

FOR LEASE ASSIGNMENT & SALE OF FF&E



**4450 KAPOLEI PARKWAY
UNIT 560**

KAPOLEI, HI 96707

CONTEMPORARY RESTAURANT AVAILABLE

CBRE



THE PROPERTY

The Offering

Available Immediately: Presenting a 3,267 square foot restaurant space comprising of 2,242 SF of interior space, an 800 SF mezzanine, and a 225 SF exterior patio.

Turnkey, this contemporary designed restaurant at the Kapolei Commons Shopping Center comes fully equipped with fixtures, furniture, and equipment.

FF&E to include a comprehensive kitchen setup with dining furniture and all essential serving ware, allowing for immediate operation.

Located in a prime spot within the center, the property benefits from ample storefront parking and offers versatile interior and outdoor seating options within a bright, airy atmosphere, enhanced by elegant lighting.

Includes convenient restrooms.



PROPERTY SUMMARY

Introducing a turn-key, contemporary restaurant within the bustling Kapolei Commons Shopping Center. This 3,267 square foot space comes fully equipped with fixtures, furniture, and kitchen essentials (FF&E), including dining furniture, chairs, tables, and plates, etc. The property offers ample storefront parking, easy accessibility, and both indoor and outdoor seating. The entire restaurant includes HVAC, venting and kitchen equipment. Elegant lighting enhances the bright atmosphere. Restrooms are conveniently located on-site.

Strategically situated in the heart of Kapolei, this prime location leverages a robust and proven trade area, catering to both local residents and visitor demographic. The center boasts a strong tenant mix, including anchors such as Target, TJ Maxx, Ulta Beauty, Marshalls, Petco, and Island Vintage Wine. Furthermore, its proximity (within one mile) to the renowned Ko Olina Resort, home to the Four Seasons Resort, Aulani Disney Resort, and Marriott's Ko Olina Beach Club, significantly enhances its market reach. Benefiting from excellent visibility, well-illuminated surroundings, and direct freeway access, this location is exceptionally well-positioned for success.



PROPERTY OVERVIEW

Address	4450 Kapolei Parkway, Unit 560 Kapolei, HI 96707
Base Rent	Inquire with the broker
2025 CAM	\$1.16/SF/Month
2025 RPT	\$0.40/SF/Month
Percentage Rent	8%
Premium	Inquire with the broker

PROPERTY SIZE

3,267 SF

Restaurant space

2,242 SF

Indoor Floor Area

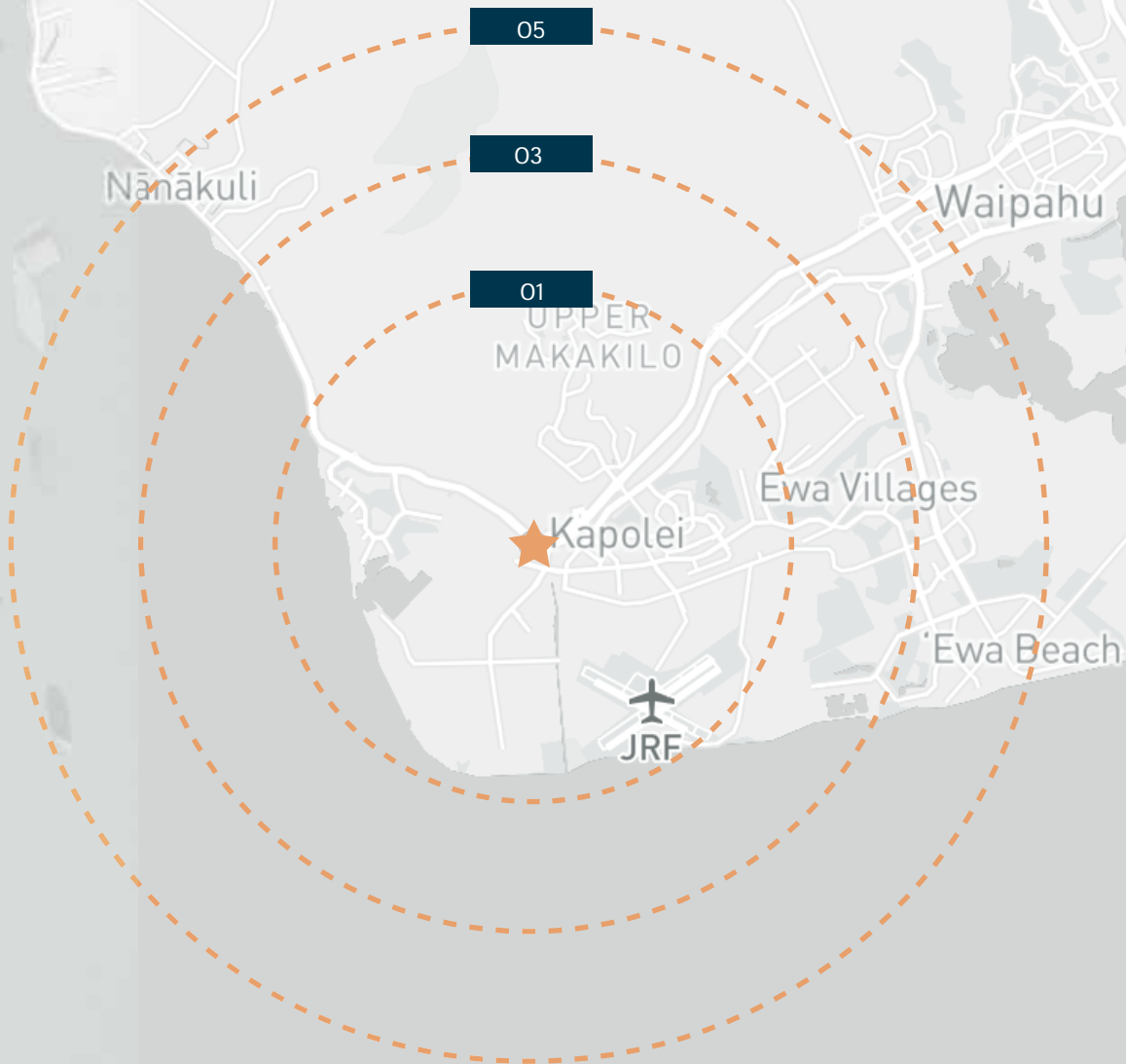
225 SF

Outdoor Patio Area

800 SF

Indoor Mezzanine Area

AREA DEMOGRAPHICS



DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
2024 Businesses	588	1,507	1,911
2024 Employees	8,314	21,960	27,068
2024 Population - Current Year	3,480	51,696	114,818
2029 Population - Five Year Projection	3,422	51,866	115,077
2024 Households - Current Year Estimate	1,063	15,640	33,507
2024-2029 Annual Household Growth Rate	-0.38%	0.08%	0.05%
2024 Average Household Income	\$153,991	\$146,994	\$147,506



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CONTACTS

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