

AVAILABLE FOR LEASE  
1,500 TO 4,140 SF

# PACIFIC SHOPPING MALL

87-2070 FARRINGTON HWY

WAIANA E, HI 96792



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# 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 7,583 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**  
1,500 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**

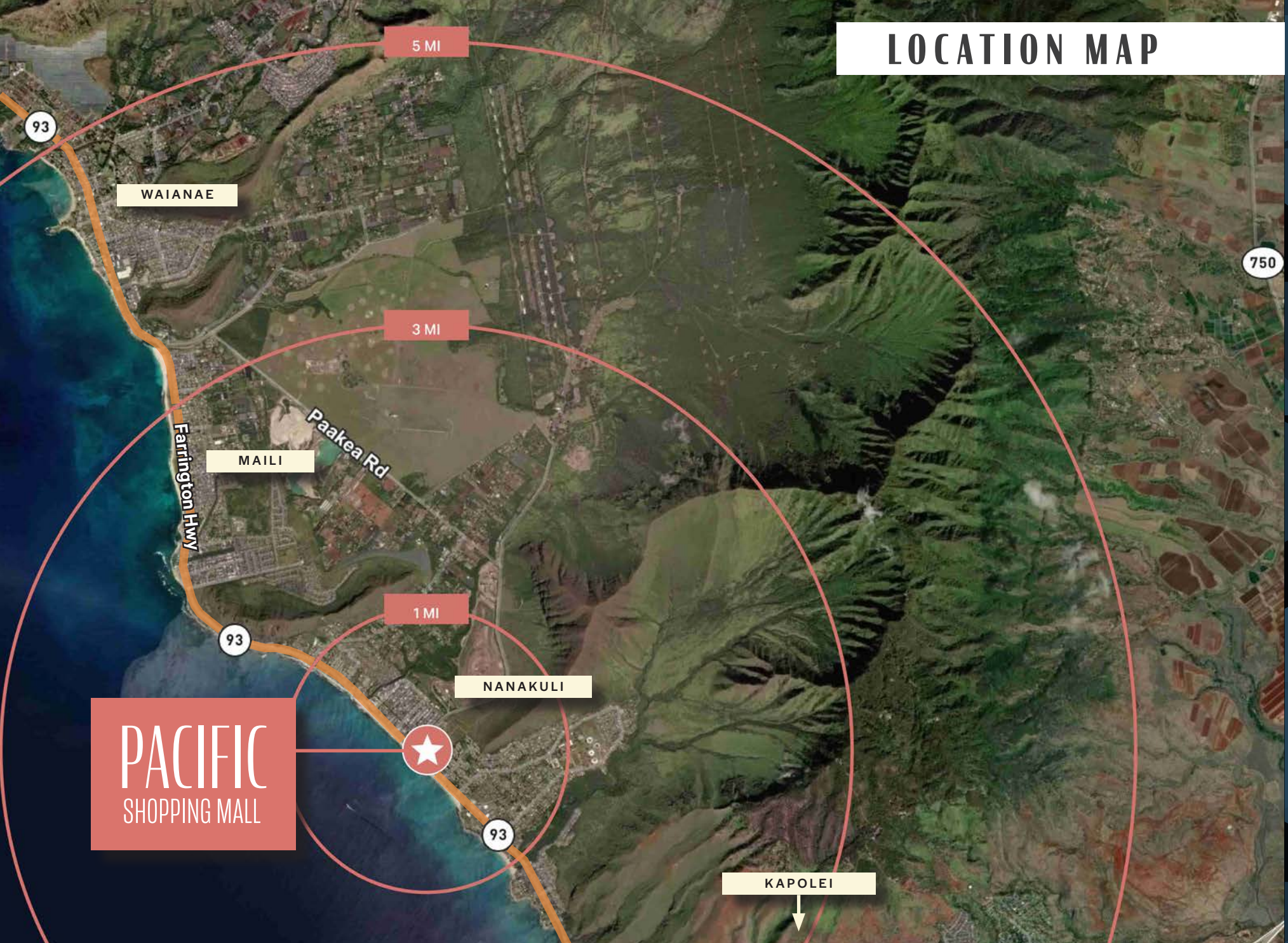


# SPACE AVAILABILITY

SUITE	TENANT	SF
<b>A1</b>	Hele Fuel (Gas Station & Carwash)	5,714
<b>B1</b>	Avenue Barbershop	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

