

Where Business Meets

PARADISE

PEARLRIDGE

UPTOWN II



RETAIL SPACE FOR LEASE | 98-1005 MOANALUA RD., AIEA, HAWAII 96701

CBRE

About the PROPERTY

Pearlridge Uptown II is a 9.3-acre portion of Pearlridge Center with approximately 150,000 square feet of retail and medical office space. Anchors include Ross Dress for Less, TJ Maxx, and Pali Momi Medical Center.

Pearlridge Center stands as Hawaii's largest enclosed mall—spanning 1.29 million sq ft across two levels (three levels in Macy's) with around 170 shops, eateries, and entertainment venues. The center draws approximately 11.4 million visitors annually, averaging about 30,000 shoppers per day, bringing foot traffic back to pre-pandemic levels.

Strategically located just 10 miles north of Honolulu on Kamehameha Highway—one of O'ahu's busiest routes—87,000 vehicles pass the center daily. The property also offers over 6,500 free parking spaces, plus access to the island's only monorail (Skycab) and an on-site medical clinic. These powerful stats—strong daily traffic, expansive footfall, tenant mix, and exceptional accessibility—position Pearlridge Center as a highly attractive leasing opportunity for retailers seeking a dynamic and engaged customer base.

[VIEW PROPERTY VIDEO](#)



PEARLRIDGE CENTER STATS

1972

Year Built

2019

Year Renovated

170+

Specialty Retailers

6,500

Parking Stalls

30K

Avg. Daily Visitors



RAIL STATION 8
'KALAUAO'

