

91-255 Oihana St

Kapolei, HI 96707



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SECTION 1

Executive Summary

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OFFERING SUMMARY



Listing Price
\$5,500,000



Lot Size
82,764 SF



FINANCIAL	
Listing Price	\$5,500,000
Price/SF	\$66
OPERATIONAL	
Zoning	I-2
Property Type	Land
Lot Size	1.9 Acres (82,764 SF)
APN	910320580000



91-255 OIHANA ST

Kapolei, HI 96707

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale 91-255 Oihana St. in James Campbell Industrial Park in Kapolei, HI - 96707. Located 20 miles west of Honolulu, James Campbell Industrial Park (JCIP) is the largest industrial park in Hawaii and one of the region's largest job centers. JCIP is home to 250 businesses employing 7,000 people and features prominent companies such as Amazon, Coca Cola, and CVS to name a few. JCIP is adjacent to Barbers Point Kalaeloa Harbor, the state's second busiest commercial harbor, which can handle bulk cargo shipments.

This offering features a unique to the market fee simple I-2 zoned (heaviest IND intensity zoning on Oahu) parcel of approx. 1.9 acres. Lenient CC+R's allow for flexibility in building material / design and generous lot coverage ratios. With excellent ingress and egress as well as access to water & three phase electrical this fenced, partially paved property is ready for immediate occupancy.

With Oahu I-zoned land available at all time lows, this property affords a business the opportunity to control its own destiny and not be subject to rent increases / renegotiations.

INVESTMENT HIGHLIGHTS

One of the last remaining unimproved I-zoned lots on Oahu

Proximity to Oahu's second city of Kapolei

Access to Kalaheo Harbor, the state's second busiest harbor

Located only 20 miles West of Honolulu

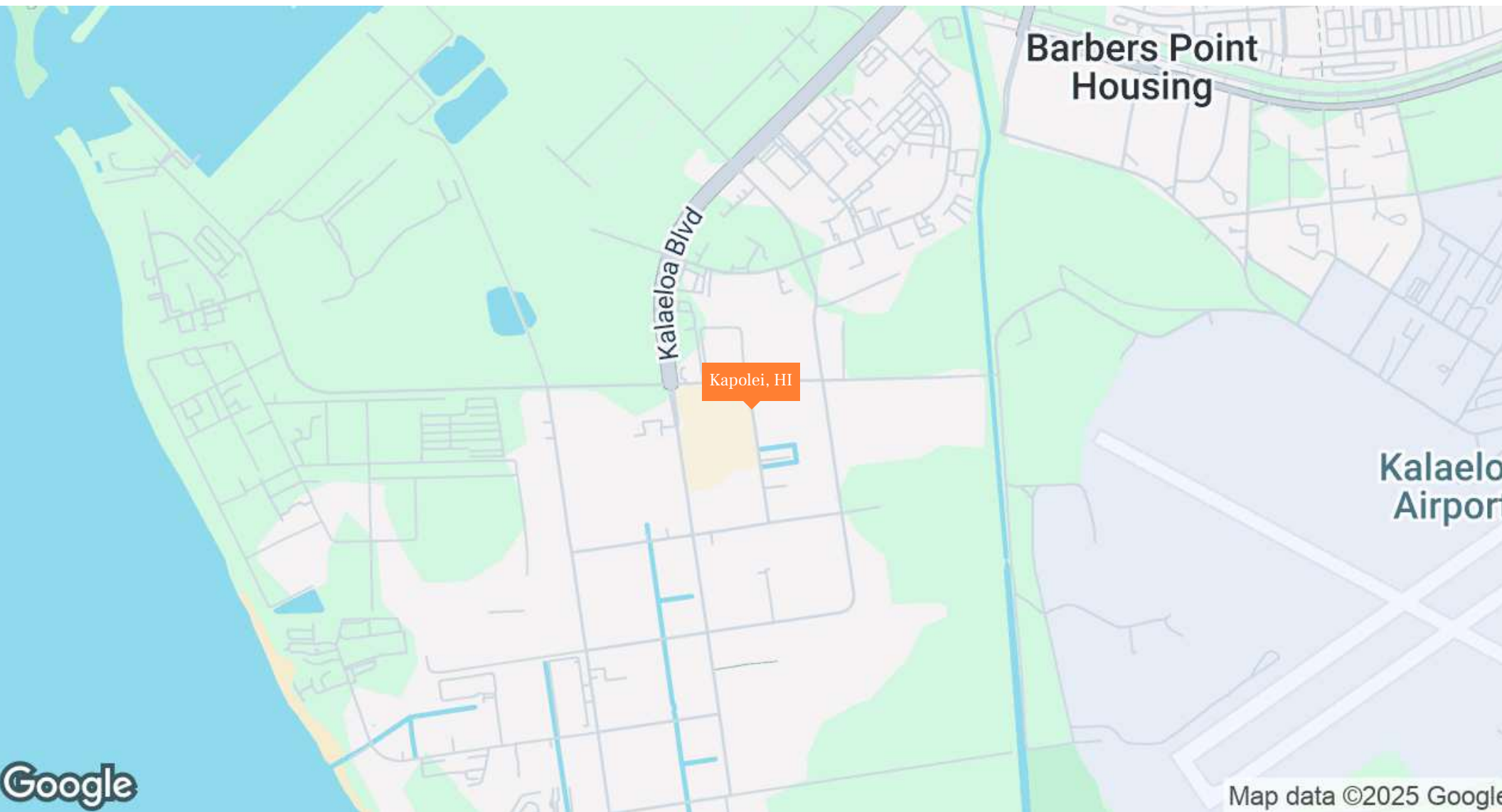
Zoning allows for a wide range of industrial and logistics uses

