

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

91-5431 Kapolei Parkway
Kapolei, HI



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Video Tour





PROPERTY HIGHLIGHTS

TURN-KEY SECOND GENERATION SPACE



Address	91-5431 Kapolei Parkway, Kapolei, HI	
TMK	1-9-1-16-142	
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 1709	Restaurant/Retail	5,060 SF
	Patio	840 SF
	Total	5,900 SF

LOCATION DESCRIPTION

PREMIER OPEN-AIR SHOPPING CENTER

Ka Makana Ali'i is a premier open-air regional shopping center, dining and entertainment destination in Kapolei, serving the rapidly growing West O'ahu market. The open-air center features a strong mix of national and local retailers, restaurants, entertainment and hospitality, including Macy's, H&M, The Cheesecake Factory, Consolidated Theatres and Hampton Inn & Suites.

Strategically located along Kapolei Parkway, Ka Makana Ali'i serves Kapolei, Ewa Beach and surrounding West O'ahu communities, with convenient access to major transportation corridors. Located within O'ahu's growing "Second City," the center benefits from continued residential and commercial growth and proximity to the Ko Olina resort area.



STYLISH & CONVENIENT URBAN RESIDENCES

2026

TAPESTRY SEGMENTS

Neighborhood Spirit (H3) 48%

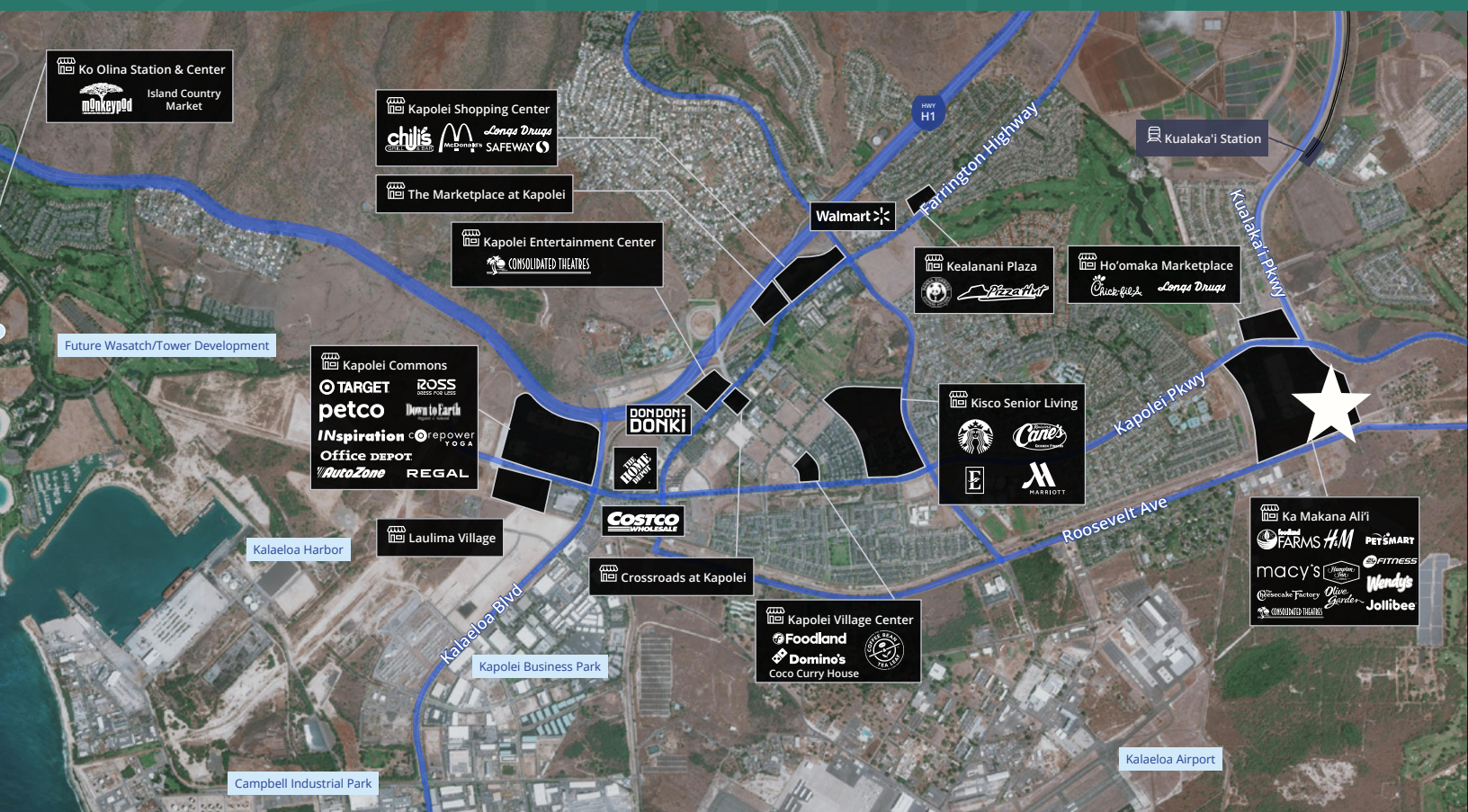
Older, affluent, multigenerational households concentrated in Western metro suburbs (especially California). Two-income, skilled professionals with notable self-employment and government jobs, plus investment and rental income. High-value, long-held homes (\$500K+) in older single-family housing stock, alongside high rents. Multiple vehicles per household support long commutes.

