

AT THE HEART
OF THE PACIFIC



ALA MOANA

HAWAII'S CENTER®

ICONIC
collection

THE CENTER OF PARADISE

More than a shopping center, it's Hawaii's pride — a world-class, multimillion-dollar retail, residential, and office property that serves as the hub of activity and commerce in the rapidly evolving city of Honolulu.



A DESTINATION IN ITS OWN RIGHT

Perfectly positioned within close proximity to 246 hotels with over 35,875 rooms.

#1

VISITED SHOPPING CENTER IN HAWAII

DUAL CUSTOMER BASE

RESIDENT & VISITOR COUNTS

OAHU RESIDENTS - 2025



1.02 M
POPULATION



344,844
HOUSEHOLDS



\$150,758
AVG HOUSEHOLD
INCOME



\$18.86 B
ANNUAL CONSUMER
RETAIL EXPENDITURE



671,640
DAYTIME
POPULATION (16+)



823,823
WORKFORCE
POPULATION

Source: Estimated demographics report, 96815, sitesusa.com/regis-online.

OAHU VISITORS - 2025



5.68M
ANNUAL VISITOR
ARRIVALS



7.0 Days
AVG LENGTH
OF STAY



\$9.42B
ANNUAL VISITOR
SPENDING



\$238
PER PERSON PER
DAY SPENDING



108,400
AVERAGE DAILY
CENSUS



39.57M
ANNUAL VISITOR
DAYS

Sources: Hawaii Tourism Authority (HTA), State of Hawaii Department of Economic Development & Tourism (DBEDT)



Property Overview

Located steps away from the world-famous Waikiki Beach, Ala Moana Center is the world's largest outdoor shopping center featuring a diverse collection of stores, from national retailers and local favorites to high-end boutiques. The selection of brands includes Nordstrom, Bloomingdales, and Target in addition to luxury retailers such as CHANEL, Gucci, Hermes and many more. The center hosts 52 million shopper visits annually and generates more than \$1.5 billion in annual sales.



With over 350 retail and dining options and an array of entertainment options including a multi-million-dollar art collection, a 20-foot climbing structure for kids, and live music and hula performances, Ala Moana Center is the primary shopping, dining, and leisure destination for the island locals and visitors.

