

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 11,668 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

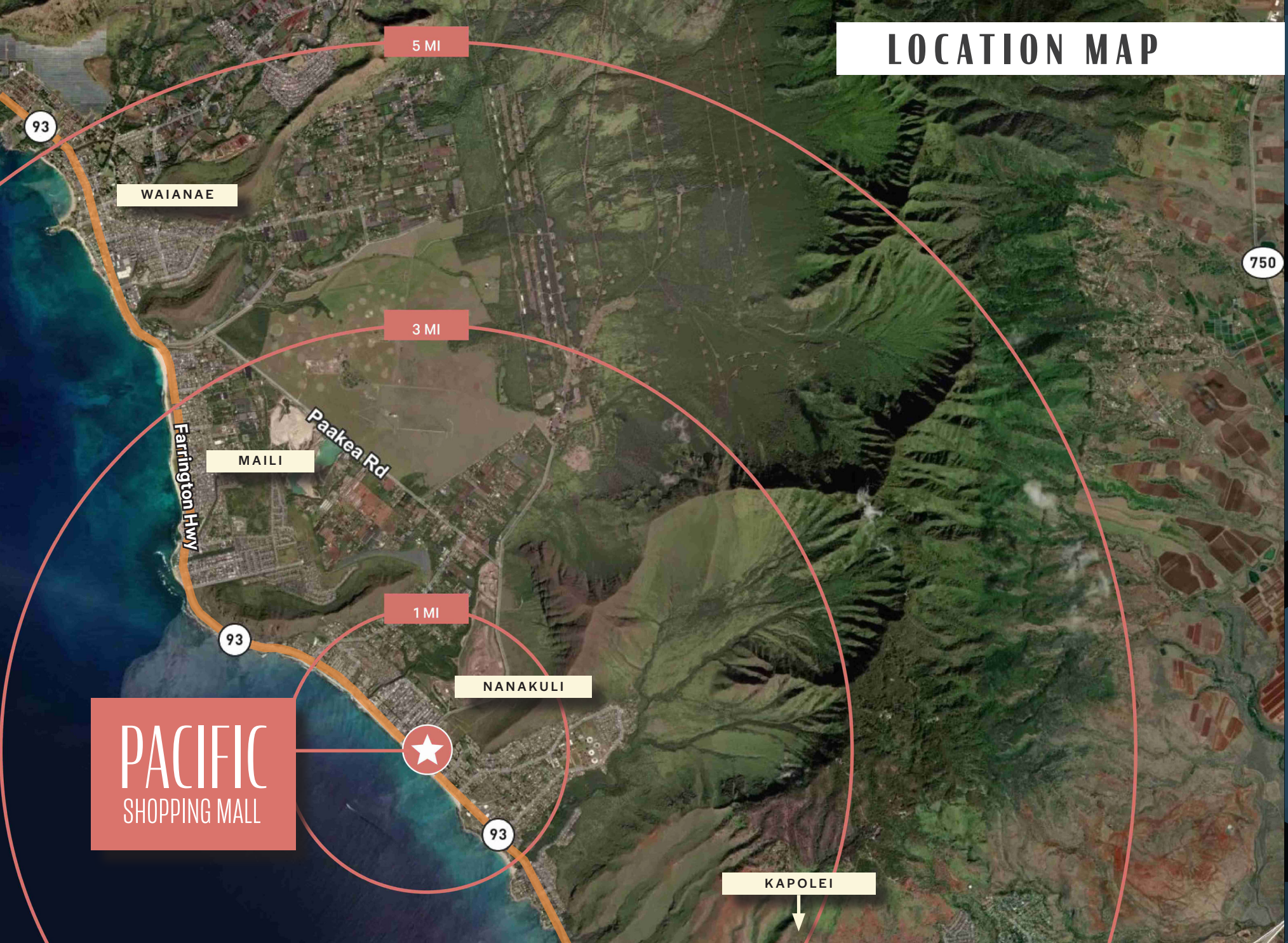


SPACE AVAILABILITY

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



LOCATION MAP



PACIFIC
SHOPPING MALL

5 MI

3 MI

1 MI

WAIANAЕ

MAILI

NANAKULI

KAPOLEI

Farrington Hwy

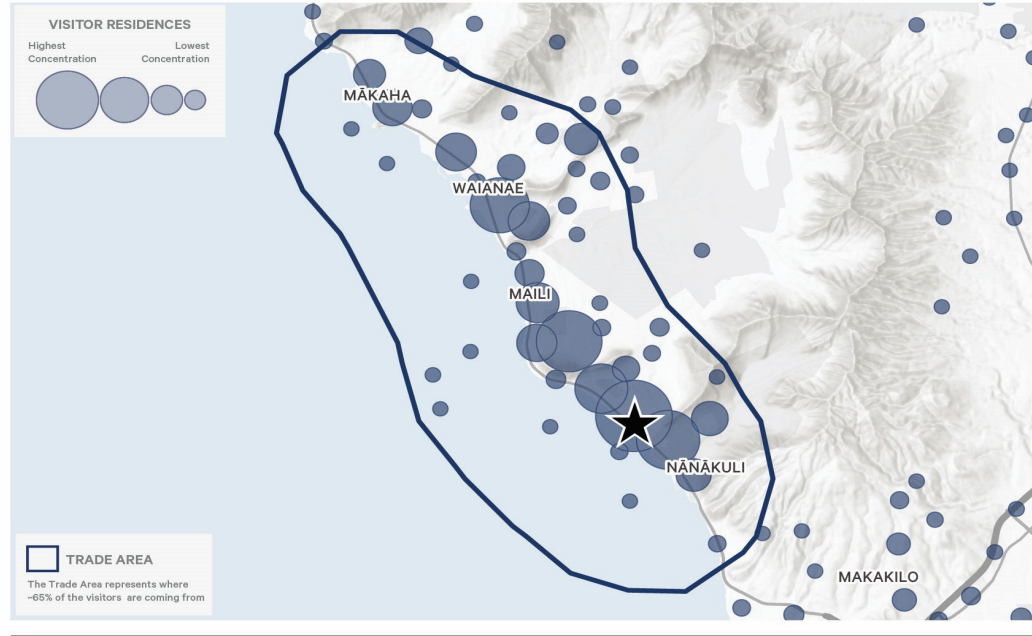
Paakea Rd

DIMENSION STUDY

PACIFIC SHOPPING MALL

STUDY PERIOD: FEBRUARY 2025 TO FEBRUARY 2026

TRADE AREA MAP



TRADE AREA DEMOGRAPHICS

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

TOP TAPESTRY SEGMENTS VISITORS WITHIN 25 MILES

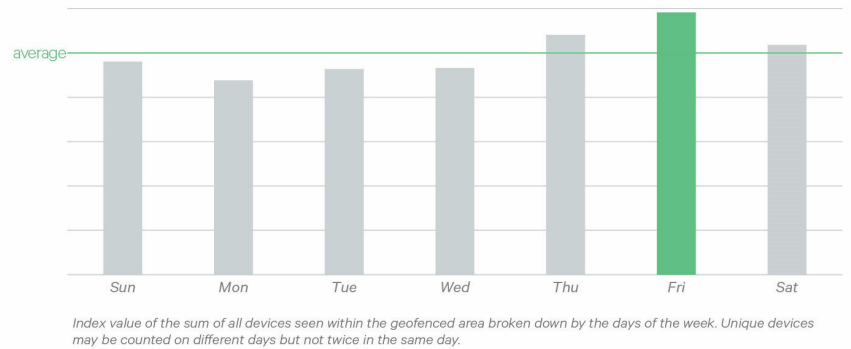
| | | |
|--|--|---|
| <p>2C PACIFIC HEIGHTS</p> <p>35%</p> <p>One of the smaller markets, composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This family market includes the highest percentage of multiracial populations</p> | <p>8E FRONT PORCHES</p> <p>13%</p> <p>A blend of household types, working in blue collar fields, mostly renting duplexes or quads in older and established communities.