

# RETAIL PAD FOR LONG TERM GROUND LEASE



*Ka Makana Ali'i*  
*Retail Pad*  
91-5431 Kapolei Pkwy  
Kapolei, HI 96707

**KAPOLEI PKWY  
24,300 VPD**

# Ka Makana Ali'i Retail Pad

91-5431 Kapolei Hwy, Kapolei, HI 96707

Ka Makana Ali'i, a vibrant, high-quality regional shopping center, offers a rare opportunity for a long-term ground lease on a prime retail pad. Located in Kapolei—the fastest-growing city in Hawai'i—this sought-after location provides exceptional visibility and access to a diverse and expanding customer base.

Strategically positioned along Farrington Highway and minutes from H-1, Ka Makana Ali'i benefits from strong traffic flow and proximity to major residential communities, schools, and resorts. The center is anchored by leading retailers and dining establishments, ensuring consistent foot traffic from both local residents and visitors. With a dynamic mix of national brands and local favorites, Ka Makana Ali'i creates a thriving environment for businesses to succeed.



## ANCHORED BY LEADING RETAILERS

The center features major anchors such as Macy's, Target, and Foodland Farms, driving consistent foot traffic and creating a stable retail ecosystem.



## PRIME LOCATION IN HAWAI'I'S FASTEST-GROWING REGION

Situated in Kapolei, the "Second City" of O'ahu, Ka Makana Ali'i benefits from rapid residential and commercial development, ensuring long-term growth and demand.



## HIGH TRAFFIC AND VISIBILITY

Located along Farrington Highway with easy access to H-1, the center enjoys strong daily traffic counts and excellent visibility, attracting both local residents and visitors.



## AFFLUENT DEMOGRAPHICS

Serves a growing population of families, professionals, and tourists, offering businesses access to a wide demographic with strong purchasing power.



AVAILABLE PAD

KAPOLEI PKWY

Ka Makana Ali'i



### 2025 AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	17,857	110,524	175,729
Households	5,116	31,590	48,999
Average HH income	\$126,659	\$148,182	\$144,117
Daytime Population	14,907	78,241	132,797
Businesses	199	1,470	3,021
Employees	2,648	18,584	39,054

# *Ka Makana Ali'i Retail Pad*

91-5431 Kapolei Pkwy  
Kapolei, HI 96707

KUALAKAI PKWY  
24,900 VPD

KAPOLEI PKWY  
24,300 VPD

## CONTACT US

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