

AVAILABLE FOR LEASE  
825 TO 4,140 SF

# PACIFIC SHOPPING MALL

87-2070 FARRINGTON HWY  
WAIANAE, HI 96792





## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2026 CBRE, Inc. All Rights Reserved.



## PROPERTY OVERVIEW

*CBRE is pleased to offer the opportunity to lease space at Pacific Shopping Mall, a thriving grocery-anchored center featuring Sack N Save.*

This property is home to a variety of national tenants, including O'Reilly Auto Parts, McDonald's, HELE Fuel, Subway Sandwiches, Rent-A-Center, USPS, and the Waianae Coast Comprehensive Health Clinic.

Spanning 6 acres, Pacific Shopping Mall boasts 80,000 square feet of gross leasable space with 9,922 SF currently available, making it a bustling hub for both retail and community activities. The center is well-maintained and vibrant, attracting a steady flow of customers throughout the day.

Located in Nanakuli, Pacific Shopping Mall serves as the first major retail destination as you travel along the picturesque Waianae Coast of Oahu. It is just minutes away from the renowned Ko Olina and Disney's new Aulani Resort, making it a convenient stop for both locals and visitors. With over three decades of service to the community, Pacific Shopping Mall is well-established and continues to be an integral part of the local economy.



**SPACES AVAILABLE**  
825 TO 4,140 SF



**BASE RENT**  
NEGOTIABLE



**ESTIMATED 2026 CAM**  
\$1.44 PSF/MONTH



**TERM**  
5-10 YEARS



# PROPERTY HIGHLIGHTS



## ADDRESS

**87-020 Farrington Hwy  
Waianae, HI 96792**



## STRONG MIX OF TENANTS

**Anchored by Sack N Save  
alongside several national,  
regional, and local brand  
tenants**



## HIGH PERFORMING GROCER

**Sack N Save is the primary  
grocery store servicing  
the Waianae coast**



## AMPLE PARKING

**365 parking spaces  
available**



## BUSINESS EXPANSION

**Great opportunity to  
expand your business to  
gain additional exposure**



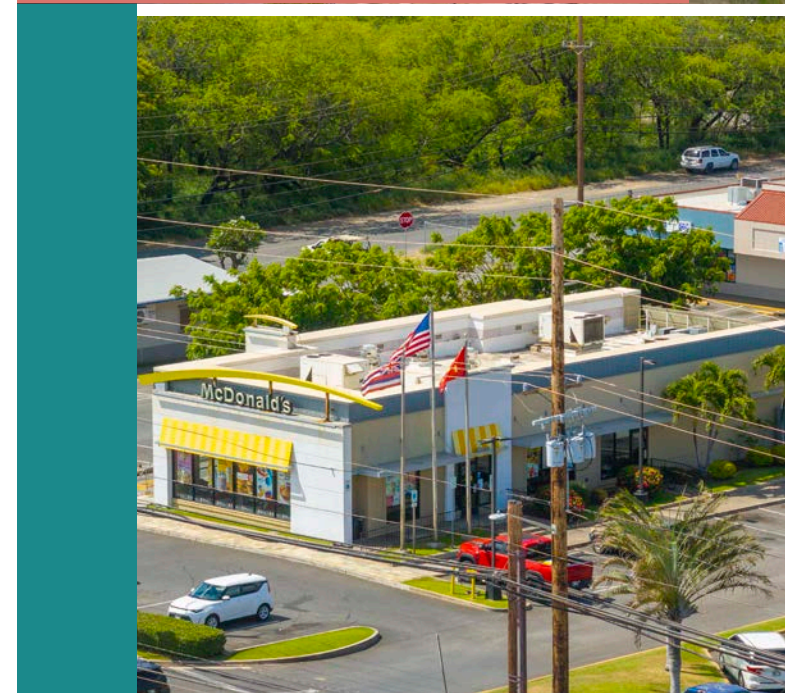
## VARIETY OF USES

**Synergistic uses for a  
neighborhood center**



## STRATEGIC LOCATION

**Well-located with easy access  
on a heavily-trafficked highway  