SKYLINE
RAIL

PEARLRIDGE
CENTER

PEARLRIDGE
UPTOWN II

Kamehameha Hwy - 34,945 VPD

Moanalua Rd - 30,823 VPD

Uptown II HIGHLIGHTS



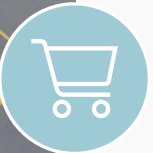
2K - 11K SF
Range of Sizes Available



Negotiable
Base Rent, Term



\$30+ Million
In renovations completed in 2019



Retail To-Go
Curbside pickup available

ROSS
DRESS FOR LESS

T.J. maxx

MOE'S
southwest grill®



HAWAII
PACIFIC
HEALTH

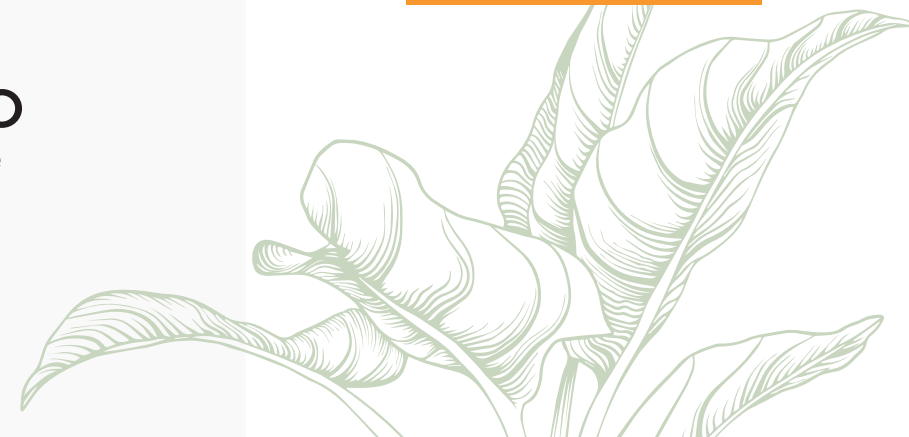
PALI MOMI
MEDICAL CENTER

SP
SHOEPALACE

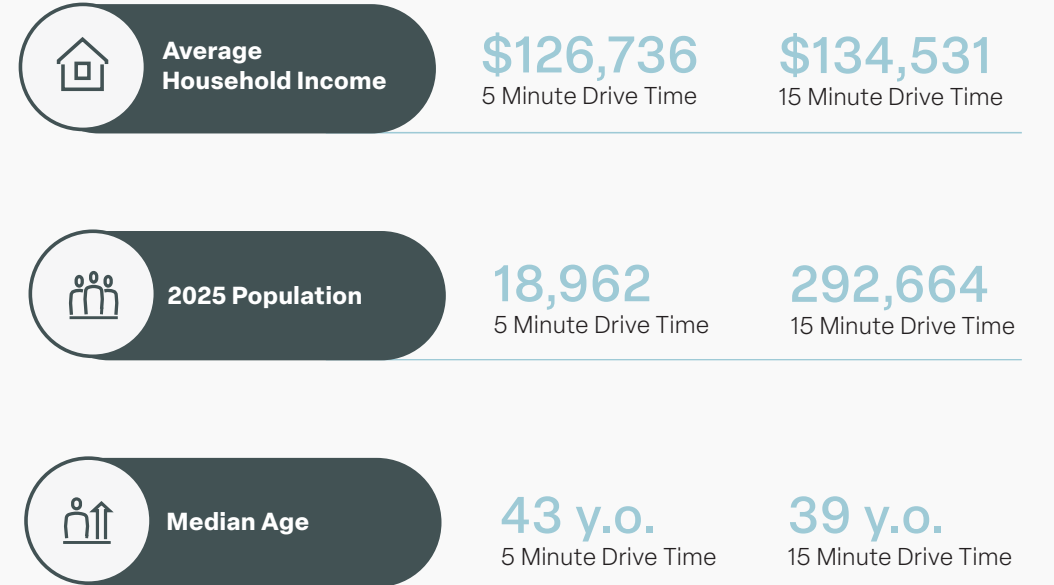
T Mobile

FANTASTIC SAM'S
CUT & COLOR

goma tei
FINE JAPANESE NOODLES
RAMEN RESTAURANT



DEMOGRAPHICS



SHOPPER PROFILES

39%

H3 Neighborhood Spirit

- » Median Age: 43
- » Suburban families with households that tend to be large and multigenerational
- » Employed in skilled occupations, with notable self employment and jobs with local government

11%

F3 Downtown Melting Pot

- » Median Age: 38
- » Multigenerational households composed of married-couple families with or without children
- » English is not the first language for one-third of the population

10%

F5 Uptown Lights

- » Median Age: 39
- » Married couples, singles, and families
- » Tech savvy, environmentally and health conscious

SHOPPER BEHAVIOR



\$113,922

Average annual HH discretionary budget.

14% above national average.



\$4,933

Average amount spent eating out per household.

19% above national average.



\$2,817

Average amount spent on apparel & services per household.

15% above national average.



\$8,364

Average amount spent on groceries per household.

12% above national average.



Why O'AHU?

O'AHU MARKET HIGHLIGHTS

O'ahu is Hawai'i's economic and cultural hub, home to over 1 million residents and welcoming 5.7 million visitors annually. Known as "The Gathering Place," O'ahu combines strong local purchasing power with a thriving tourism economy, making it the most dynamic retail market in the islands. Retailers benefit from a diverse customer base, high household incomes, and year-round foot traffic driven by both residents and visitors.

-  **2025 Population:** 1,030,625 residents
-  **2025 Annual Visitors:** 5.7 million
-  **Retail Hub:** Largest and most economically active island in Hawaii
-  **2025 Median Household Income:** \$99,800 (approx.)
-  **2025 Tourism Spend:** Over \$9.4 billion

AIEA: A CONNECTED COMMUNITY

Pearlridge Center is located in Aiea, a vibrant suburban community just 10 miles from Honolulu. Positioned along Kamehameha Highway—one of O'ahu's busiest corridors—Aiea offers exceptional accessibility and visibility. The area is anchored by Pearl Harbor Naval Base, major medical facilities, and established neighborhoods, creating a loyal and stable customer base. With strong demographics and proximity to key employment centers, Aiea is the ideal location for retailers seeking consistent local engagement.



Key Locations on O'AHU



TRADE AREA

- 5 Minute Drive
- 15 Minute Drive
- Transit Stations and Railway



ATTRACTIONS & SITES

1	Pearl Harbor	2 mi.
2	Honolulu International Airport	5 mi.
3	Joint Base Pearl Harbor Hickam	6 mi.
4	Chinatown	8 mi.
5	University of Hawaii West O'ahu	10 mi.
6	Kapolei City Center	12 mi.
7	Wet n' Wild Waterpark	12 mi.
8	Waikiki	12 mi.
9	Diamond Head	14 mi.
10	Schofield Barracks Wheeler Air Field	15 mi.
11	Ko Olina	16 mi.
12	North Shore	18 mi.

