



Shadow-Anchored by Walmart  
Co-tenants include Starbucks and Panda Express



## Property Information

Fantastic opportunity in the busy Pearl City area. Join this burgeoning commercial community alongside neighbor tenants which include Panda Express, L&L Hawaiian Barbecue and Starbucks. Positioned next to Walmart and Sam's Club gas station, this center offers excellent visibility, a central location, and ample parking for your customers.

Pearl City Shops is located on a major thoroughfare between the H1 and Kamehameha Highway. Easy ingress and egress, along with 74 customer parking stall. Visibility is unmatched in this center!

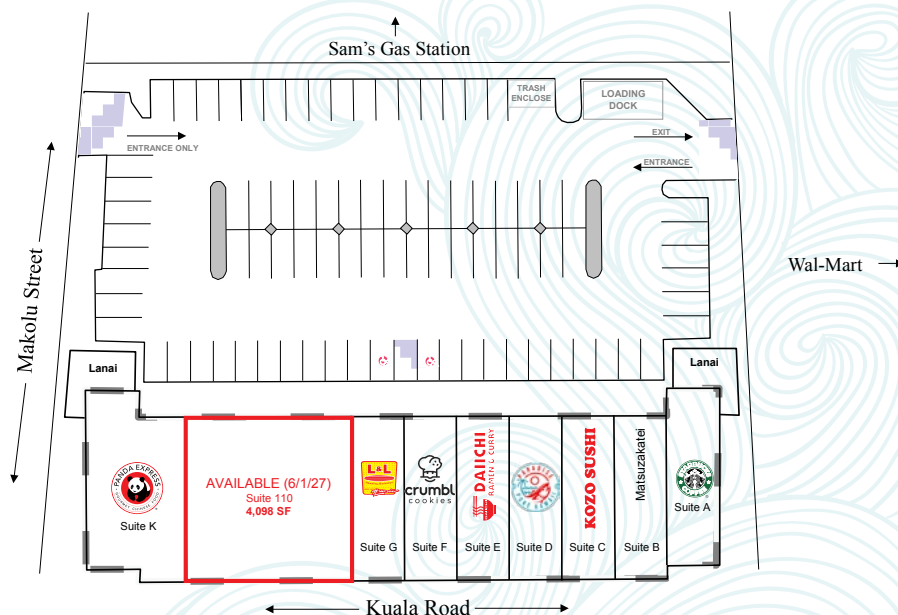
## Key Features/Highlights

- Surrounded by destination stores such as Home Depot, Foodland Farms, TJ Maxx and Roger Dunn Golf
- Convenient access from H1 and Kamehameha Highway
- Adjacent to Walmart and Sam's Club gas station
- Phenomenal visibility on a major thoroughfare
- Excellent co-tenants! Panda Express, L&L Hawaiian Barbecue, Starbucks and more!



## Space Details

|                 |                                            |
|-----------------|--------------------------------------------|
| Address         | 1029 Makolu Street<br>Pearl City, HI 96782 |
| TMK             | (1) 9-7-24-59                              |
| Zoning          | IMX-1                                      |
| Available Space | Suite 110 (4,098 SF)*<br>*Available 6/1/27 |
| Base Rent       | Contact Agent                              |
| CAM             | \$2.19 PSF/Mo.<br>(Estimated 2026)         |
| Percentage Rent | 8%                                         |
| Term            | 3 - 5 Years                                |
| Parking         | 74 stalls                                  |



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