One of the lowest priced I-zoned lots psf on Oahu

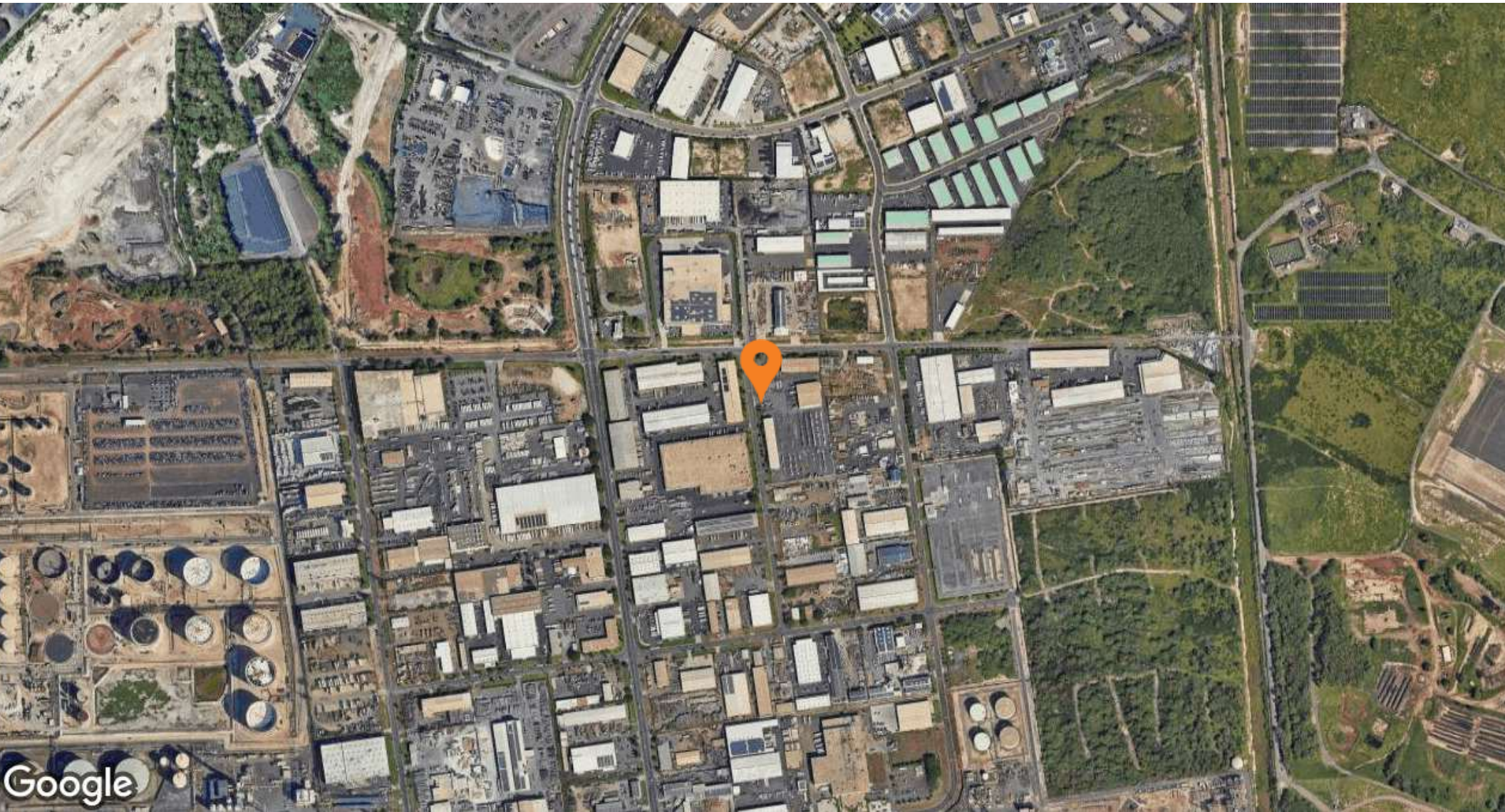
Modular office of approx. 3500 sf

Shed space of approx. 3000 SF











SECTION 2

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

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HONOLULU

As the largest city and the capital of Hawaii, the Honolulu metro encompasses the island of O'ahu. The metro is expected to add 5,000 residents over the next five years. Consistently ranked as one of the safest and most livable cities in the world, the metro has an economy that is driven by tourism, military defense, research and development, and manufacturing. Honolulu is the most remote city of its size in the world, and it is the westernmost major United States population hub, with over 345,000 residents living in the urban core and an additional 51,000 in East Honolulu.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



TRAVEL DESTINATION

As the capital of Hawaii and the largest city in the island chain, the metro acts as a natural gateway for the state's thriving tourism business.



