



# ***Waianiani***

AT THE COVE

92-1089 Alii Nui Drive  
Kapolei, HI 96707





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***Creating an authentic  
Hawaiian gathering  
place with unique  
entertainment, dining,  
and retail.***

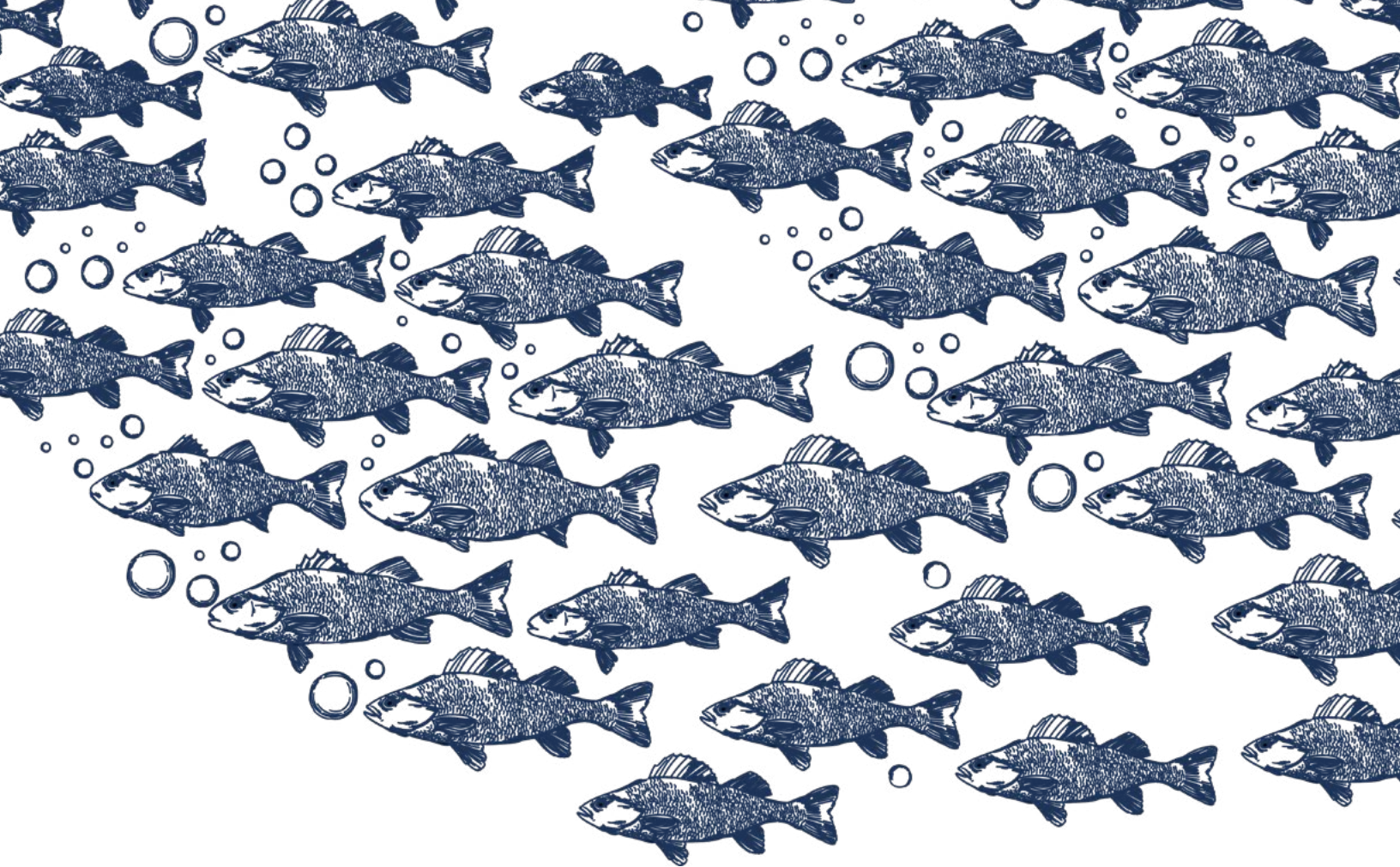






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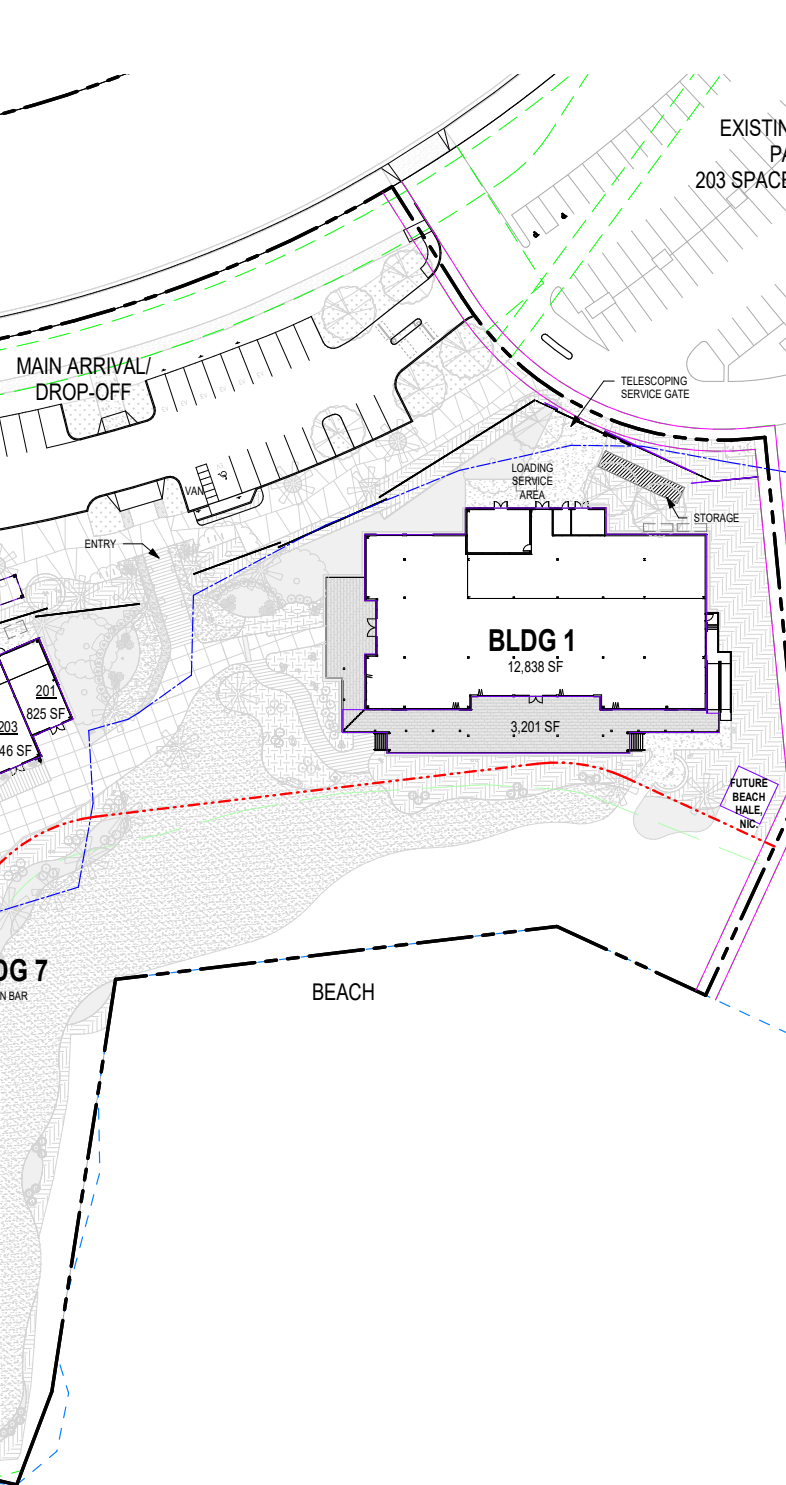
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Located on the Leeward Coast, adjacent to The Four Seasons and  
Disney's Aulani, this ocean front paradise stretches across 10.8  
acres of lush landscapes, offering a perfect blend of resort dining,  
shopping, and natural beauty.









# AVAILABILITY

BUILDING 2: 814 SF - 1,799 SF

BUILDING 3: 467 SF - 4,681 SF

BUILDING 5: 5,189 SF

BUILDING 6: 7,399 SF

TERM: 10 Years

AVAILABLE: 2027

ASKING RENT: \$11-\$15/SF/Mo

## Highlights

- Redevelopment of 10.8-acre property
- Ocean front dining opportunities
- World class resort location
- Retail opportunities including small-scale shops





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altrastad

Mr. Lipt

THE C

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COVE LUAU

Fresh Food  
MARKET

BIRCH.  
coffee





## DEMOGRAPHIC TABLE

|                  | 3 MILES   | 5 MILES   | 10 MILES  |
|------------------|-----------|-----------|-----------|