COMPARABLE SHOPPING CENTERS

1	Ala Moana Center	11 mi.
2	Ka Makana Ali'i	12 mi.
3	Windward Mall	14 mi.
4	Kahala Mall	14 mi.



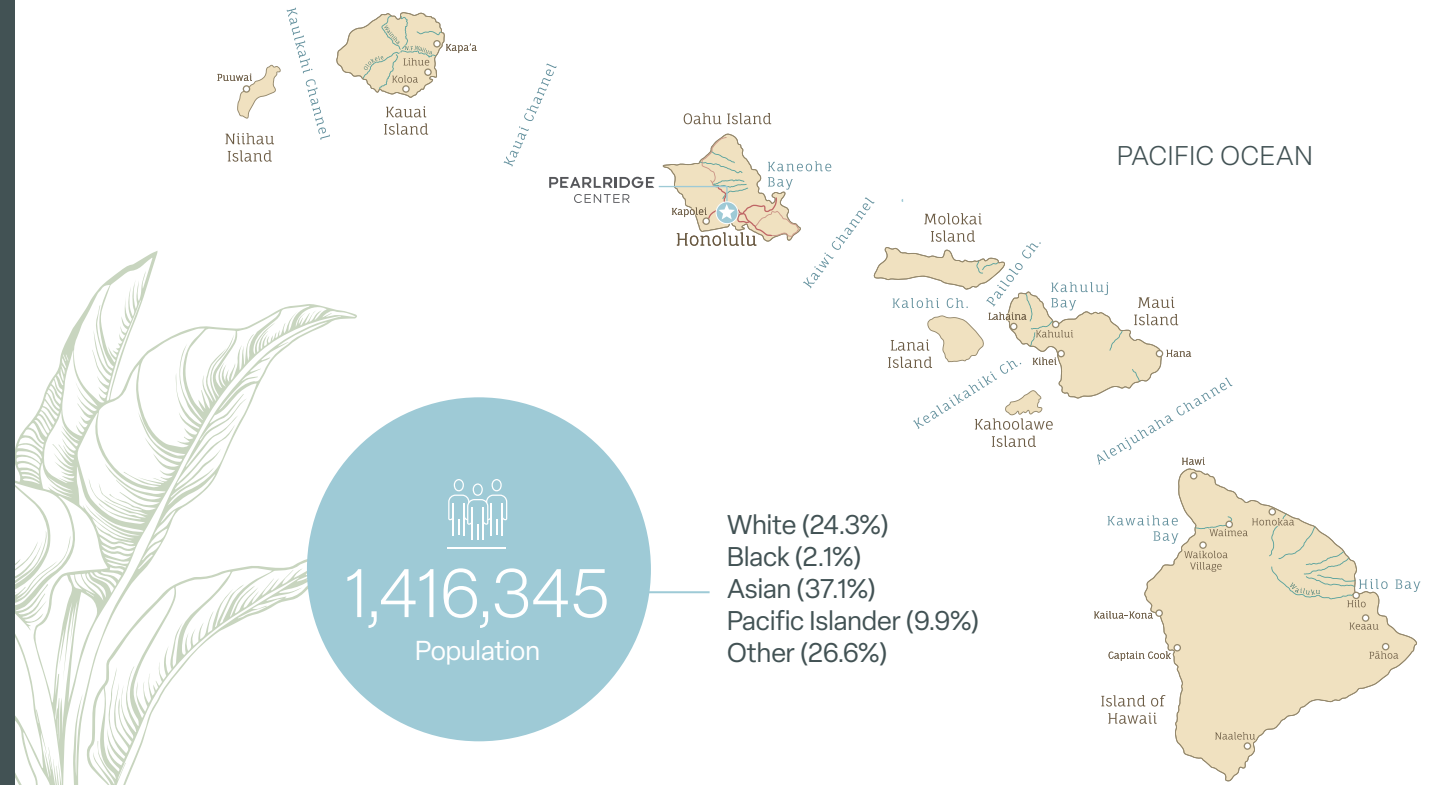
State of Hawaii OVERVIEW

THE ALOHA STATE comprises a chain of 137 islands in the Central Pacific Ocean, including eight major islands. The archipelago is one of the most isolated land masses in the world and lies 2,400 miles from the west coast of the U.S. Mainland. Honolulu, the state capital, is located on the island of Oahu. The state's approximately 1.5 million residents are joined each year by 10.5 million visitors, who enjoy the state's pleasant climate, famous beaches, surf, active volcanoes and Polynesian cultural heritage.

Hawaii's economy is centered around the tourism industry: transportation, accommodation and food services, and retail trade sectors represent a significant fraction of total jobs. Government is the second largest employer: about a fifth of the Hawaii's jobs are in the government sector—with both state and federal civilian components, as well as a large military component. Non-tourism service sectors such as health care, business, administrative and professional fields have generally grown faster than the economy overall, contributing to gradual diversification of the economy.

