KA MAKANA ALI'I
TURN KEY DESSERT STORE SPACE FOR SUBLEASE AND FF&E FOR SALE

91-5431 Kapolei Parkway
Kapolei, HI



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Video Tour

PROPERTY **HIGHLIGHTS**

TURN-KEY FOOD-SERVICE AVAILABLE



Address	91-5431 Kapolei Parkway, Kapolei, HI	
TMK	1-9-1-16-142 (a portion of)	
Zoning	BMX-3	
Rent	Contact for details	
Operating Expenses	Contact for details	
Term	Contact for details	
Total Building Size	600,519 SF	
Rentable Area - Suite 404	Retail Space	900 SF

LOCATION **DESCRIPTION**

PREMIER OPEN-AIR SHOPPING CENTER

Ka Makana Ali'i is a premier shopping, dining and entertainment destination serving Kapolei and the broader West O'ahu market. Located at the intersection of Kapolei Parkway and Kualaka'i Parkway, the open-air center features a diverse mix of national retailers, local businesses, restaurants and entertainment uses. Its strong tenant mix and central Kapolei location attract residents, visitors and the surrounding community, while convenient access to major thoroughfares, public transportation and ample parking make the center easily accessible.

The center benefits from continued residential and commercial growth and proximity to the Ko Olina resort area.



