



For Lease

Times Square Shopping Center
98-1254 Kaahumanu St, Pearl City, HI

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Aerial Map



Suite E101



Suite E101



Suite E101



Suite E101



Property Description

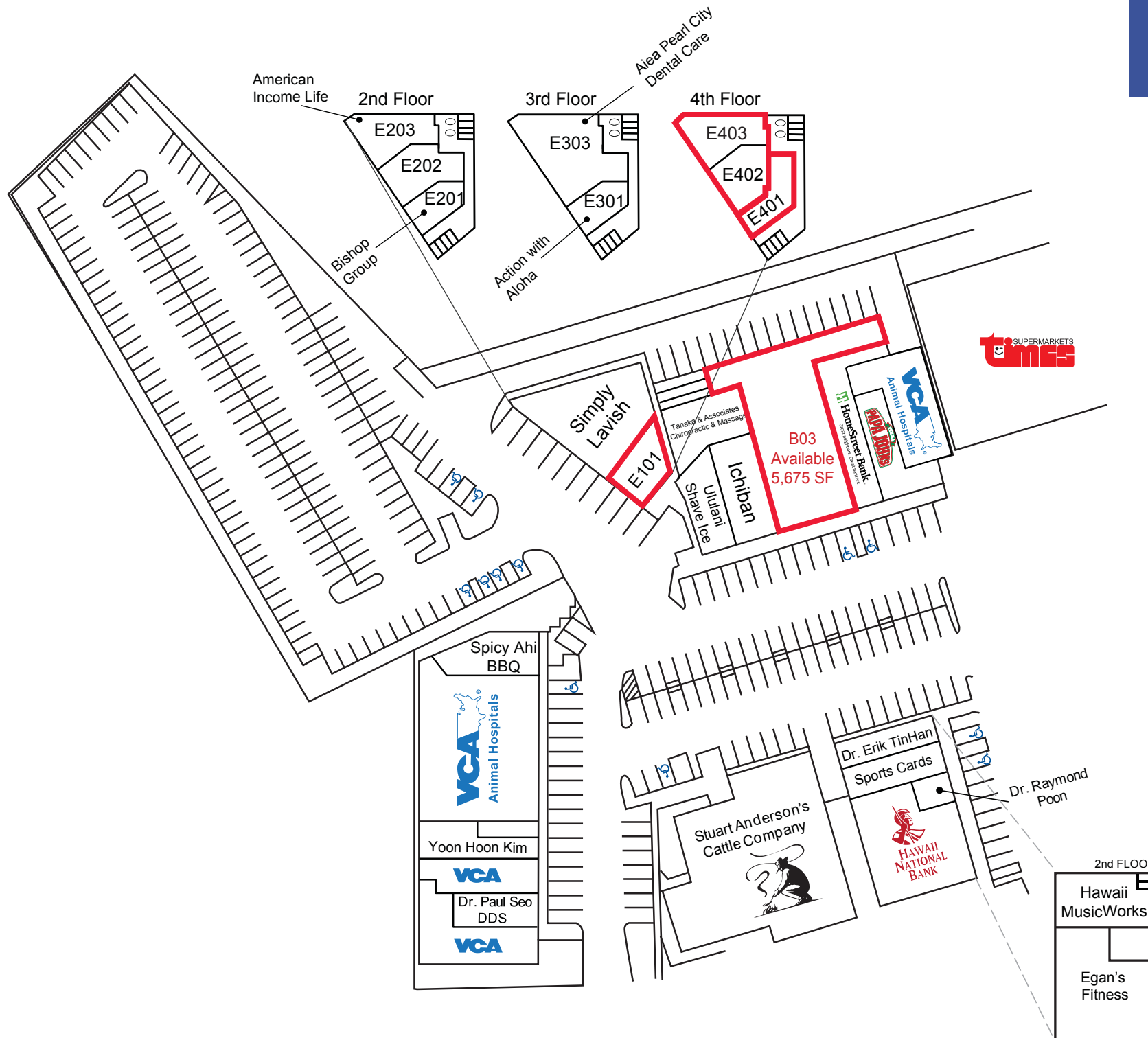
Times Square Shopping Center is located in Pearl City and enjoys high visibility from Kaahumanu Street. Approximately 375 parking stalls adjoin this center and tenants include recently renovated Times Supermarket, Cattle Company, Papa John's Pizza, Ululani Shave Ice, Hawaii National Bank, HomeStreet Bank, VCA Family Animal Hospital, and more.