| POPULATION       | 17,746    | 56,786    | 212,444   |
| HOUSEHOLDS       | 5,107     | 16,106    | 58,282    |
| MEDIAN HH INCOME | \$110,910 | \$108,708 | \$104,038 |

SOURCE: COSTAR

## HOTEL ROOM COUNT

|                                      |                                      |
|--------------------------------------|--------------------------------------|
| Marriott's Ko Olina Beach Club       | 550 Rooms                            |
| Beach Villas at Ko Olina             | 247 Condos                           |
| Aulani, A Disney Resort & Spa        | 351 Rooms and 481 Villas (2-Bedroom) |
| Four Seasons Resort Oahu at Ko Olina | 370 Rooms                            |
| <b>TOTAL</b>                         | <b>1,999</b>                         |

SOURCE: HAWAII TOURISM AUTHORITY

Kapolei

Ko Olina Station

Ko Olina Center

Ko Olina Golf Club

FARRINGTON HWY

ALINUI DR

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Marriott's Ko Olina  
Beach Club

Kalaeloa Barber's  
Point Harbor

Ko Olina Marina

Ulua Lagoon  
4

Beach Villas  
at Ko Olina

Naia Lagoon  
3

Future Development

Future Atlantis Resort

Honu Lagoon  
2

Kohala Lagoon  
1

Lanikuhonua





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## CONTACT US

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Image of hula dancers on page 6 by Moniek van Meerten Fotografie.