

# PEARL CITY *Business Plaza*

803 Kamehameha Hwy

Located in the Heart of Pearl City



Retail & Office  
Spaces Available

**CBRE**

Pearl City Business Plaza offers a wide variety of office and retail spaces and enjoys highly visibility and accessibility off Kamehameha Highway. Located 7 miles (13 minutes) away from Honolulu, HNL Airport, Kapolei, Mililani etc.

### Property Information

<b>Address</b>	803 Kamehameha Hwy, Pearl City, HI 96782
<b>Ground Floor</b>	\$3.00-\$3.50
<b>Street Front</b>	\$3.50-\$4.00
<b>Medical Office</b>	\$1.75
<b>Office</b>	\$1.75
<b>CAM</b>	\$1.53 SF
<b>Space Available</b>	800 - 5,000 SF
<b>Term</b>	3-10 Years

### Property Features

- Various office layouts available
- Abundant covered and open air parking for employees and customers
- High traffic street frontage (include Daily Traffic counts)
- ADA accessible - Elevator Accessible on all floors
- Secured access for office spaces
- Accessible off Kamehameha Hwy
- Daily Traffic Count (Please insert traffic counts for Kamehameha Hwy)



## Availability

Unit No	Tenant	Usable Area SF	Price	Floor Plan
<b>Ground Floor - Basement</b>				
101	Pending description	1440	\$3.00	Pending
102	Pending description	1400	\$3.00	Pending
105	Pending description	1965	\$3.00	Pending
111	Pending description	200	\$4.00	Pending
113	Pending description	400	\$4.00	Pending
116	Pending description	1100	\$3.00	Pending
119	Pending description	1853	\$3.00	Pending
<b>Street Front Retail - 2nd Floor</b>				
220	Former Flamingo Restaurant space.	4935	\$3.25	Pending
<b>3rd Floor</b>				
301	4 offices, bullpen, with bathroom shower and breakroom with water	1360	\$1.75	<a href="#">Floor Plan - 301</a>
308/310	open floor plan with 2 bull pen and 3 offices.	800	\$1.75	<a href="#">Floor Plan - 308/310</a>
309	8 offices and reception area	1080	\$1.75	<a href="#">Floor Plan - 309</a>
312	7 offices, breakroom with water	1440	\$1.75	<a href="#">Floor Plan - 312</a>
314	large bullpen, 2 small offices	1280	\$1.75	<a href="#">Floor Plan - 314</a>
<b>4th Floor</b>				
401	Medical office, 3 exam rooms, reception area, bathroom, office	1024	\$1.75	<a href="#">Floor Plan - 401</a>
405	Medical office, 2 exam rooms, dark room with water, storage closet with sink	765	\$1.75	<a href="#">Floor Plan - 405</a>
410	Pending description	600		Pending
411	3 offices, reception area	680	\$1.75	<a href="#">Floor Plan - 411</a>
413	office with storage closet	396	\$1.75	<a href="#">Floor Plan - 413</a>
415	Vacant	1085		Pending
416	6 offices, break room with sink, reception area	1100	\$1.75	<a href="#">Floor Plan - 416</a>





**PEARL CITY  
BUSINESS PLAZA**

*Drive Times*

**CBD** – 11 miles, 18 minute drive

**Airport** – 7.1 miles, 13 minute drive

**Kapolei** – 10 miles, 16 minute drive

**Mililani** – 5.7 miles, 13 minute drive

## Demographics

	1 Mile	3 Miles	5 Miles	10 Miles
2025 Population - Current Year Estimate	22,125	115,276	230,833	578,688
2025 Average Household Income	\$96,656	\$109,577	\$110,836	\$107,920
2025 Households	6,054	33,867	66,207	172,635

Source: CBRE Research



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