



# Kapolei ACE Center

## Retail For Sublease

480 Kamokila Boulevard  
Kapolei, HI 96707

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# The Property

480 Kamokila Boulevard is centrally located in Kapolei, West O'ahu's primary urban center.

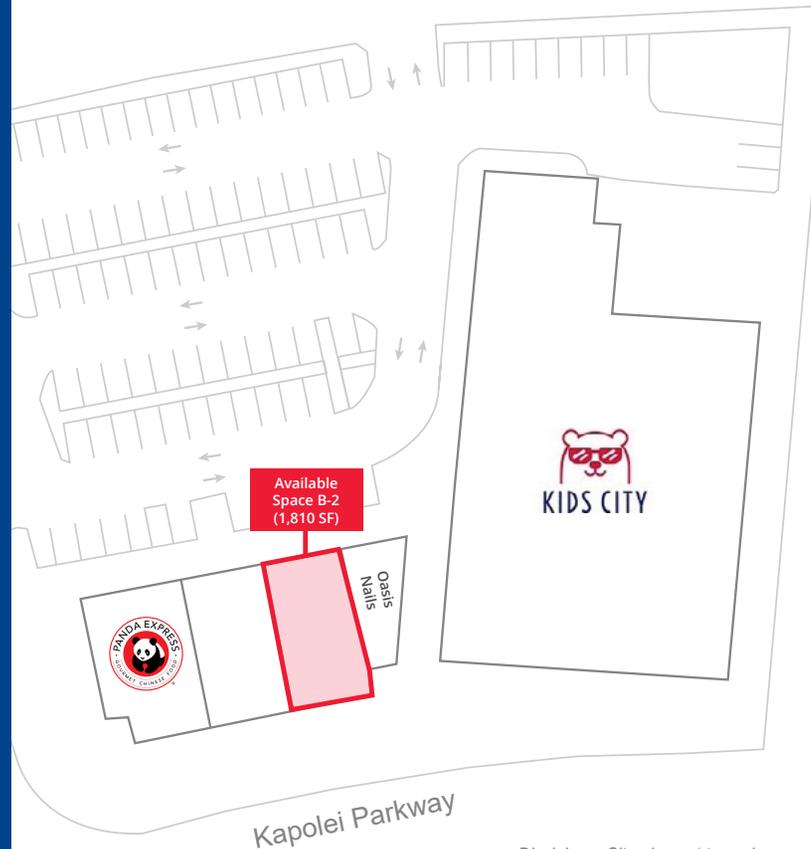
Surrounded by residential communities, municipal offices, and neighborhood-serving businesses, the property benefits from consistent local traffic and continued residential growth. Convenient access to major roadways makes it a well-positioned location within the Kapolei market.

## Highlights

- The 1,810 square foot space offers a flexible setup that can work for a range of business types.
- The mostly open floor plan is complemented by two private offices, a private restroom, and an additional interior space between the restroom and office that can be used for storage or other support needs.
- The space includes both front and rear entrances for convenient access, along with on-site parking for customers and tenants. It is in clean condition and ready for a tenant to move in with minimal work needed.

Address:	480 Kamokila Blvd, Kapolei, HI 96707
TMK:	(1) 9-1-118-6 (a portion of)
Zoning:	B-2
Available Space:	Unit B-2 (1,810 SF)
Base Rent:	Negotiable
Operating Expenses:	\$1.38 PSF/Mo (Estimated 2026)
Term:	Sublease through 1/31/2027; longer term possible
Total Building Size:	27,746 SF

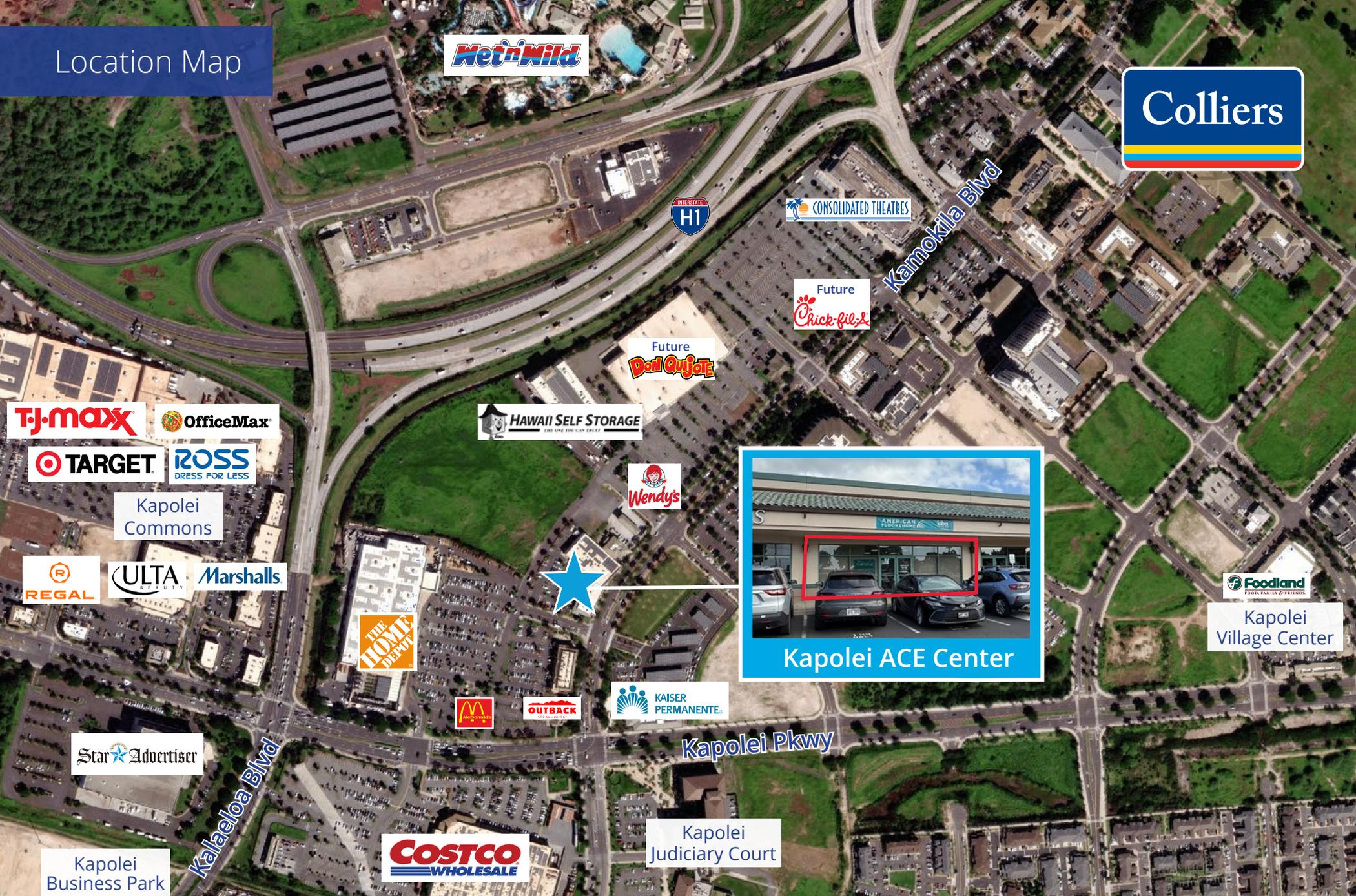
### Do Not Distrub Tenant



Disclaimer: Site plan not to scale



# Location Map



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