

RETAIL SPACE FOR LEASE

DREAMHOUSE CENTER

800 KAMAHA AVE • KAPOLEI



DREAMHOUSE
HIGH SCHOOL

PALAILAI
MALL (FUTURE)

RETAIL
FOR LEASE

SPACE AVAILABLE
 SPACE AVAILABLE WITH GREASE TRAP ACCESS
 LEASED
 IN NEGOTIATIONS

RETAIL PARKING



KAMAHA AVE

PALAILAI MALL

Suite	Sq. Feet	Base Rent PSF/Mo	Central Grease Trap Access
01	1,181	\$3.40	No
02	1,260	\$3.40	No
03	1,136	\$4.25	Yes
04	1,169	\$3.75	No
05	1,052	\$4.25	Yes
06	1,260	\$3.75	No
07	1,260	\$3.75	No
08	1,261	\$3.75	No
09	1,113	\$3.90	Yes

Operating Expenses ¹	\$1.15 PSF/Mo (Est.)
Term	5 or more years
Space Delivery Date ²	Approximately Q4, 2024
Sub-Metered Utilities ³	Electricity (HECO & Solar Panels), HVAC, Water & Wastewater

1 Operating expenses include but are not limited to real property taxes, insurance, landscaping, City of Kapolei maintenance fees, common grounds maintenance, common water & wastewater, common electricity, HVAC maintenance, refuse, property management, and other costs. 2 Spaces are to be delivered in an unfinished shell condition with submetered stubouts for HVAC, water, wastewater, electricity, and central grease trap access (if applicable). 3 Submetered utilities shall be charged back to the tenant based on usage.

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ONSITE ACTIVITY

- 400 student Dreamhouse High School on floors 2 & 3
- 100 child Cole Academy preschool on site
- 200 daily customers at the Social Security Administration regional headquarters onsite

LOCATION BENEFITS

- Located at the corner of and accessible from Kama'aha Ave. and Manawai Street leading into downtown Kapolei
- Access to potential customers associated with other occupants on site: Dreamhouse High School, the Cole Academy, and the Social Security Administration
- Located adjacent to the Kapolei Regional Park and the Kapolei Library and near Island Pacific Academy

OTHER BENEFITS

- Photovoltaic panels on rooftop to offset tenant demand for HECO electricity currently being considered
- Electric vehicle charging stations
- Approximately 1 per 300 parking ratio for common retail use.
- Additional nearby parking in Kapolei Regional Park and street side parking along Manawai Street

SHELL DELIVERY

- Concrete broom swept floors with and exposed dirt area for wastewater lin stub-out for kitchen and restroom
- Water and wastewater stub-outs
- Electrical conduit with pull-string
- HVAC stub-out from central VRF units on roof top
- Central grease trap stub-out (for select spaces) occupants
- Unfinished ceilings and stud walls

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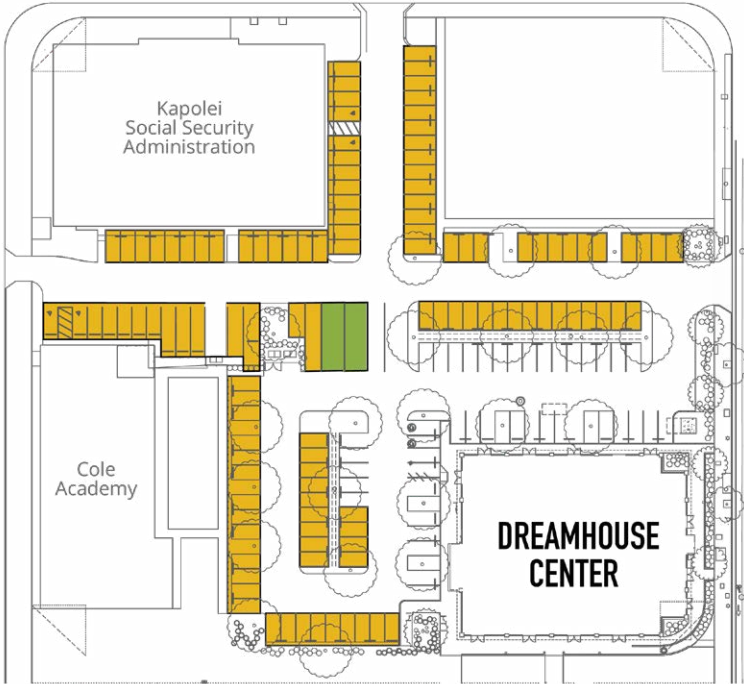
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MANAWAI STREET



ALA KAHAWAI STREET

KAMA'AHA AVENUE



1ST FLOOR PARKING AVAILABILITY

Subject to Change

-  Reserved Parking
-  Loading Only

6am to 5pm weekdays only except holidays

42 Open Stalls / 1 per 255 sqft GLA

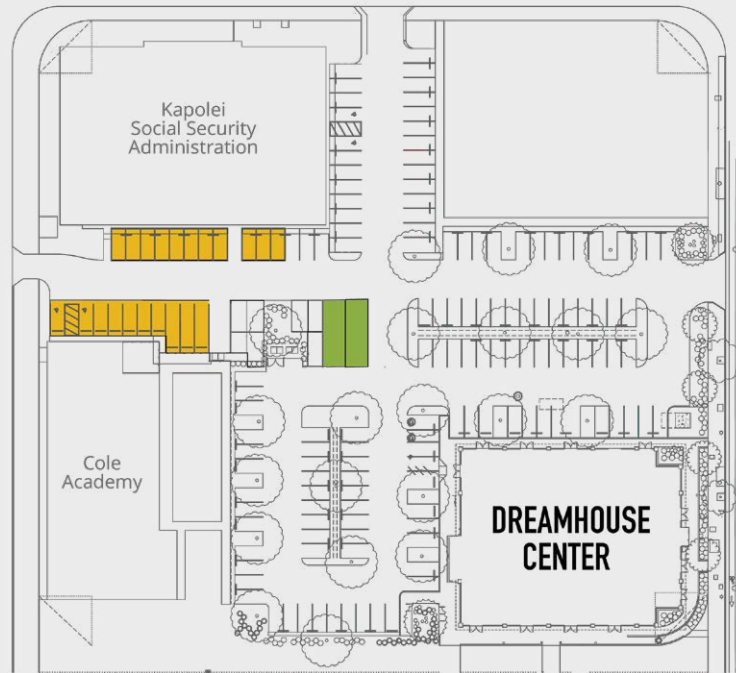


PALAILAI MALL PEDESTRIAN WALKWAY

MANAWAI STREET

ALA KAHAWAI STREET

KAMA'AHA AVENUE



After 5pm weekdays & all day weekends/holidays

137 Open Stalls / 1 per 78 sqft GLA



PALAILAI MALL PEDESTRIAN WALKWAY

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RETAIL SPACE FOR LEASE

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KAPOLEI REGIONAL PARK



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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	17,883	101,878	157,593
Est. 2028 Population	18,316	103,231	159,552
2024 Households	5,089	30,041	44,053
Est. 2028 Households	5,255	30,724	45,060

	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$126,769	\$138,808	\$137,613
Est. 2028 Average Household Income	\$143,521	\$156,449	\$155,090

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