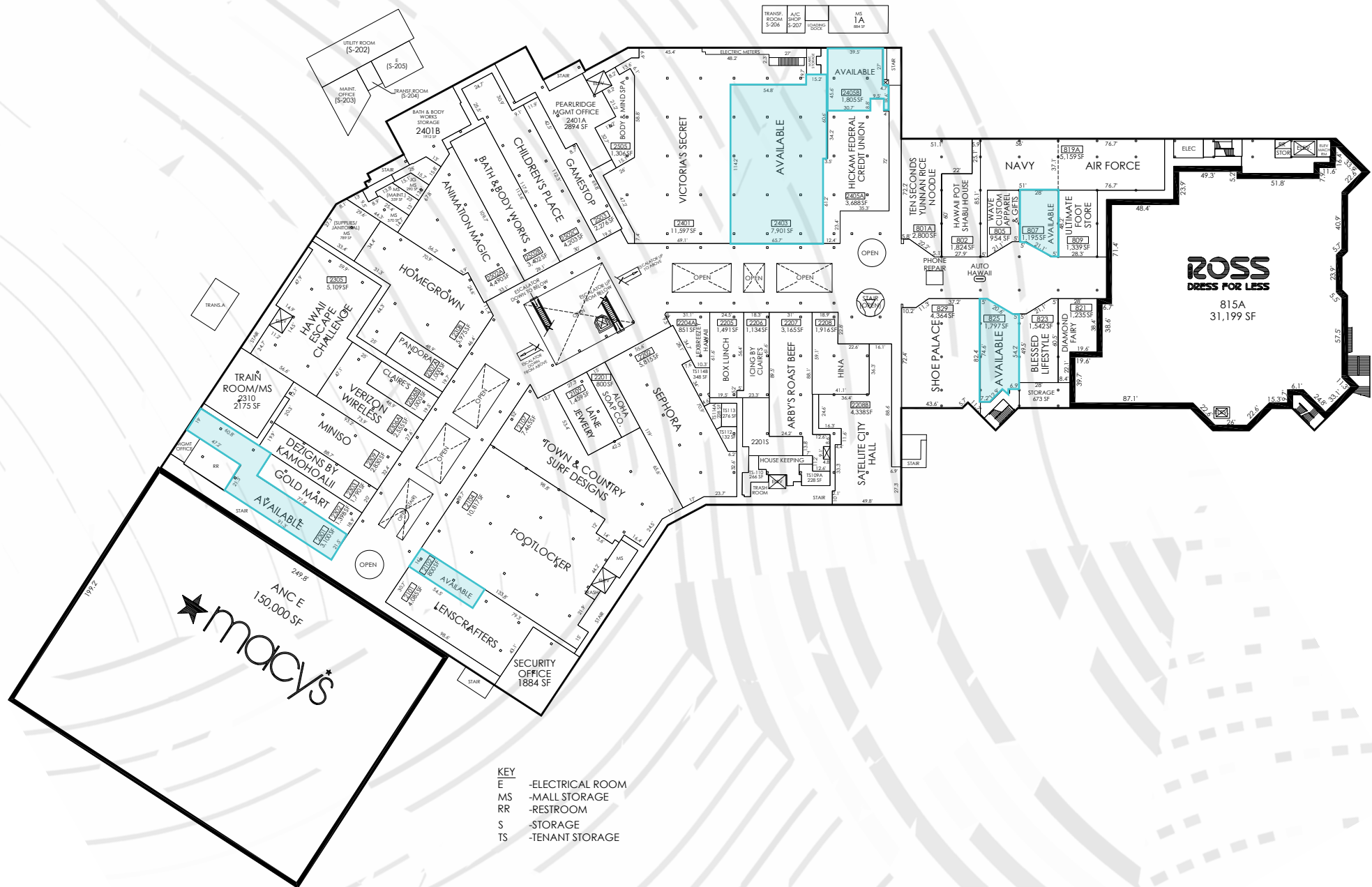
## MAUKA FIRST LEVEL





# Available Spaces

## MAUKA SECOND LEVEL

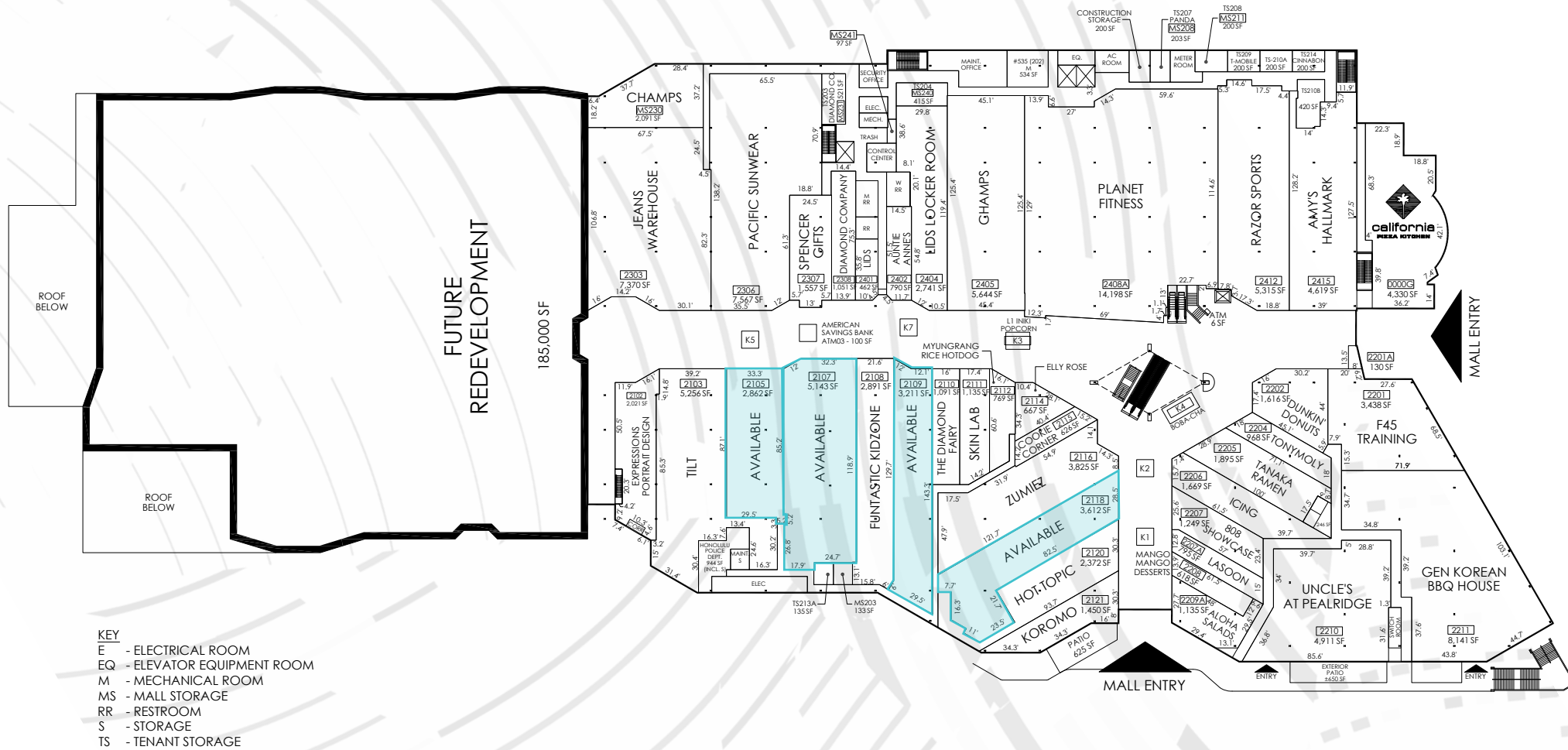






# Available Spaces

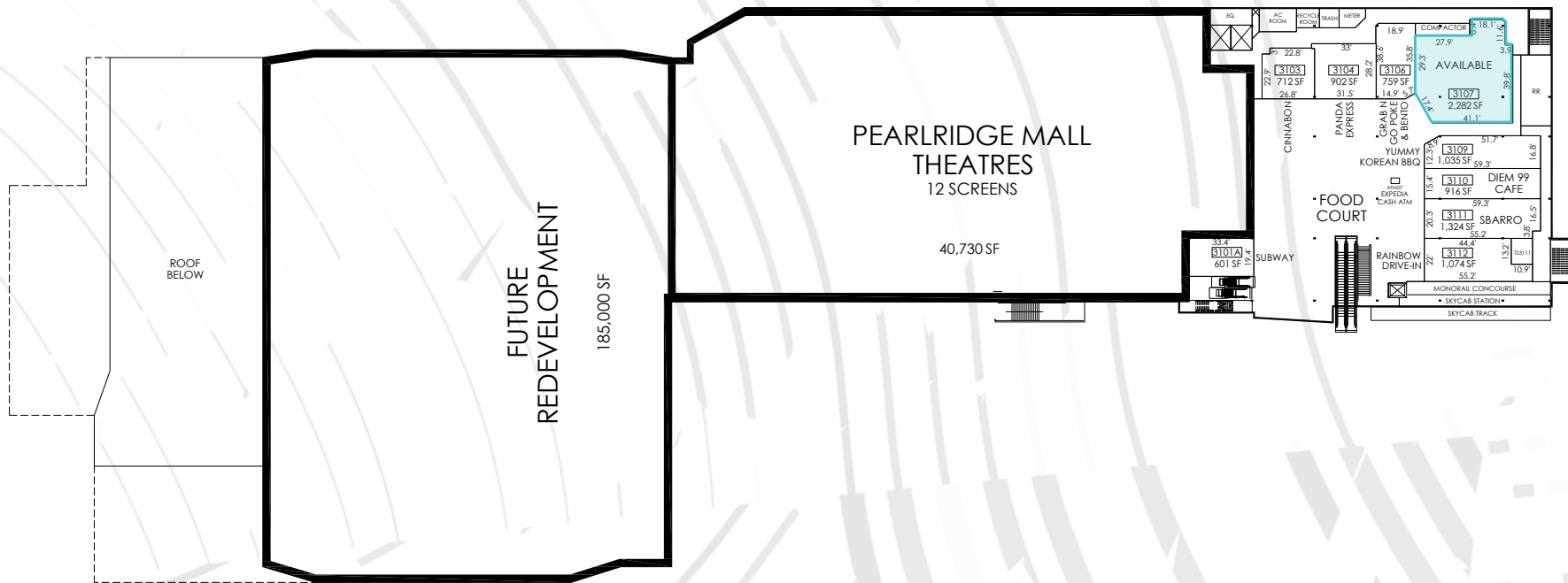
## WAI MAKAI SECOND LEVEL





# Available Spaces

## WAI MAKAI THIRD