



CORAL CREEK CENTER

AT GENTRY BUSINESS PARK - EWA



Not to scale. Subject to change.

Fee Simple Lots For-Sale Industrial Mixed-Use Zoning

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Starting at: \$72 PSF

Avalon Development is pleased to offer fee simple industrial/commercial zoned lots for sale at Coral Creek Center (CCC) located in Ewa Beach adjacent to the Coral Creek Golf Course. The project will contain 10-lots ranging in size from 18,937 to 112,505 square feet and will be delivered under a condominium property regime (CPR). Lots can be combined for a maximum contiguous space of 171,527 square feet. The project's IMX-1 zoning allows for a wide variety of industrial, commercial and retail uses and boasts extensive frontage along both Geiger Road and Kamakana Street.

CCC is located adjacent to the established and expanding residential community of Ewa by Gentry with a robust in-place workforce. The University of Hawaii West Oahu campus is a short 4.5 miles away. The Ka Makana Ali'i open-air mall, home to many local, regional and national retailers is less than 2-miles away and offers a wide variety of dining, shopping and entertainment.



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Property Details



- IMX-1 zoning with expanded uses for industrial, retail, and commercial buyers/users
- Underground utility infrastructure stub-outs to each lot: Hawaiian Electric [HECO] electric, Board of Water Supply [BWS] water, the Department of Environmental Services [ENV] sewer, Hawaiian Telcom and Spectrum communications and fiber optics
- **Build-to-Suit:** For credit worthy occupants, the developer will consider Build-to-Suit to lease, or Build-to-Suit to own on a negotiated cost-plus basis allowing the occupant to focus on running its business, rather than developing. Minimum lease term for a Build-to-Suit to lease is 10-years.

TMK	(1) 9-1-069:045 (a portion of)
Address	Corner of Geiger Rd and Kamakana St
Zoning	IMX-1, Industrial Mixed Use
Available Sizes	47,507 - 112,505 SF
Lot Assemblage	Up to 171,527 SF
Purchase Price	\$95 PSF

Lot 101	70,428 SF	In Escrow
Lot 102	47,507 SF	\$4,228,123
Lot 201	19,811 SF	In Escrow
Lot 202	19,755 SF	In Escrow
Lot 203	18,937 SF	Reserved
Lot 204	112,505 SF	\$8,100,360
Lot 205	26,252 SF	In Escrow
Phase 1 Available	160,012 SF	\$12,328,483
Lot 301	53,717 SF	\$5,103,115
Lot 302	53,910 SF	\$5,121,450
Lot 303	63,900 SF	\$6,070,500
Phase 2 Available	171,527 SF	\$16,295,065

 [Interest Form](#)

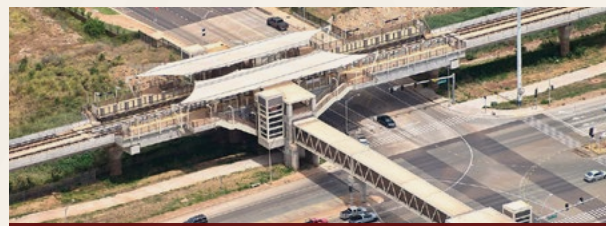
 CoralCreekCenter.com

Location Highlights

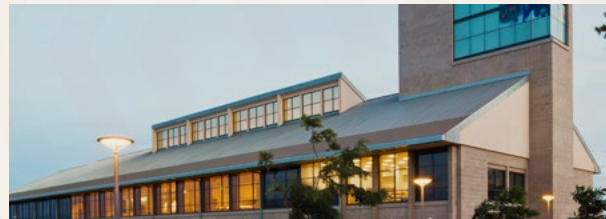
- Located next to the Coral Creek Golf Course
- Direct access to Kalaeloa master planned community, new Daniel K. Akaka VA Clinic, and the City of Kapolei
- 4 miles to Interstate H-1 via Geiger Rd, Kapolei Parkway, and Kualakakai Parkway
- 3.5 miles to Keono'ae HART Rail Station
- 3.4 miles to Kalaeloa Airport (JRF)
- 7.5 miles to Kalaeloa Barbers Point Harbor
- 2 miles to Ka Makana Ali'i
- 4.5 miles to University of Hawai'i West Oahu



Coral Ridge by Gentry



Keone'ae Rail Station



University of Hawai'i - West O'ahu



Ka Makana Ali'i



Demographics



Demographics at a Glance

Daytime Population (7-mile)

207,151



Household Families (7-mile)

54,405



Median Age (7-mile)

34.8



Bachelor's Degree + (7-mile)

21.9%



Contact Us



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