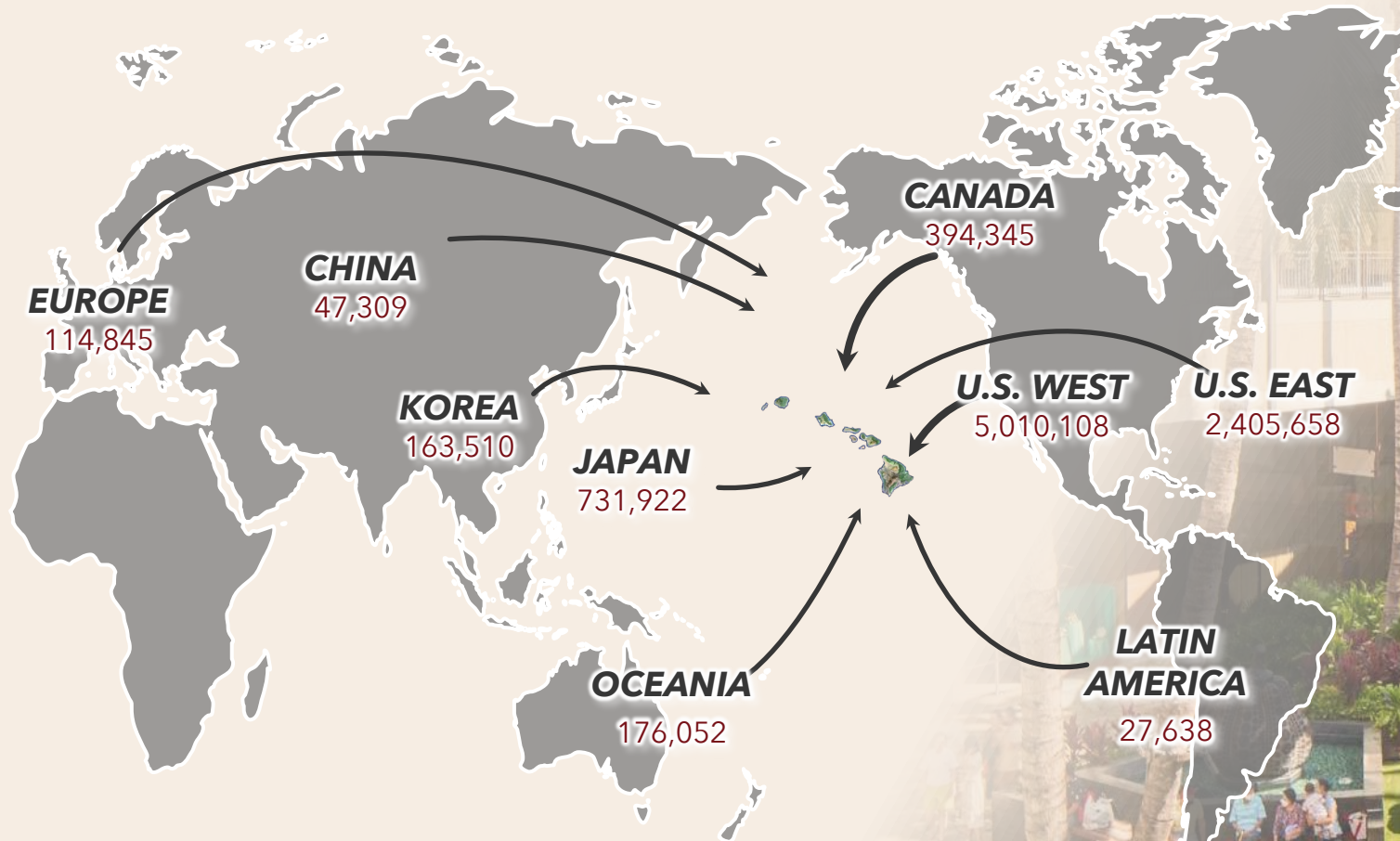
PROPERTY INFORMATION

Address: 1450 Ala Moana Boulevard
Market: Honolulu, HI
Total Retail Square Footage: 2,659,748