(36,115 VPD) with signalized  
intersection**



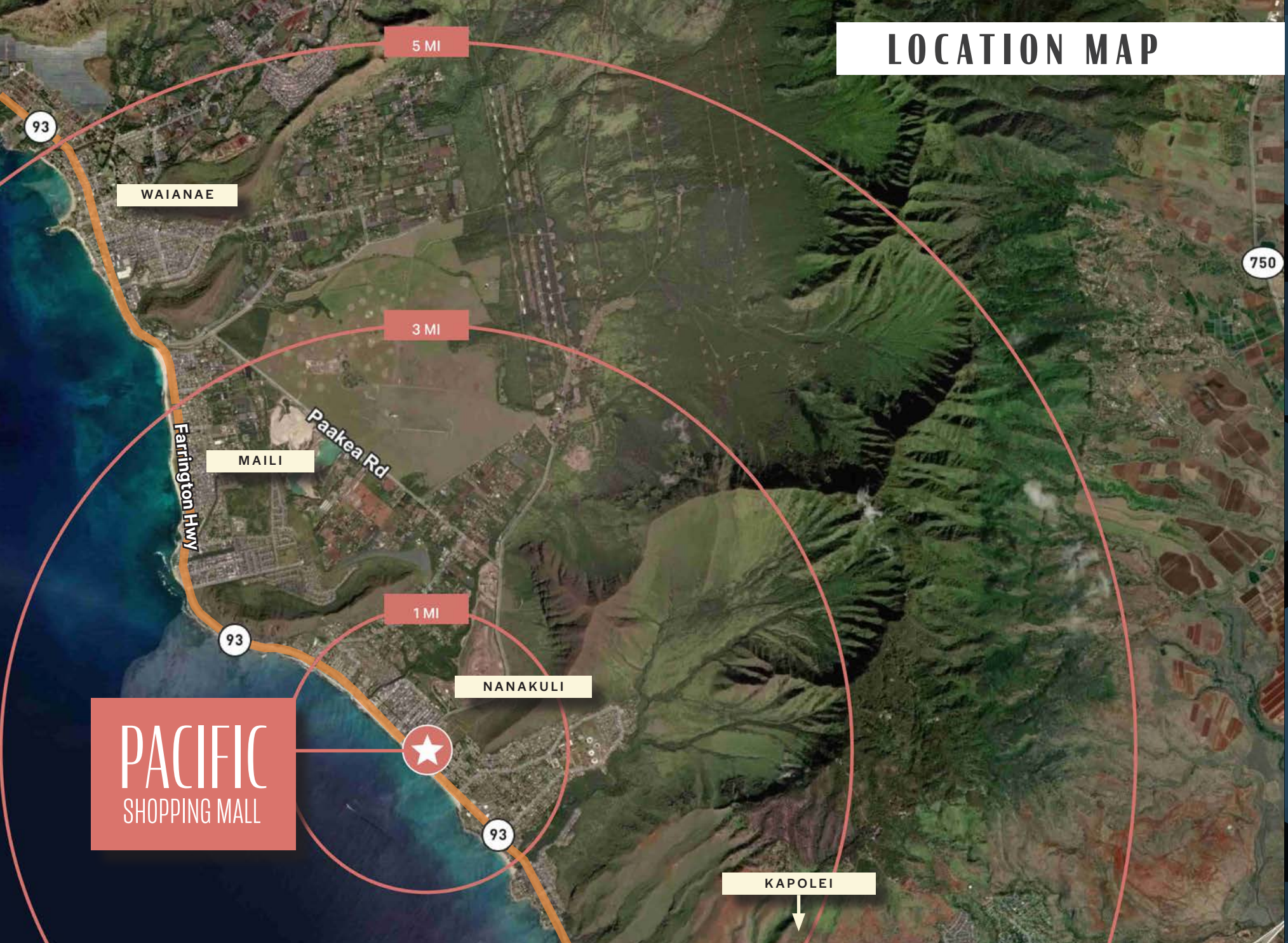
# SPACE AVAILABILITY

SUITE	TENANT	SF
<b>A1</b>	Hele Fuel (Gas Station & Carwash)	5,714
<b>B1</b>	Vacant	825
<b>B2</b>	Cricket 620	620
<b>B3</b>	Nanakuli Gold & Pawn	620
<b>B4</b>	Kingdon Chiropractic	1,840
<b>C</b>	Ke Ola Mam	1,150
<b>D</b>	Nanakuli Laundry	1,260
<b>E1</b>	O'Reilly Auto Parts	11,040
<b>E2</b>	Subway	1,000
<b>E3/E4</b>	Rent A Center	5,738
<b>E5</b>	Vacant	1,943
<b>F</b>	Sack N Save	30,000
<b>H</b>	Advance Nails	2,504
<b>I</b>	A & G Steaks	2,736
<b>J</b>	USPS	2,755
<b>K</b>	Da Shop	1,514
<b>L</b>	Vacant	4,140
<b>O</b>	Vacant	1,500
<b>P</b>	NAPA Auto Parts	1,581
<b>Q</b>	McDonald's	(Pad)





# LOCATION MAP



PACIFIC  
SHOPPING MALL

5 MI

3 MI

1 MI

WAIANAE

MAILI

NANAKULI

KAPOLEI

Farrington Hwy

Paakea Rd

93

93

93

750



# AMENITIES MAP

## NANAKULI



Farrington Hwy



PACIFIC  
SHOPPING MALL



Nanakuli Elementary  
School

Nanakuli Teen  
Center

Longs Drugs



93

Pua Ave



# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	10,277	25,138	56,021
2029 Population - Projection	10,236	25,513	56,939
2024 - 2029 Annual Population Growth Rate	-0.08%	0.30%	0.33%
<b>RACE AND ETHNICITY</b>			
White	6.5%	7.2%	12.4%
Black or African American	1.0%	1.1%	1.7%
Asian	13.1%	15.5%	19.8%
American Indian or Alaska Native	0.2%	0.2%	0.3%
Pacific Islander	39.3%	33.4%	25.8%
Other Race	0.9%	1.1%	1.6%
Two or More Races	39.0%	41.4%	38.5%
<b>HOUSEHOLD INCOME</b>			
2024 Households	2,421	5,958	14,733
2024 Average Household Income	\$99,165	\$114,804	\$126,437
<b>PLACE OF WORK</b>			
2024 Businesses	91	201	610
2024 Employees	1,322	2,374	7,728







# PACIFIC SHOPPING MALL

87 - 2070 FARRINGTON HWY  
WAIANAE, HI 96792

**AJ CORDERO (B)**  
Vice President  
+1 808 541 5111  
aj.cordero1@cbre.com  
Lic. RB-24096

**NICHOLAS J. PAULIC (B)**  
Senior Vice President  
+1 808 541 5108  
nicholas.paulic@cbre.com  
Lic. RB-22952

**HUAIYU "ERIC" ZHENG (S)**  
Associate  
+1 808 541 5113  
eric.zheng2@cbre.com  
Lic. RS-85703

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. NP:NAS\_RE08\_PacificShoppingMall\_02.09.2026

**CBRE**