6.2 million of Hawaii's tourists hail from the U.S. mainland. A further 2.27 million visitors are from Asia with the biggest group being the 1.5 million Japanese who predominately visit Waikiki. The Chinese, Korean, and Japanese visitors boast the highest per person per day spending and plays a large part of Kalakaua Avenue ranking as the 5th strongest street in the United States for retail sales and landlord rents.*

**if you count New York and Los Angeles markets as a whole.*



468,562
Households



\$107,368
Average HH Income



\$689,699
Average Home Value



48,128
Businesses



641,918
Employees



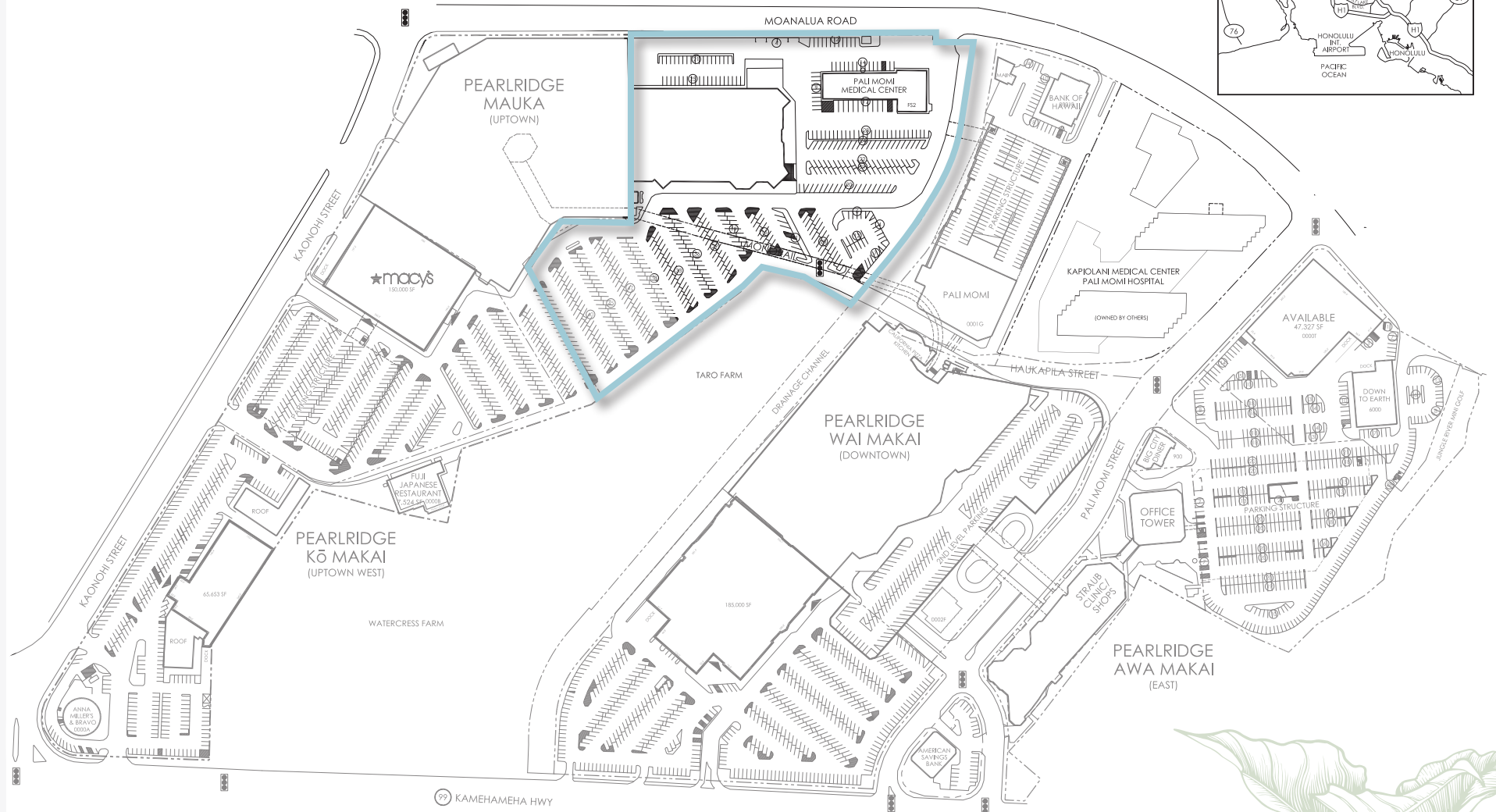
1,000,968
Education (Ages 25+)
High School (24.5%) | Some College (20.6%)
Bachelors Degree (22.3%) | Graduate+ (11.7%)