LEVEL



### KEY

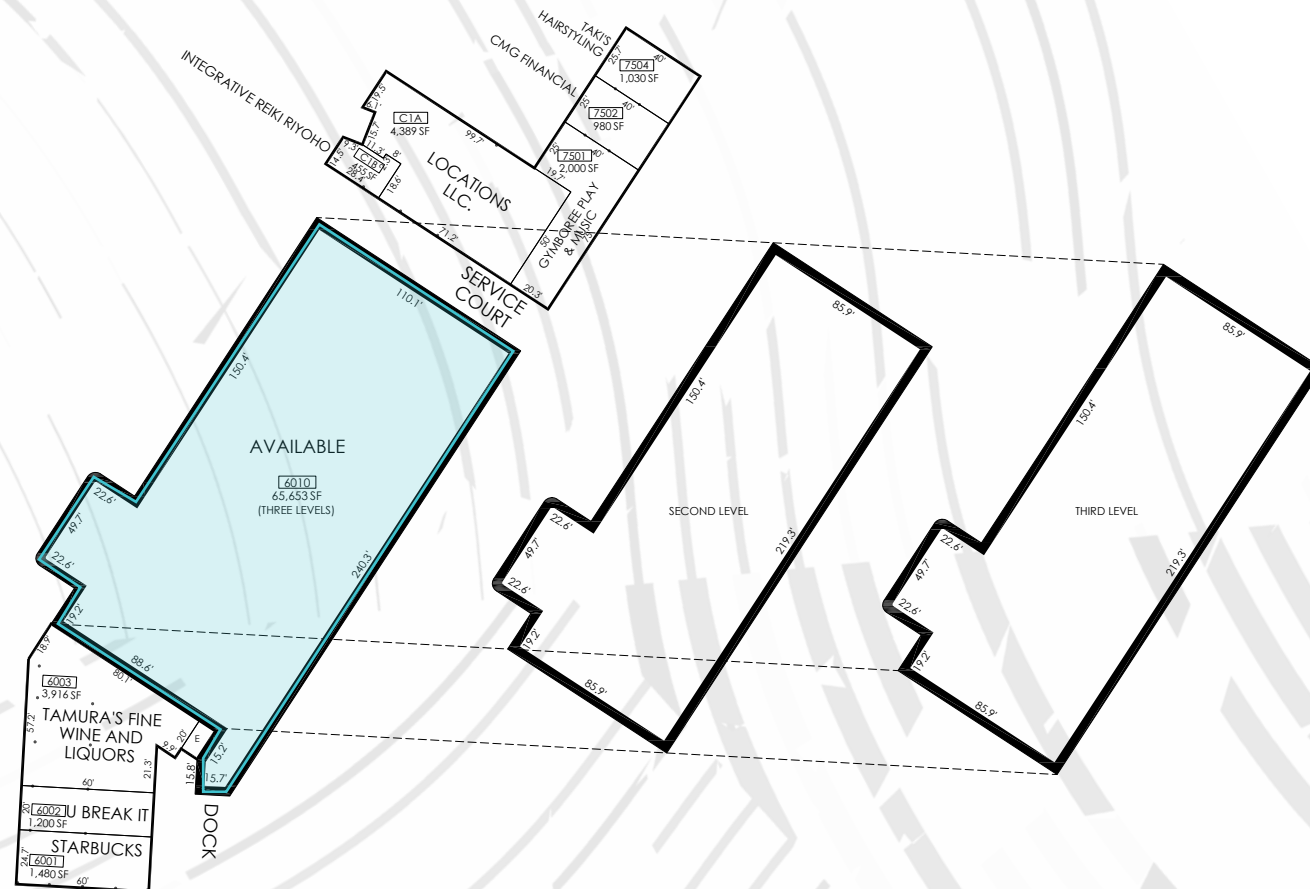
- E - ELECTRICAL ROOM
- EQ - ELEVATOR EQUIPMENT ROOM
- M - MECHANICAL ROOM
- MS - MALL STORAGE
- RR - RESTROOM
- S - STORAGE
- TS - TENANT STORAGE





# Available Spaces

KO MAKAI FIRST, SECOND,  
AND THIRD LEVEL





The site plan illustrates the layout of the Straub Family Health Center property. The main building is centrally located. To its north are two 'AVAILABLE' lots, one of which is 2,116 SF. To the west of the main building is another 'AVAILABLE' lot and a smaller building. Further west are 'BLUE TROPIC BAR & GRILL' and 'CALIFORNIA ROCK'N SUSHI'. The plan includes numerous setback dimensions (e.g., 30.8', 41', 240.6') and lot area calculations (e.g., 20,633 SF, 944 SF, 6,822 SF). A 'TITLE GUARANTY' area is shown in the upper right corner.





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