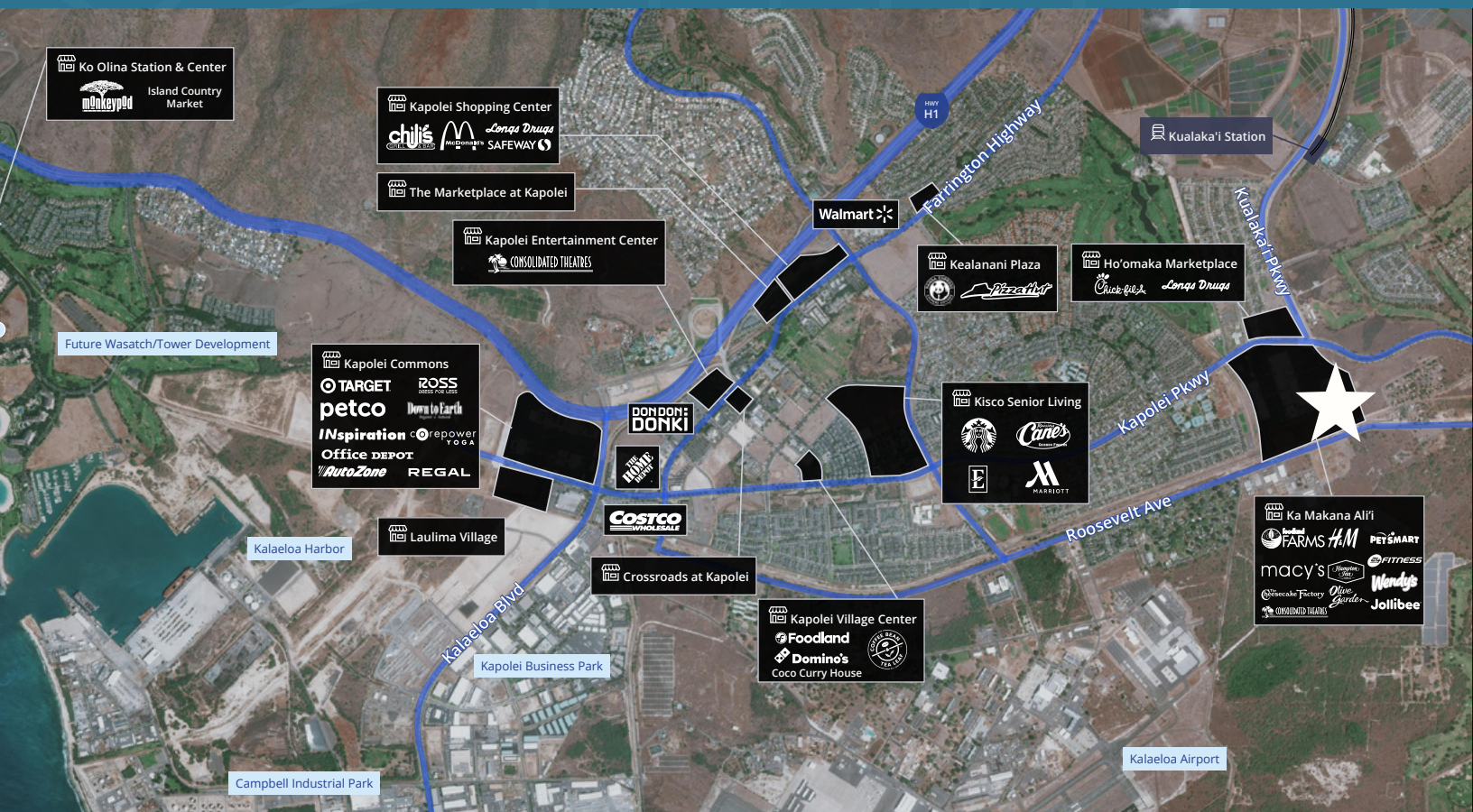
DEMOGRAPHICS AT A GLANCE

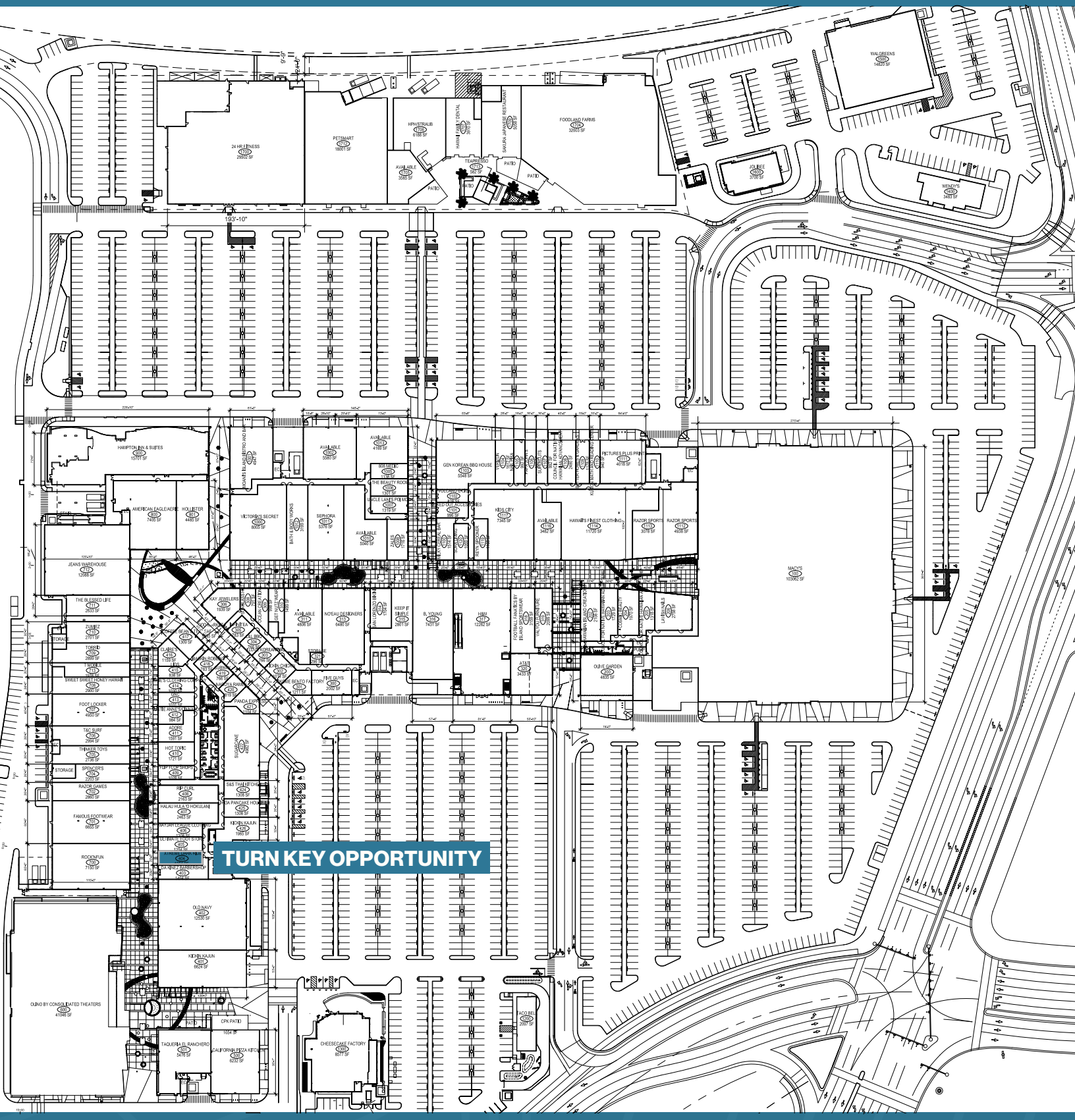
STYLISH & CONVENIENT URBAN RESIDENCES

2026

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	17,282	138,802	174,115
Households	4,920	38,865	48,352
Families	3,985	31,938	39,586
Median Household Income	$116,113	$127,325	$126,204
Median Age	34.2	36.1	36.7
Bachelors Degree +	19.0%	23.1%	22.9%





KAPOLEI, **HI**

KA MAKANA ALI'I SITEPLAN



Existing Infrastructure

Cold kitchen build-out with back-of-house infrastructure in place.

Dining & Service Area

Existing dining area with flexible seating and service layout.

FF&E Availability

Opportunity to acquire existing furniture, fixtures & equipment (FF&E).

Cost & Time Savings

Significant savings in build-out cost and opening timeline.

Parking & Access

Ample free parking and convenient customer access.

Surrounding Mix

Strong surrounding mix of retail, dining, entertainment and hospitality uses.

Quick-Entry Opportunity

Ideal for a desert operator seeking a quick-entry opportunity in the Kapolei market.

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