Site PLAN

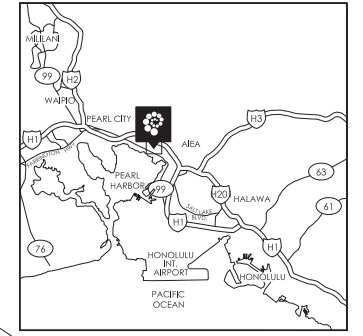
UPTOWN II OVERVIEW

Occupied	141,511 SF
Available	17,499 SF
Total GLA	159,010 SF

[VIEW PROPERTY VIDEO](#)



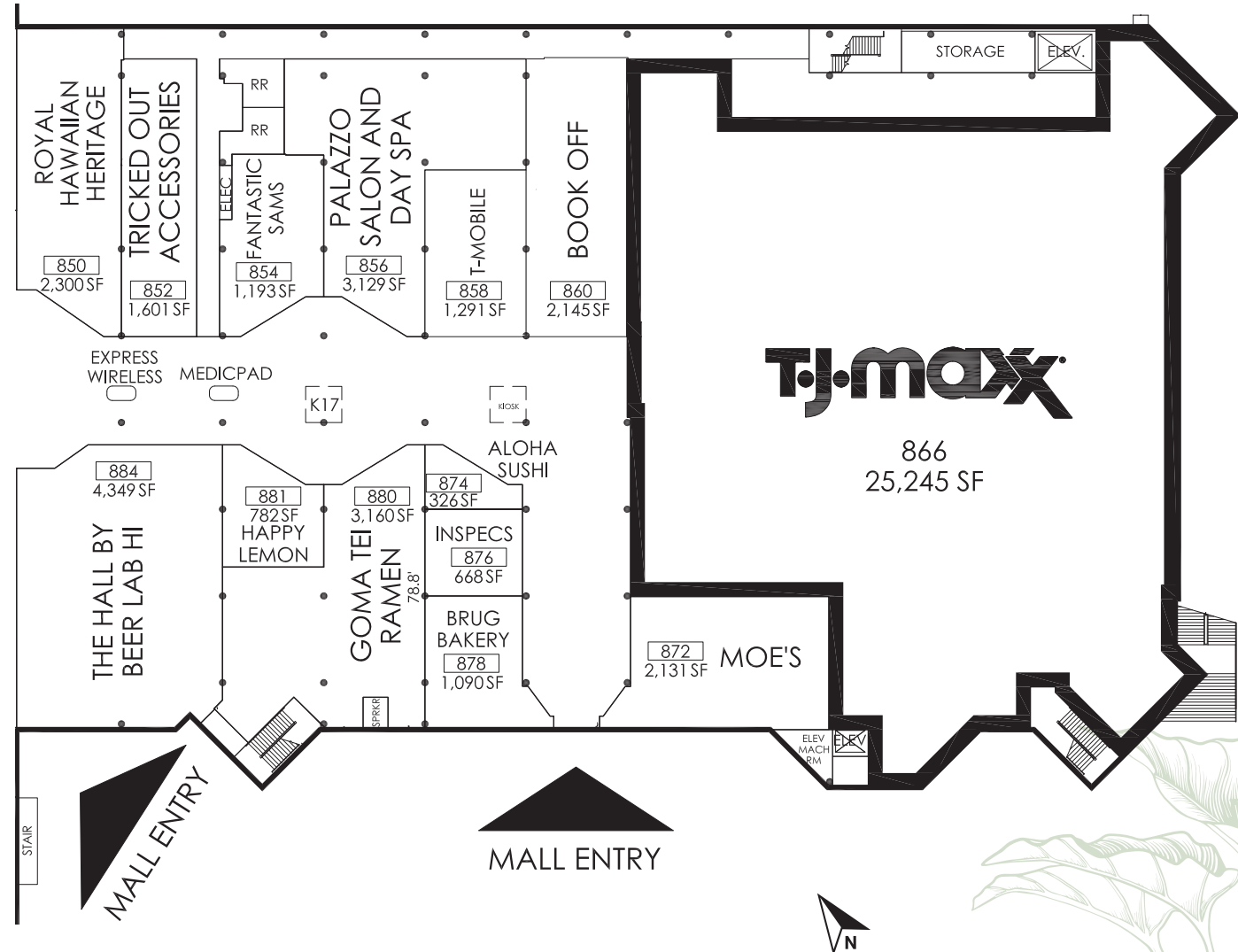
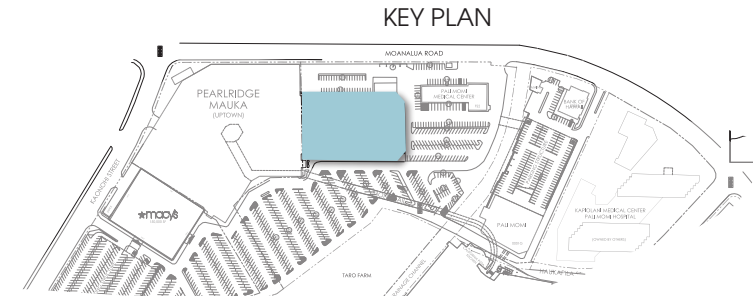
VICINITY MAP



