

486 KAMOKILA BLVD, KAPOLEI, HI 96707

KAPOLEI TOWN CENTER



FOR SALE

- Bulk Lots
- Build-To-Suit
- Retail Pads
- CPR Flexibility

Fee Simple Commercial
Land Offering

High-Visibility
Development Opportunity
in The Heart of West Oahu



ChaneyBrooks

EXECUTIVE SUMMARY

PREMIER WEST OAHU COMMERCIAL LAND OFFERING

The Kapolei Town Center represents one of the last remaining fee-simple commercial land opportunities in Kapolei's core commercial district. With flexible lot configuration options (up to 9.875 acres), excellent visibility, and multiple access points, this property provides a rare platform for retailers, developers, and institutional investors seeking a customizable development site in Oahu's fastest-growing region.

KEY ATTRIBUTES:

- High-exposure frontage along Kamokila Boulevard & H-1 Freeway
- Flexible lot sizes & subdivision options
- Potential CPR structure to create multiple commercial units
- Utilities are readily accessible to the site
- Build-to-suit capability for national or local tenants
- Ideal for retail, restaurant, service, medical, or office uses

A rare fee-simple commercial parcel in a supply-constrained, high-growth market.

PROPERTY SUMMARY

ASKING PRICE	Call Listor
ADDRESS	486 Kamokila Blvd Kapolei, HI 96707
TAX MAP KEY	(1) 9-1-118: 15
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$226,440.12
LAND AREA	9.875 Acres
HEIGHT LIMIT	60 Feet
ZONING	B2 - Community Business District

PROPERTY HIGHLIGHTS

STRATEGIC KAPOLEI LOCATION

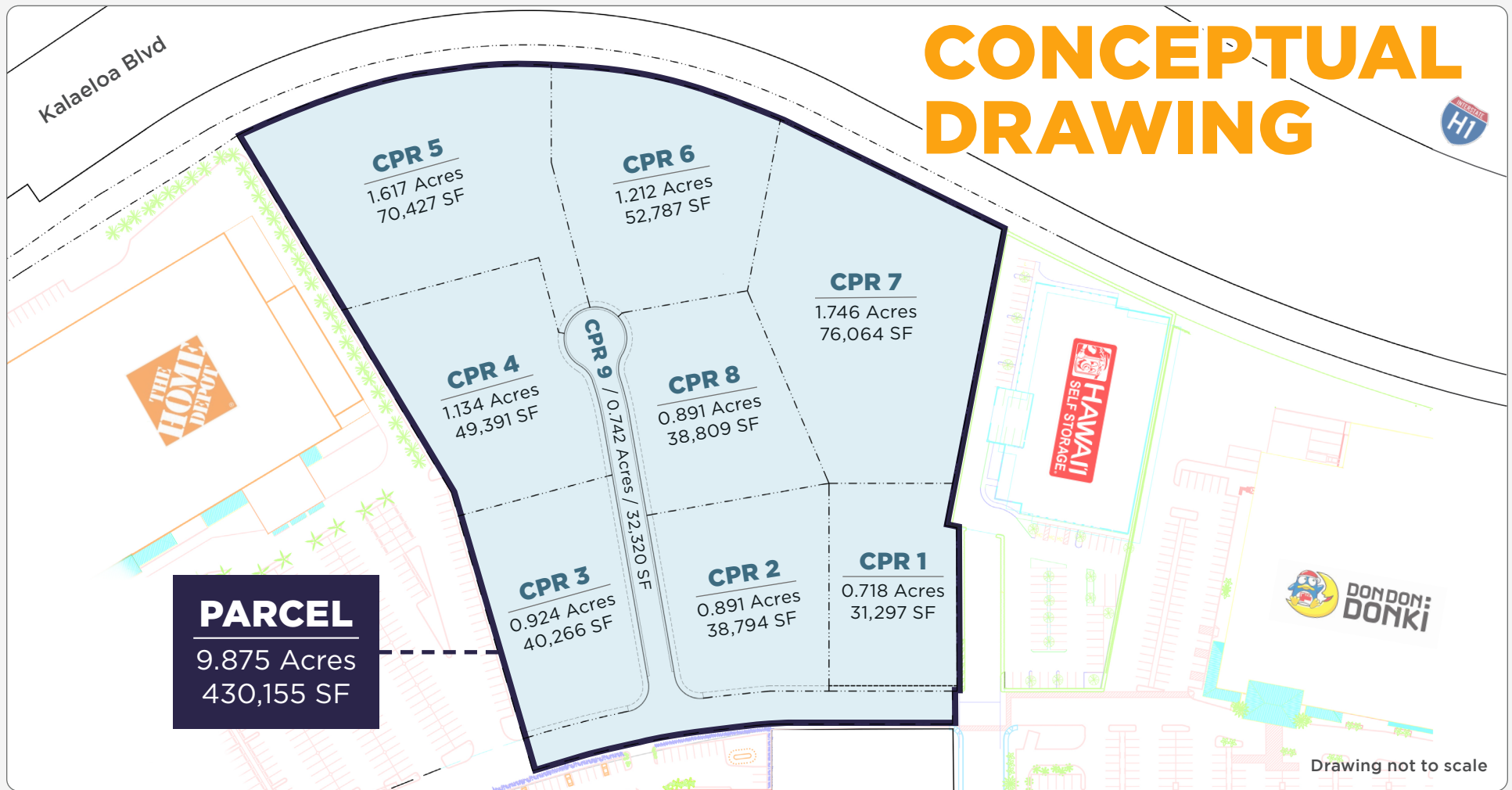
Located along one of Kapolei's most active commercial arterials, the property benefits from strong traffic visibility and easy access to Kapolei Parkway and the H-1 Freeway.

