



Kaakepa Street



Kuala Street  
2023 ADT (35,159)



**KUALA ST**  
**PEARL CITY, HI 96782**

Pad Site with Drive Thru Capability  
Available for Long Term Ground Lease

Area Demographics  
(5-mile)



Avg Household Income

\$95,104



Projected Population (2030)

222,194



Current Population

220,920



Bachelor's Degree +

31%

# Nearby Retail Centers



Ground Lease Opportunity

**PEARL CITY GATEWAY**  
Longs Drugs T.J. Maxx  
petco Foodland  
DAVID'S BRIDAL McDonald's

Public Storage

**PEARL CITY SHOPS**  
HAWAIIANA EXPRESS STARBUCKS

Waiawa Pearl Highlands Station

Walmart

**PEARL CITY SHOPPING CENTER**  
Don Quijote Longs Drugs DAIISO  
J MART First Hawaiian Bank The Coffee Bean & Tea Leaf

**PEARL HIGHLANDS**  
ROSS Planet Fitness  
SAM'S CLUB BUFFALO WILD WINGS ULTA BEAUTY

Public Storage

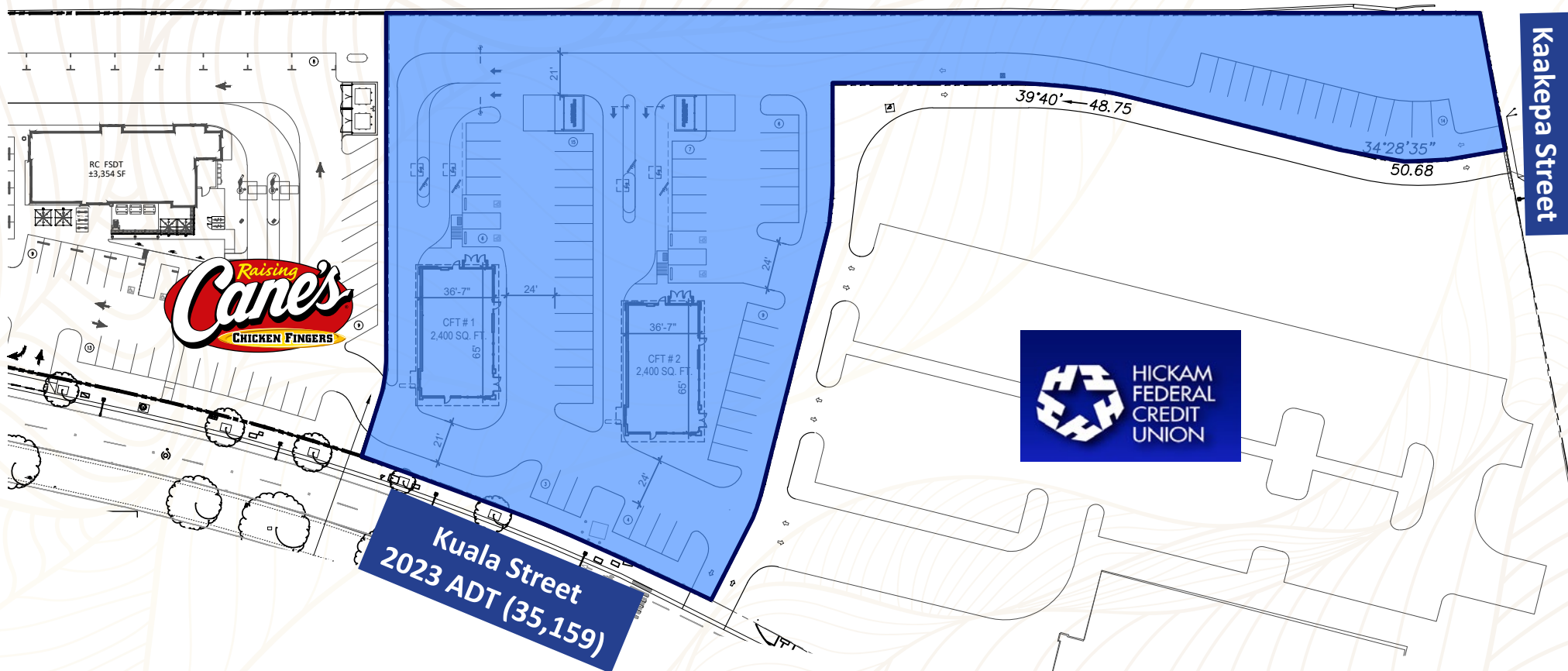
H1 FWY  
H1

# Ground Lease Opportunity

Area	Pearl City
Address	Kuala Street Pearl City, HI 96782
TMK Number	(1) 9-7-24-78
Land Area	1.63 Acres
Ground Lease Rent	Contact Broker
Zoning	IMX-1
Term	20 Years

Colliers is pleased to present a rare ground lease opportunity on approximately 1.63 acres in densely populated Pearl City. This is a potential drive thru location and a chance to be located adjacent to Raising Cane's Chicken Fingers and Hickam Federal Credit Union.

This is an ideal location on Kuala Street, where traffic counts exceed 30,000 vehicles a day in the heart of Pearl City's retail hub! The site is conveniently located to H-1 and H-2 Freeways and Kamehameha Highway.







**Andy Y. Kazama (S)**  
Vice President  
Retail Services Division  
Lic# RS-68575  
808 523 9755  
andy.kazama@colliers.com

**Nathan A. Fong (B)\***  
Executive Vice President  
Retail Services Division  
Lic# RB-18123  
808 295 2582  
nathan.fong@colliers.com

\*Nathan Fong Properties, LLC dba Institutional Properties Hawaii, exclusively contracted to Colliers International HI, LLC  
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