Area	Pearl City
TMK	(1) 9-8-8:32 & 37
Size Available	B03 (5,675 SF) - Currently a fast casual restaurant. Suitable for retail. E101 (1,128 SF) - Ground floor retail space with water. Current layout consists of an open area with reception desk, four private rooms, and storage. E401* (1,496 SF) - Office space with a large waiting/reception area, two large windowed offices, and a conference room. E402/403* (2,342 SF) - Three windowed offices, three internal offices, open areas for cubicles/printers, and a dry bar. *Suites can be combined for a total of 3,838 SF
Base Rent	Office - \$2.00 - \$2.50 PSF/Mo Retail - Negotiable
CAM	Building B (Restaurant/Retail): \$2.72 PSF/Mo Building E (Retail): \$2.87 PSF/Mo Building E (Office): \$2.93 PSF/Mo
Term	3 - 10 Years
Parking	1/750 SF of leased area (Unreserved: \$75/Stall/Mo.)

Features & Benefits

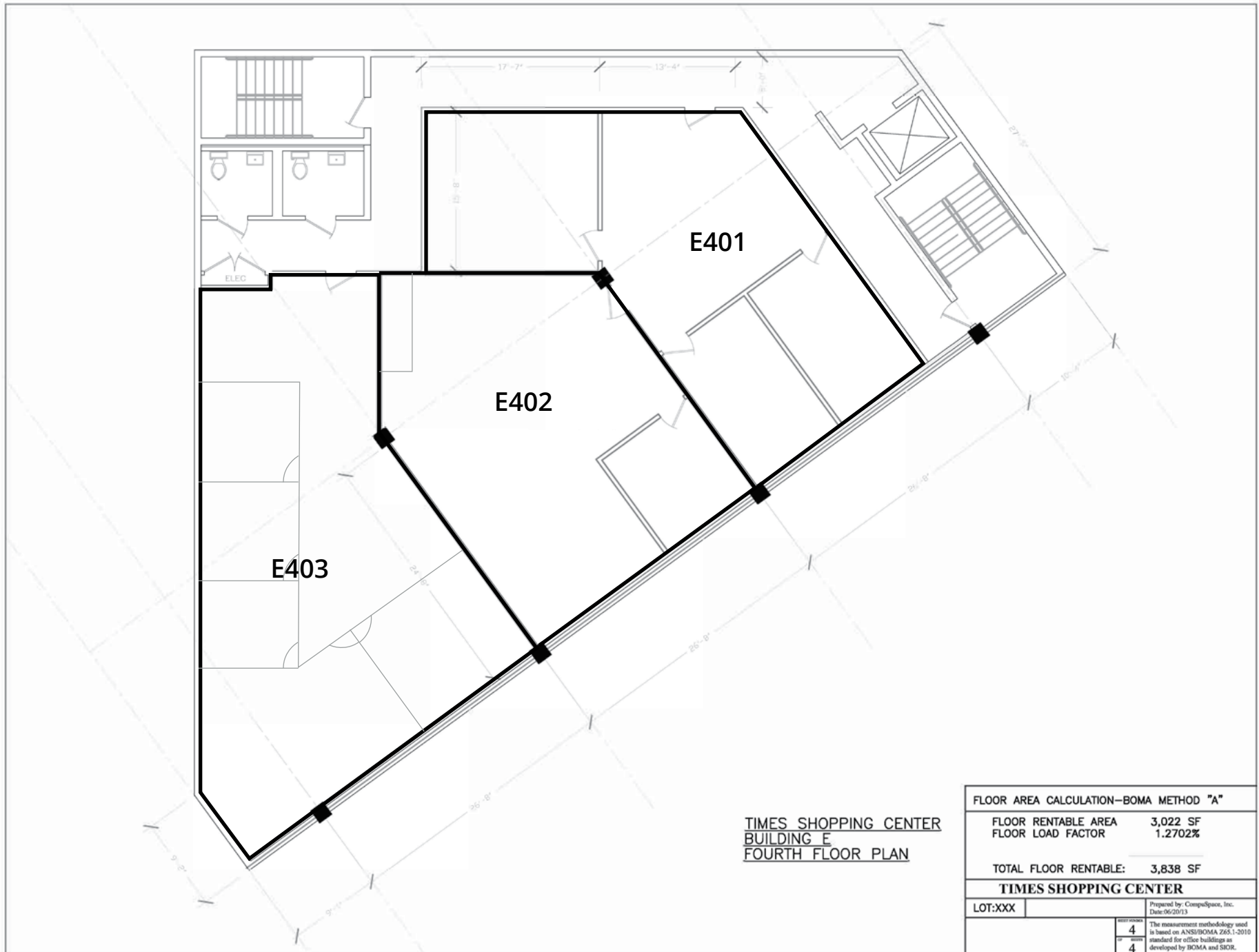
- Located in a fast growing area of Oahu on a busy artery street to and from Highway 1.
- Well established grocery anchored neighborhood center with a diverse tenant mix.
- Close to military bases, community colleges and residence.
- Walking distance to bus stops, and situated between the Waiawa and Kalauao rail transit stations.

Site Plan



Drawing is not to scale

As-Built Site Plan (E Building, 4th Floor)





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