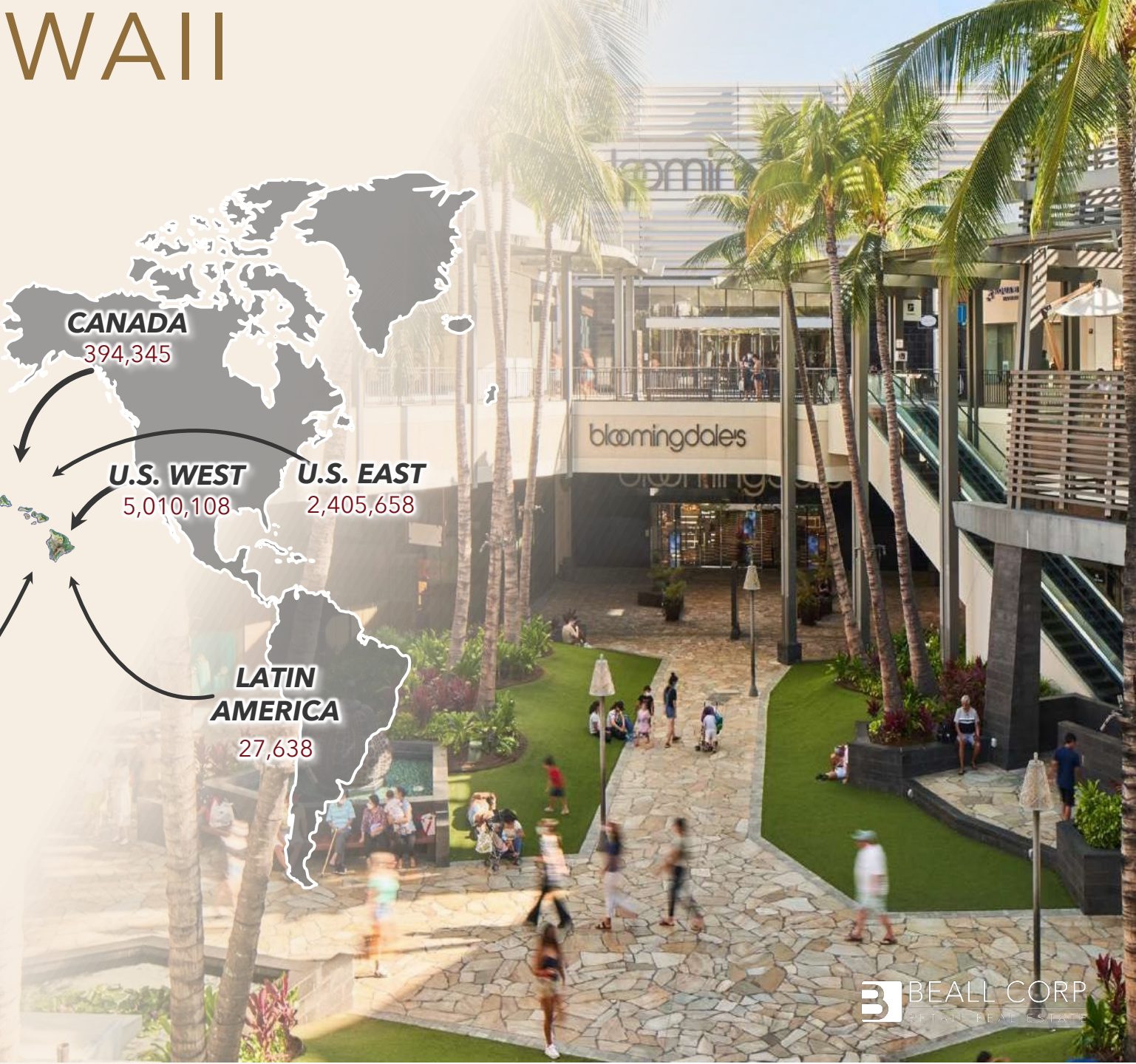


STATE OF HAWAII

2025 VISITOR ARRIVALS

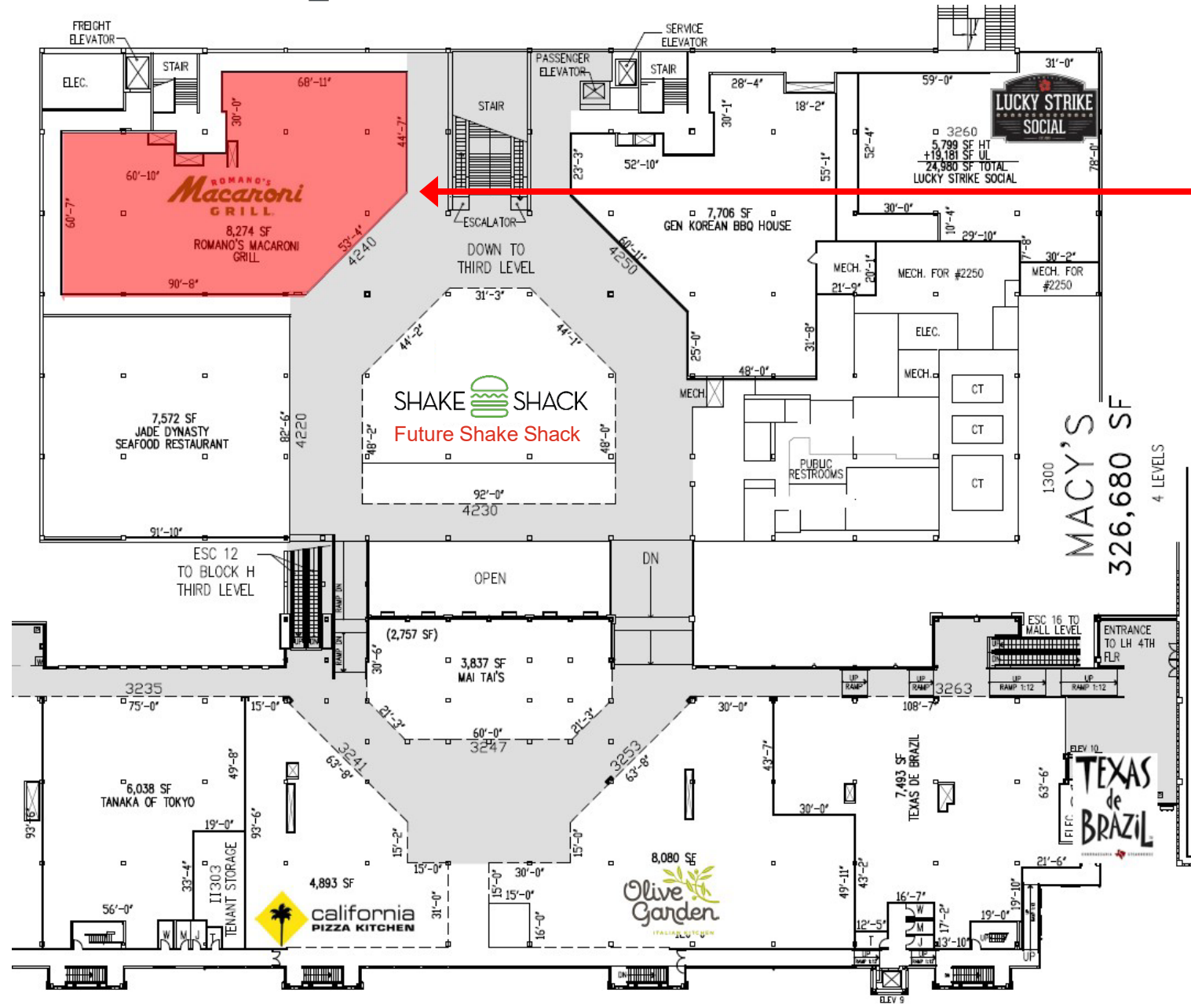


**TOTAL AIR
ARRIVALS** 9,493,213



Ho'okipa Terrace

LEASE PLAN



SPACE DETAILS

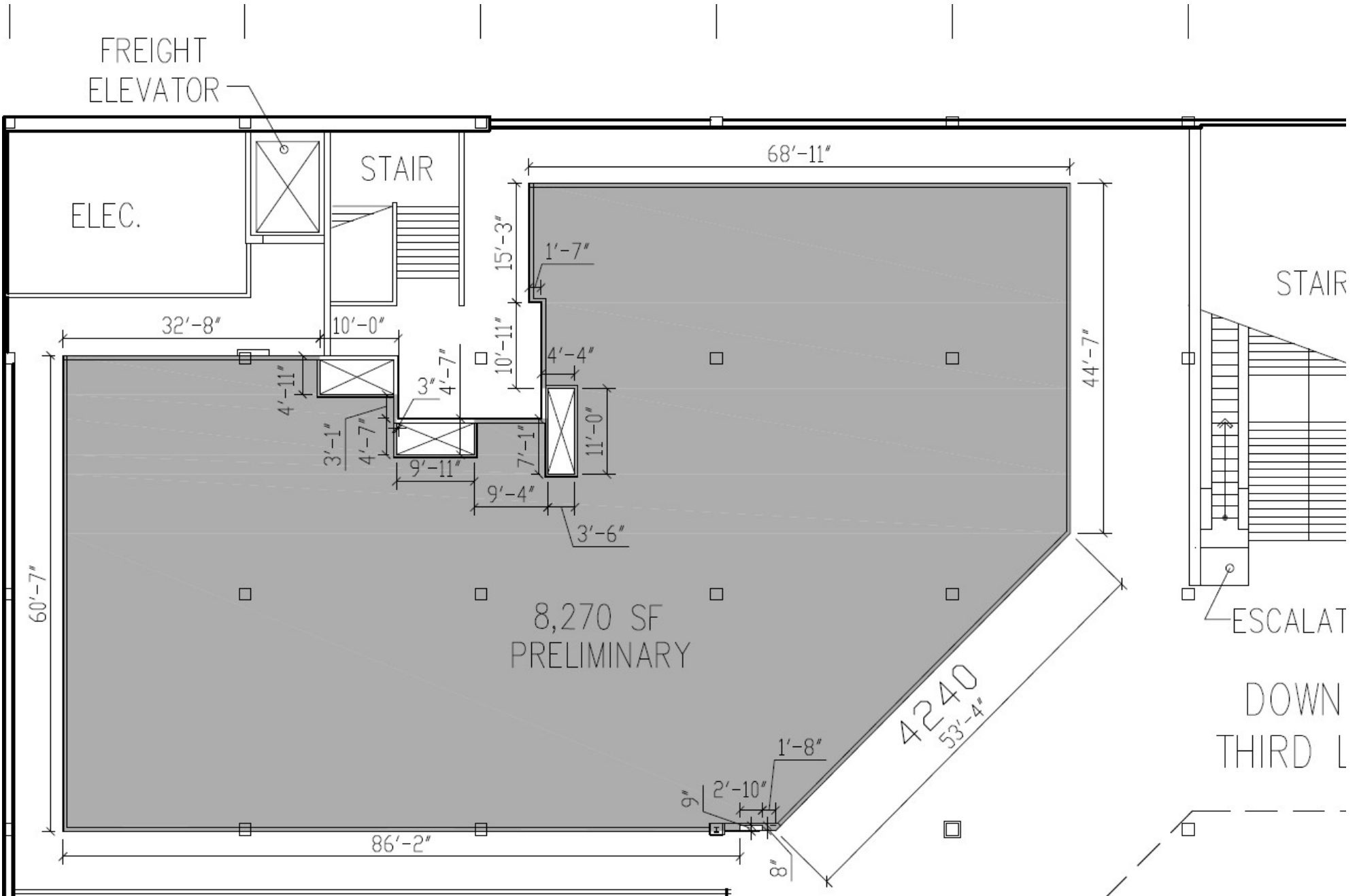
Unit: Suite 4240

Size: 8,270 SF

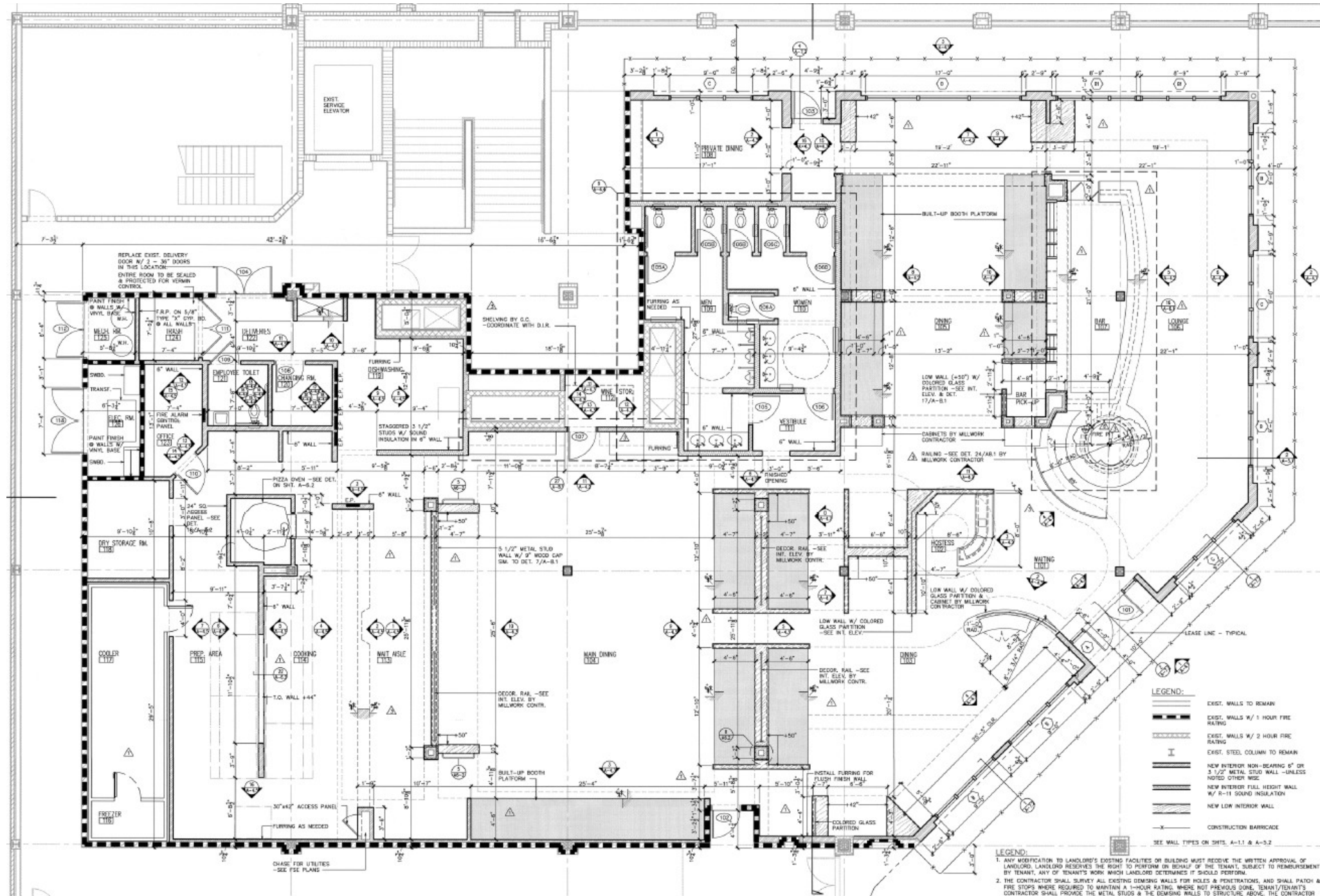
Highlights

- 11'3" Ceiling heights
- 98' Interior frontage
- 68' Frontage facing main parking deck
- Direct access off parking deck into space with both escalator & elevators
- Adjacent to Shake Shack Flagship and first Hawaii location
- Multiple signage opportunities throughout the property





FLOOR PLAN



LEASING CONTACT:



JULIA MATSUURA (S)

Senior Vice President

Direct: (808) 469-4308

Mobile: (808) 478-4979

julia@thebeallcorporation.com

1120 12TH AVENUE, SUITE 301
HONOLULU, HI 96816
(808) 469-4333

This document has been prepared by The Beall Corporation for advertising and general information only. The Beall Corporation makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. The Beall Corporation excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of The Beall Corporation and/or its licensor(s). © Copyright 2026, All rights reserved.

BEALL CORP
RETAIL REAL ESTATE

info@thebeallcorporation.com

www.thebeallcorporation.com