



Brand New Mixed Use Development

Kapolei, Hawai'i

Ground Floor Restaurant Opportunities

Estimated Delivery

- Building A: Q2 2025
- Building B: Q2 2025



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*Nathan Fong Properties, LLC exclusively contracted to Colliers International HI, LLC



Highlights

Property Highlights

Address:	'Alohihea St & Kama'aha Avenue, Kapolei, Hawai'i
Zoning:	BMX-3 (Business Mixed-Use)
TMK:	(1) 9-1-148-042
Term:	5 - 10 Years
Base Rent:	Negotiable
Operating Expenses:	\$1.76 PSF/Mo (Estimated)
Total Building SF:	10,113 SF
Suites Available:	Building B*
*Estimated Delivery: Q2 2025	Suite B1 (1,288 SF + 704 SF Lanai) Suite B2 (568 SF) Suite B3 (568 SF) Suite B4 (568 SF) Suite B5 (1,136 SF + 577 SF Lanai) Suite B6 (982 SF + 524 SF Lanai)

Demographics

	3 Mile	5 Mile
Population	46,928	110,532
Households	13,408	30,759
Families	11,111	25,406
Median Household Income	\$125,015	\$126,299
Median Age	34.3	34.8
Bachelor's Degree +	10.2%	8.4%



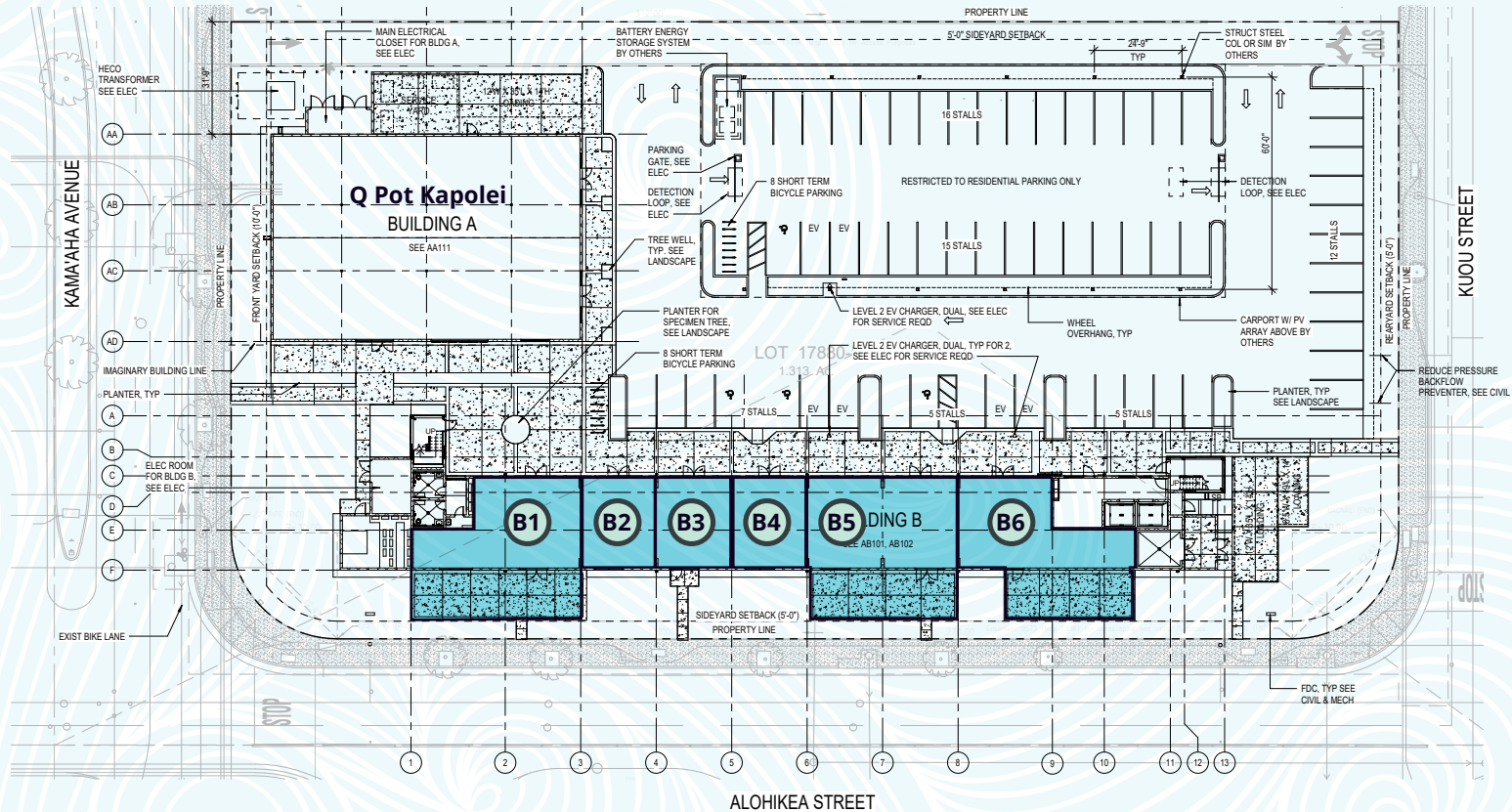
Property Description

This property is a brand new mixed use development at the cross-streets of 'Alohikeya Street and Kama'aha Avenue in Kapolei, within walking distance to The Home Depot, Costco and Target.

- Access to grease interceptor and exhaust system in each unit
- Parking available on the premises
- Four Level 2 charging stations available in the parking lot
- Lanai available for certain suites
- Flexible space layouts available
- Photovoltaic array and energy storage
- Bicycle parking



Site Plan



Building A

Suite A1 (2,581 SF)
Suite A2 (2,581 SF + 707 SF Lanai)

Building B

Suite B1 (1,288 SF + 704 SF Lanai)
Suite B2 (568 SF)
Suite B3 (568 SF)
Suite B4 (568 SF)
Suite B5 (1,136 SF + 577 SF Lanai)
Suite B6 (982 SF + 524 SF Lanai)

Kapolei Residential Map



991-ACRE
OAHU MAUKA PARCEL

JAMES CAMPBELL MAKAIWA HILLS
4,100 PLANNED HOMES

CHINA OCEANWIDE HOLDINGS
KAPOLEI WEST
2,500 PLANNED HOMES

KAPOLEI
SHOPPING CENTER

MARKETPLACE
AT KAPOLEI

CROSSROADS
AT KAPOLEI

KAPOLEI
ENTERTAINMENT
CENTER

KAPOLEI COMMONS

KULANA HALE
297 PLANNED HOMES

KAPOLEI VILLAGE CENTER

KEALANANI PLAZA

DHHL & HHFDC
EAST KAPOLEI PHASE I
403 PLANNED UNITS

HOOMAKA
MARKETPLACE

KA MAKANA ALII

KAPOLEI PKWY

ROOSEVELT AVE

HUNT PARCELS
4,000 PLANNED HOMES

106,442 ADT

94 ADT

37,640 ADT

17,488 ADT

KULAKAI PKWY

HOOPILI BY DR HORTON
11,750 PLANNED HOMES
(UNDER CONSTRUCTION)

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Lūhauola



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