</p> | <p>5C PARKS AND REC</p> <p>7.6%</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> |
|--|--|---|

Tapestry Segmentation 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.

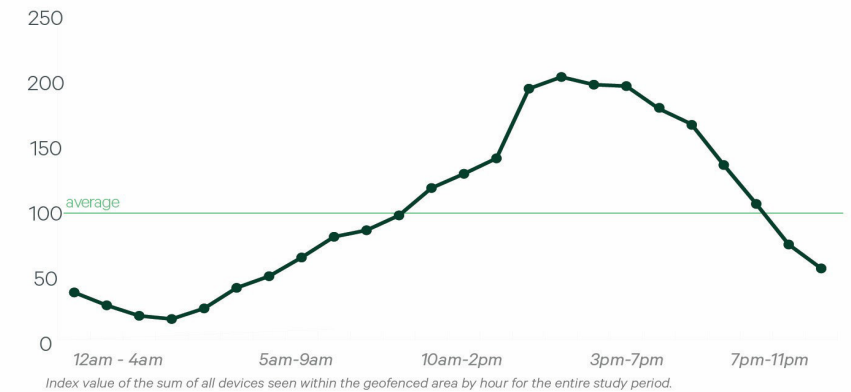
TOTAL FOOT TRAFFIC



DAILY FOOT TRAFFIC



FOOT TRAFFIC BY HOUR



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AREA DEMOGRAPHICS

| DEMOGRAPHIC COMPREHENSIVE | 1 MILE | 3 MILES | 5 MILES |
|---|----------|-----------|-----------|
| POPULATION | | | |
| 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% |
| RACE AND ETHNICITY | | | |
| 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% |
| HOUSEHOLD INCOME | | | |
| 2025 Households | 2,421 | 5,958 | 14,733 |
| 2025 Average Household Income | \$99,165 | \$114,804 | \$126,437 |
| PLACE OF WORK | | | |
| 2025 Businesses | 91 | 201 | 610 |
| 2025 Employees | 1,322 | 2,374 | 7,728 |





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