Site PLAN

UPTOWN II - FIRST LEVEL

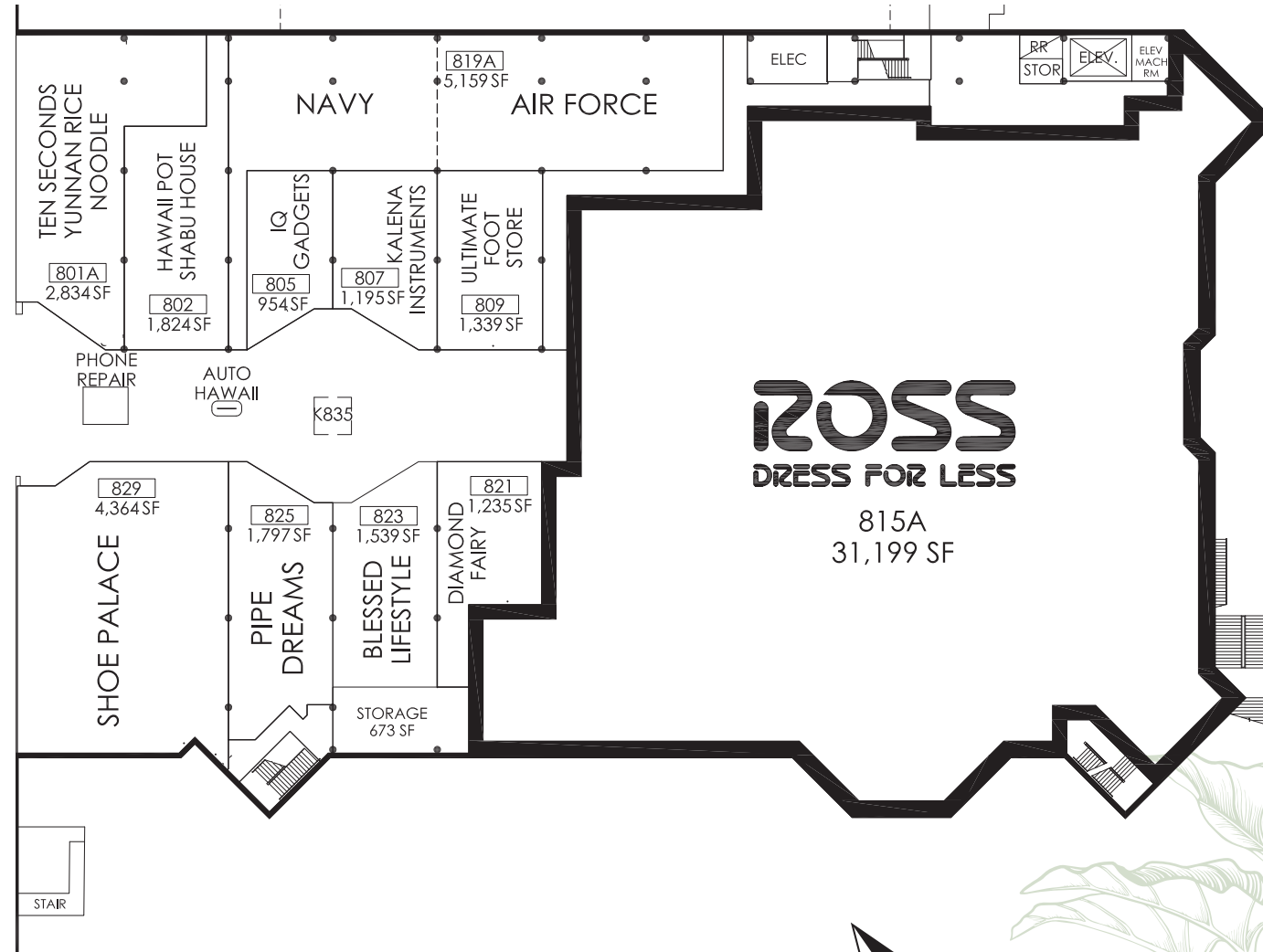
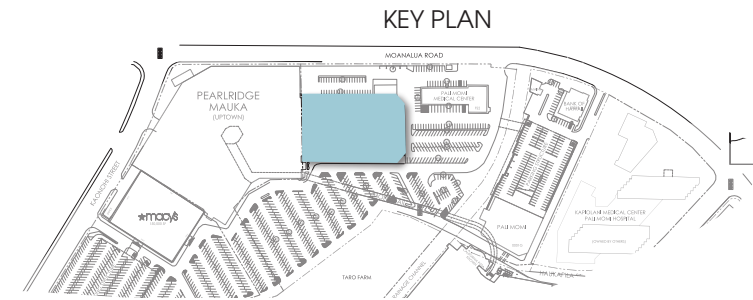
SUITE	TENANT	SF
850	ROYAL HAWAIIAN HERITAGE	2,300
852	TRICKED OUT ACCESSORIES	1,601
854	FANTASTIC SAMS	1,193
856	PALAZZO SALON & DAY SPA	3,129
858	T-MOBILE	1,291
860	BOOK OFF	2,145
866	TJ MAXX	25,245
872	MOE'S	2,131
874	ALOHA SUSHI	326
876	INSPECS	668
878	BRUG BAKERY	1,090
880	GOMA TEI RAMEN	3,160
881	HAPPY LEMON	782
884	THE HALL BY BEER LAB HI	4,349



