



For Lease

**Times Square Shopping Center**  
98-1254 Kaahumanu St, Pearl City, HI

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# Aerial Map



Suite E101



Suite E101



Suite E101



Suite E101



Video Tour  
E-103

## Property Description

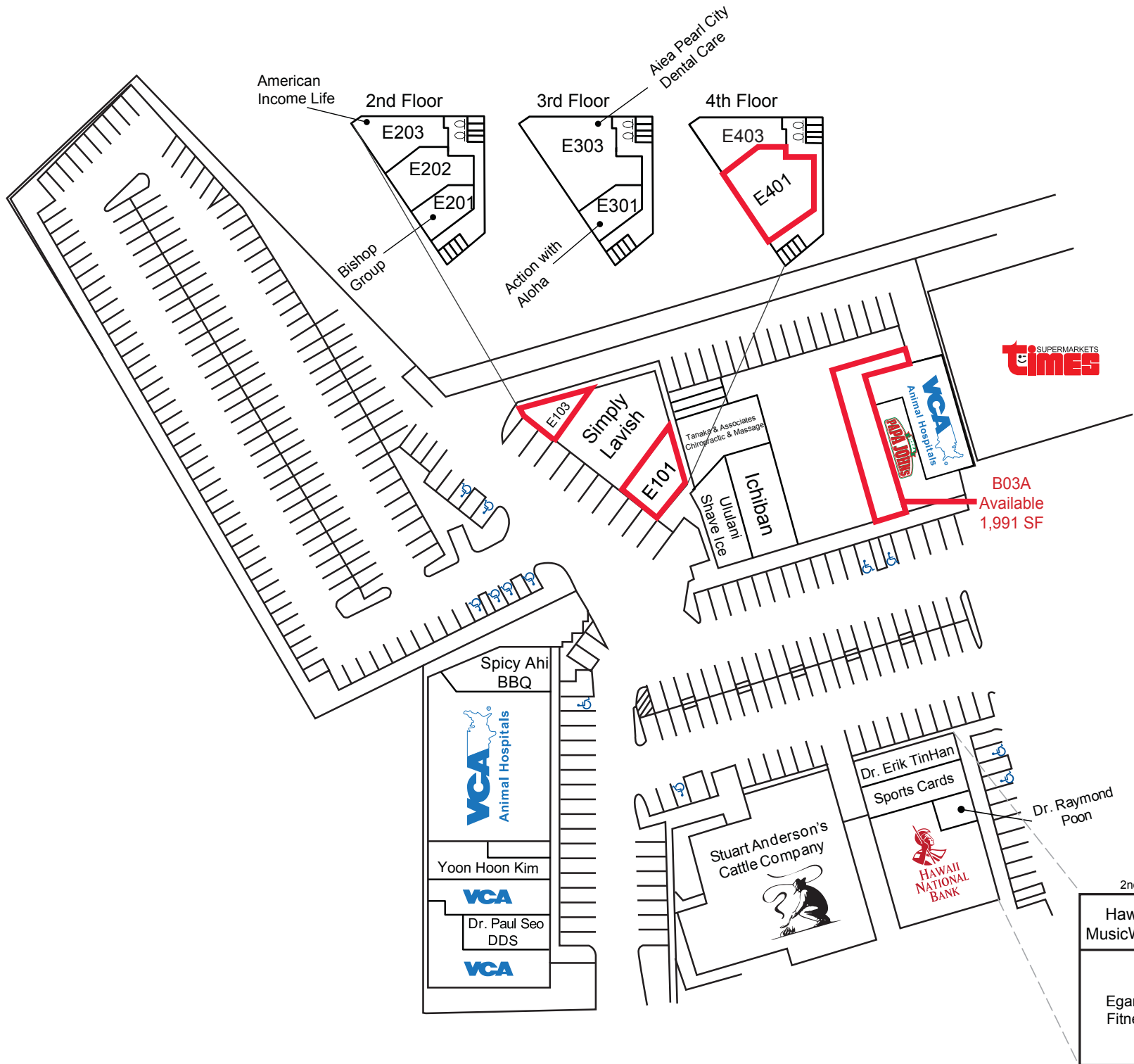
Times Square Shopping Center is located in Pearl City and enjoys high visibility from Kaahumanu Street. Approximately 375 parking stalls adjoin this center and tenants include recently renovated Times Supermarket, Cattle Company, Papa John's Pizza, Ululani Shave Ice, Hawaii National Bank, HomeStreet Bank, VCA Family Animal Hospital, and more.

<b>Area</b>	Pearl City
<b>TMK</b>	(1) 9-8-8:32 & 37
<b>Size Available</b>	<p><b>B03A (1,991 SF)</b> - Available 6/15/26. Ground floor retail/office space. Built out and ready for service retail, office, or standard retail.</p> <p><b>E101 (1,128 SF)</b> - Ground floor retail space with water. Current layout consists of an open area with reception desk, four private rooms, and storage.</p> <p><b>E103 (1,033 SF)</b> - Space is nicely renovated with marbled tile flooring. Two offices and a break room with sinks. Three additional offices and a waiting area.</p> <p><b>E401 (2,342 SF)</b> - A waiting/reception area, three windowed private offices, a conference room, and open area.</p>
<b>Base Rent</b>	<p>Office: \$2.00 - \$2.50 PSF/Mo.</p> <p>Retail: \$3.00 - \$3.50 PSF/Mo.</p>
<b>CAM</b>	<p>Building B (Restaurant Space): \$2.89 PSF/Mo.</p> <p>Building E (1st Floor): \$3.04 PSF/Mo.</p> <p>Building E (4th Floor): \$3.10 PSF/Mo.</p>
<b>Term</b>	3 - 10 Years
<b>Parking</b>	1/750 SF of leased area (Unreserved: \$75/Stall/Mo.)

## Features & Benefits

- Located in a fast growing area of Oahu on a busy artery street to and from Highway 1.
- Well established grocery anchored neighborhood center with a diverse tenant mix.
- Close to military bases, community colleges and residence.
- Walking distance to bus stops, and situated between the Waiawa and Kalauao rail transit stations.

# Site Plan



Drawing is not to scale



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes in yellow, orange, and red from top to bottom.

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A photograph of a commercial building with a red roof and a large parking lot. The building has a sign that says "Times" and another that says "HomeCity Bank". There are several cars parked in the lot, and a large white arrow pointing right is painted on the asphalt. The sky is blue with some clouds.

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