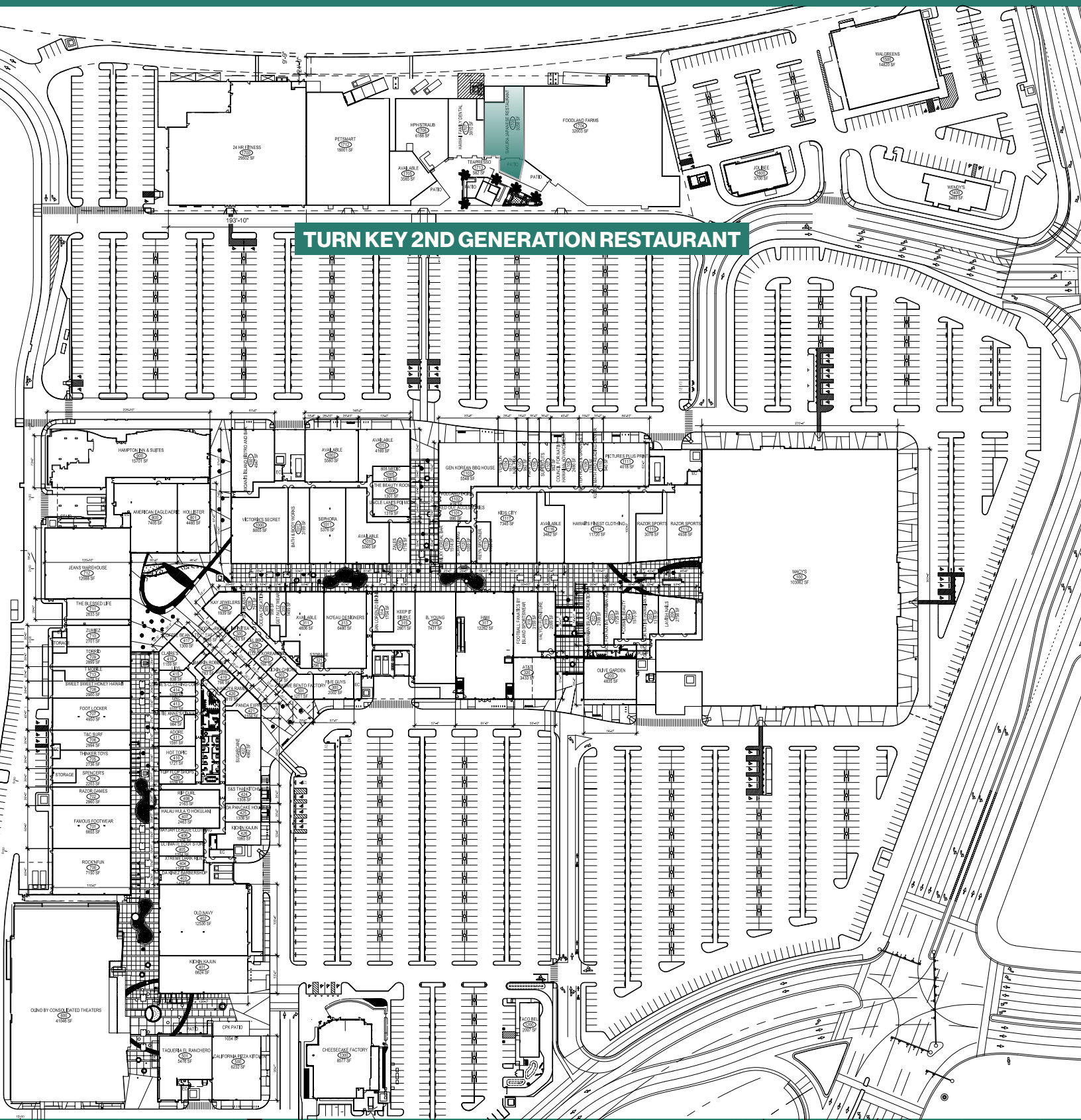
48.0% Neighborhood Spirit	7.9% Young and Restless
13.5% Up and Coming Families	5.8% Boomburbs
13.2% Modern Minds	1.3% Downtown Melting Pot
10.4% Professional Pride	

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

Existing kitchen, hood and restaurant infrastructure.

Dining & Bar Space

Existing dining area, bar and customer restrooms.

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 restaurant operator seeking a quick-entry opportunity in the Kapolei market.

Liquor License

Existing liquor license transferable to new tenant.

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