Site PLAN

UPTOWN II - SECOND LEVEL

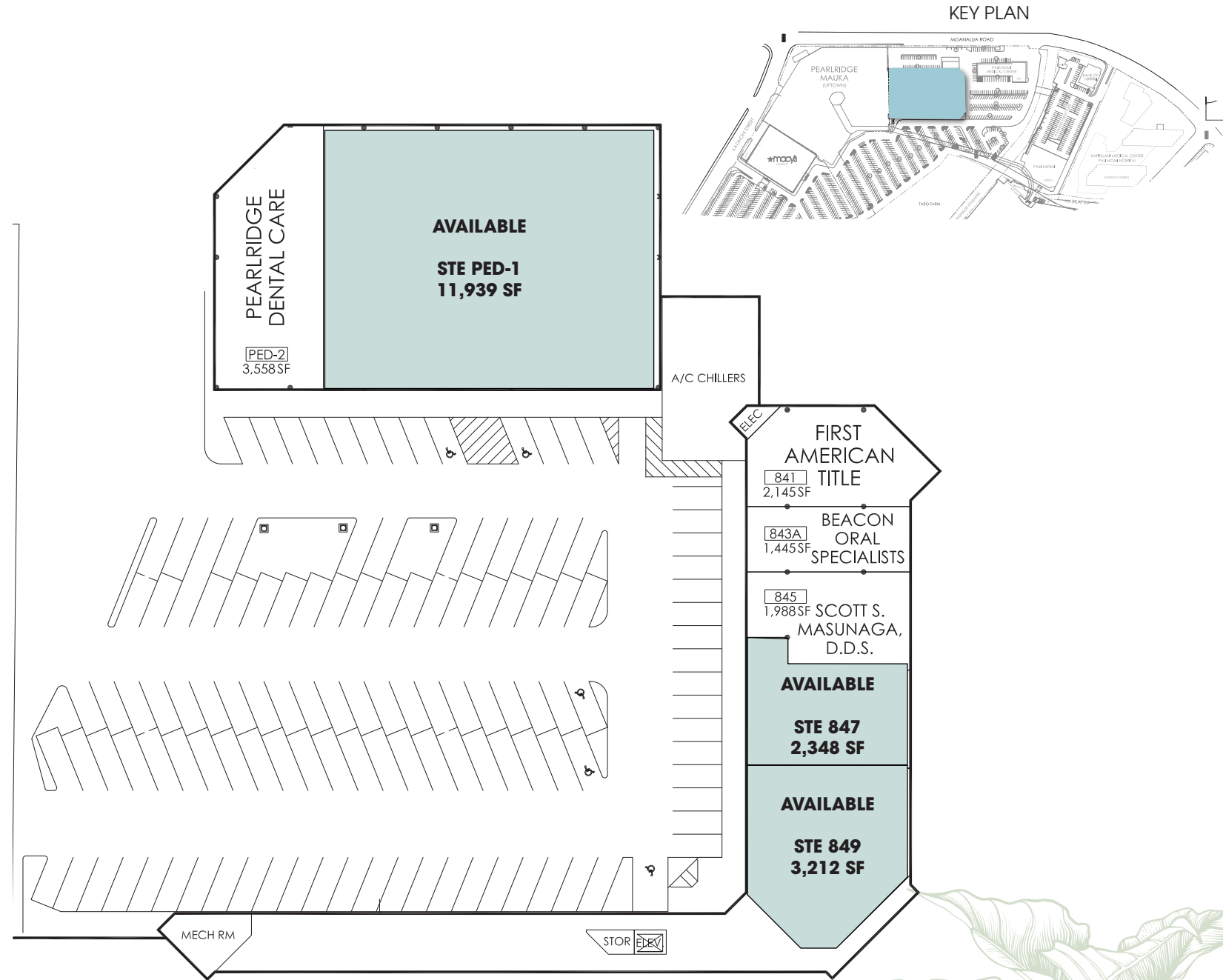
SUITE	TENANT	SF
801A	TEN SECONDS RICE	2,834
802	HAWAII POT SHABU HOUSE	1,824
805	IQ GADGETS	954
807	KALENA INSTRUMENTS	1,195
809	ULTIMATE FOOT STORE	1,339
815A	ROSS DRESS FOR LESS	31,199
819A	NAVY & AIR FORCE	819A
821	DIAMOND FAIRY	1,235
823	BLESSED LIFESTYLE	1,539
825	PIPE DREAMS	1,797
829	SHOW PALACE	4,364