WAIANAЕ

MAILI

NANAKULI

KAPOLEI

93

93

93

750

# AMENITIES MAP



NANAKULI



Nanakuli Elementary School

Nanakuli Teen Center

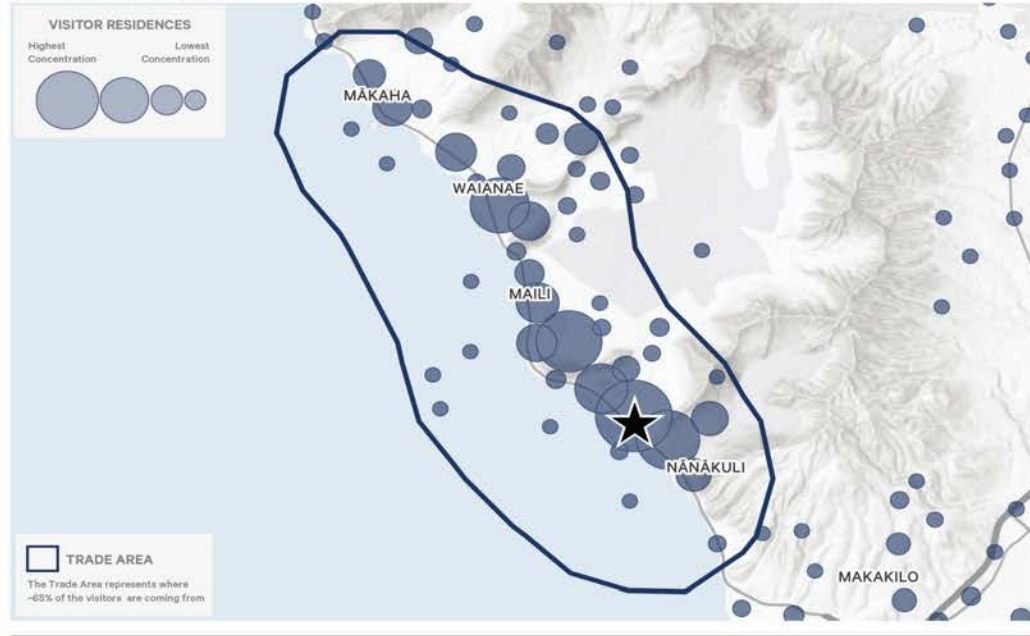
PACIFIC SHOPPING MALL

# DIMENSION STUDY

## PACIFIC SHOPPING MALL

STUDY PERIOD: FEBRUARY 2025 TO FEBRUARY 2026

### TRADE AREA MAP



### TRADE AREA DEMOGRAPHICS

<b>TOTAL POPULATION</b> <b>49,625</b>	<b>DAYTIME POPULATION</b> <b>37,593</b>	<b>MEDIAN AGE</b> <b>34.9</b>
<b>5 YEAR ANNUAL POPULATION GROWTH RATE</b> <b>-0.14%</b>	<b>AVG HOUSEHOLD SIZE</b> <b>3.95</b>	<b>AVG HOUSEHOLD INCOME</b> <b>\$108,297</b>

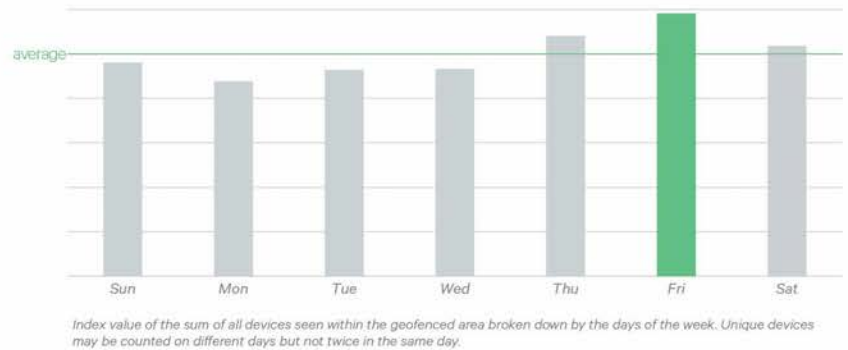
### TOP TAPESTRY SEGMENTS VISITORS WITHIN 25 MILES

<p><b>2C</b> <b>PACIFIC HEIGHTS</b></p> <p><b>35%</b></p> <p>One of the smaller markets, composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This family market includes the highest percentage of multiracial populations</p>	<p><b>8E</b> <b>FRONT PORCHES</b></p> <p><b>13%</b></p> <p>A blend of household types, working in blue collar fields, mostly renting duplexes or quads in older and established communities.</p>	<p><b>5C</b> <b>PARKS AND REC</b></p> <p><b>7.6%</b></p> <p>Many of these families are two-income married couples approaching retirement age; they are comfortable in their jobs and their homes, budget wisely, but do not plan on retiring anytime soon or moving. Their homes are older, and townhomes and duplexes are not uncommon</p>	<p><b>Tapestry Segmentation</b> is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.</p>
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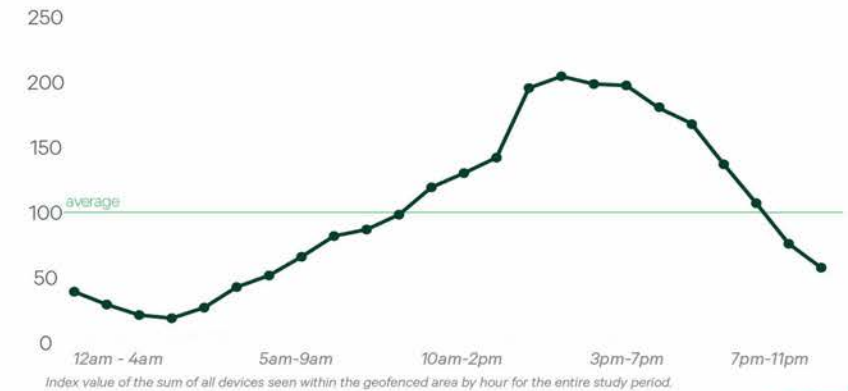
### TOTAL FOOT TRAFFIC



### DAILY FOOT TRAFFIC



### FOOT TRAFFIC BY HOUR



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# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	10,277	25,138	56,021
2030 Population - Projection	10,236	25,513	56,939
2025 - 2030 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>			
2025 Households	2,421	5,958	14,733
2025 Average Household Income	\$99,165	\$114,804	\$126,437
<b>PLACE OF WORK</b>			
2025 Businesses	91	201	610
2025 Employees	1,322	2,374	7,728





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