HIGHLIGHTS:

- Prominent Kamokila Boulevard frontage
- Strong traffic counts and daytime activity
- Surrounded by a concentration of major national retailers - from big-box anchors like Costco, Home Depot, and Walmart to smaller national brands
- Minutes to Kapolei Commons, Ka Makana Ali'i, and major employment centers

Positioned at the nexus of retail, residential, and civic growth.





DEVELOPMENT FLEXIBILITY

Designed to accommodate a wide range of commercial concepts, the site can be sold as bulk lots, subdivided into pads, or configured as build-to-suit opportunities.

OPTIONS INCLUDE:

- Bulk sale to a single developer
- Retail pad subdivision or CPR
- Build-to-suit for national tenants
- Potential CPR map for customizable unit sales
- Flexible sizing for small-format or large-format users

Your project, your configuration — maximize flexibility through CPR or phased development.

MARKET OVERVIEW

KAPOLEI: OAHU'S SECOND CITY

Kapolei continues to lead the island in residential construction, employment expansion, and retail demand. As West Oahu's principal commercial center, the area attracts a growing population of families, professionals, and businesses.

MARKET DRIVERS:

- Rapid residential population growth
- Expanding job base in government, education, healthcare, and private sector
- High demand for new retail and service-oriented businesses
- Strong community infrastructure including schools, parks, and public services

A thriving regional hub with sustained long-term growth.



RETAIL DEMOGRAPHICS

West Oahu features a young, family-oriented demographic with strong spending power and a growing appetite for daily convenience and lifestyle services.

RETAIL STRENGTH INDICATORS:

- High household formation and steady population increases
- Strong spending on dining, wellness, family services, and essentials
- Expanding residential communities feeding daily retail traffic
- Significant daytime population from nearby offices and civic centers

An under-served trade area with strong demand for neighborhood retail.

MARKET OVERVIEW



Kapolei continues to serve as the primary growth engine for West Oahu, with absorption trends strongest in the industrial, retail, and residential sectors.

- Industrial properties in Kapolei's business and industrial parks benefit from extremely tight West Oahu conditions—with vacancy levels historically near 1%—resulting in rapid absorption of available space and consistent tenant demand.
- Retail absorption has remained healthy as well, with Kapolei capturing a significant share of the island's 70,000+ square feet of recent positive retail absorption, driven by population growth and activity at centers such as Ka Makana Ali i and the surrounding neighborhood centers.
- Residential absorption in Kapolei has been among the highest on Oahu, supported by steady household formation, ongoing master-planned development, and price appreciation in the broader Kapolei market.
- Office absorption remains more modest, as most Oahu office demand remains urban-core focused; however, Kapolei maintains stable occupancy supported by government, medical, and service-oriented tenants that require proximity to the expanding West Oahu population.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 POPULATION	7,746	44,120	97,724
AVG HOUSEHOLD INCOME	\$133,294	\$136,998	\$135,145
TOTAL SPECIFIED CONSUMER SPENDING	\$102.8M	\$574.1M	\$1.2B

Source: CoStar



Kapolei Commons



Kapolei Shopping Center



Ho'omaka Marketplace



Farrington Hwy

Ko Olina Center & Station

Ko Olina Lagoons

Barbers Point Harbor



Kapolei Village Center



Kapolei Pkwy



Kalaeloa Airport

Ka Makana Ali'i



RETAIL PAD OPPORTUNITIES

Flexible pad sites can accommodate a variety of high-demand uses:

- Quick-serve restaurants
- Coffee and café concepts
- Banks and credit unions
- Medical, dental, and wellness operators
- Fitness studios
- Service retail and essential neighborhood needs

Drive-thru-ready configurations available.

NEIGHBORHOOD RETAIL CENTER

A multi-tenant retail environment designed to serve both local residents and daytime workers.

POTENTIAL TENANT MIX:

- Local dining and quick-casual
- Tutoring, childcare, or learning centers
- Salons and personal care
- Pet services
- Pharmacy or convenience retail

Build a community-focused center serving daily needs.



LARGE-SCALE & CUSTOM OPTIONS

LARGE-FORMAT COMMERCIAL

The site can also support larger commercial concepts requiring footprint and parking flexibility.

SUITABLE USES:

- Big-box or specialty retail
- Corporate or professional office
- Showrooms or specialty commercial
- Institutional or community-oriented facilities

One of the few remaining parcels in Kapolei capable of accommodating large-format users.



BUILD-TO-SUIT DELIVERY

For national brands or specialized operators, the property offers the option to deliver a fully customized building layout tailored to operational requirements.

BENEFITS:

- Tailored layouts and circulation plans
- Brand-specific prototypes
- Optimized parking and loading
- High-visibility signage opportunities

Customized development paths for anchor and prototype tenants.

WHY INVEST IN KAPOLEI TOWN CENTER

Fee simple ownership, **flexible lot sizes**, and a **prime Kapolei location** make this property an exceptional long-term asset. With multiple exit strategies and high demand for retail and commercial space in West Oahu, the site offers compelling value for investors, developers, and owner-users.

Investment Highlights:

- Rare fee-simple commercial land in central Kapolei
- Flexible lot sizing and CPR potential
- Strong long-term appreciation prospects
- High-traffic corridor with excellent visibility
- Ideal for phased development or multi-tenant retail
- Configurable for diverse concepts and users
- Minutes to Kapolei Commons, Ka Makana Ali'i, and major employment centers



A high-quality land asset positioned for long-term growth and value creation.



Costco
WHOLESALE

PROTEAM
HAWAII

CUSHMAN & WAKEFIELD

ChaneyBrooks

Kapolei Pkwy

THE HOME DEPOT


**19,916
ADT**

DON DON!
DONKI

HAWAII
SELF STORAGE


**57,959
ADT**

INTERSTATE
H1

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