Site PLAN

UPTOWN II - THIRD LEVEL

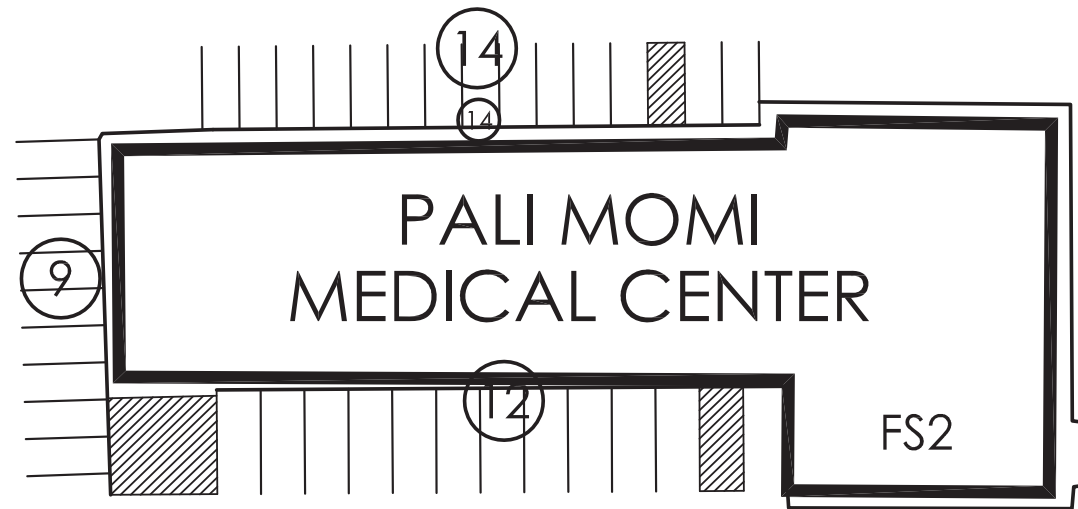
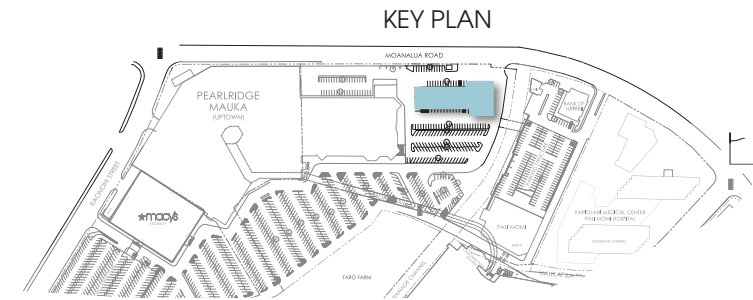
SUITE	TENANT	SF
841	FIRST AMERICAN TITLE	2,145
843A	BEACON ORAL SPECIALISTS	1,445
845	SCOTT S. MASUNAGA, DDS	1,988
847	AVAILABLE	2,348
849	AVAILABLE	3,212
PED-1	AVAILABLE	11,939
PED-2	PEARLRIDGE DENTAL CARE	3,558



Site PLAN

UPTOWN II - MEDICAL BUILDING

SUITE	TENANT	SF
FS2	PALI MOMI MEDICAL CENTER	24,748





PEARLRIDGE

UPTOWN II

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