DIVERSE ECONOMY

Covering banking, hospitality, health care, insurance and government, the local economy provides significant opportunity for growth and expansion.



HIGH INCOMES

The median household income exceeds the national benchmark by nearly \$20,000 per year, supporting consumer spending. Although, non-local goods can also be relatively costly for residents, warranting these higher wages.

ECONOMY

- The metro's largest employer is the financial services firm Edward Jones Investments. The company operates with more than 32,000 roles in urban Honolulu.
- An extensive health care industry provides more than 38,000 jobs, with major providers like Hawaii Pacific Health, Queen's Medical Center and St. Francis Healthcare System of Hawaii.
- Multiple colleges, including Honolulu Community College, Kapi'olani Community College, the University of Hawai'i at Mānoa, Chaminade University of Honolulu and Hawai'i Pacific University, contribute tens of thousands of students and jobs to the local economy.

DEMOGRAPHICS



POPULATION

991K

Growth 2023-2028*
0.5%



HOUSEHOLDS

339K

Growth 2023-2028*
1.1%



MEDIAN AGE

39.1

U.S. Median
38.7



MEDIAN
HOUSEHOLD
INCOME

\$88,400

U.S. Median
\$68,500

91-255 Oihana St // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	11,979	51,664	128,923
2024 Estimate			
Total Population	11,931	51,460	128,195
2020 Census			
Total Population	12,261	53,698	133,787
2010 Census			
Total Population	10,125	40,827	107,035
Daytime Population			
2024 Estimate	12,071	53,710	109,258
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	3,594	16,338	38,631
2024 Estimate			
Total Households	3,556	16,210	38,349
Average (Mean) Household Size	3.2	3.1	3.3
2020 Census			
Total Households	3,507	16,045	37,968
2010 Census			
Total Households	2,669	11,640	29,644

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	13.1%	10.9%	11.2%
\$200,000-\$249,999	5.6%	5.0%	5.1%
\$150,000-\$199,999	16.2%	15.7%	15.9%
\$125,000-\$149,999	11.3%	12.2%	13.0%
\$100,000-\$124,999	18.2%	16.5%	15.8%
\$75,000-\$99,999	13.8%	12.0%	11.8%
\$50,000-\$74,999	10.3%	11.4%	11.0%
\$35,000-\$49,999	4.4%	6.3%	6.9%
\$25,000-\$34,999	1.9%	3.6%	3.4%
\$15,000-\$24,999	2.9%	2.8%	2.6%
Under \$15,000	2.4%	3.7%	3.2%
Average Household Income	\$148,719	\$137,171	\$139,698
Median Household Income	\$123,613	\$116,715	\$118,169
Per Capita Income	\$44,642	\$43,571	\$41,789

DEMOGRAPHICS // 91-255 Oihana St

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	11,931	51,460	128,195
0 to 4 Years	6.0%	7.0%	7.1%
5 to 14 Years	12.7%	14.7%	14.8%
15 to 17 Years	3.8%	4.1%	4.0%
18 to 19 Years	2.3%	2.5%	2.3%
20 to 24 Years	6.3%	6.4%	6.2%
25 to 29 Years	7.4%	7.4%	7.1%
30 to 34 Years	7.5%	7.9%	7.8%
35 to 39 Years	6.5%	7.4%	7.6%
40 to 49 Years	12.3%	12.7%	13.0%
50 to 59 Years	13.2%	12.3%	12.2%
60 to 64 Years	5.4%	5.0%	5.1%
65 to 69 Years	4.7%	4.0%	4.1%
70 to 74 Years	4.2%	3.3%	3.4%
75 to 79 Years	3.2%	2.4%	2.4%
80 to 84 Years	2.1%	1.4%	1.4%
Age 85+	2.4%	1.7%	1.6%
Median Age	38.0	35.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	8,216	33,664	84,083
Elementary (0-8)	1.9%	2.4%	3.5%
Some High School (9-11)	2.8%	3.1%	3.8%
High School Graduate (12)	34.1%	31.0%	29.6%
Some College (13-15)	21.1%	19.1%	21.2%
Associate Degree Only	9.4%	12.5%	12.6%
Bachelor's Degree Only	23.0%	22.5%	21.1%
Graduate Degree	7.7%	9.4%	8.4%
HOUSING UNITS			
Occupied Units			
2029 Projection	3,749	17,667	40,762
2024 Estimate	3,711	17,534	40,473
Owner Occupied	2,630	10,930	27,288
Renter Occupied	933	5,325	11,079
Vacant	154	1,324	2,123
Persons in Units			
2024 Estimate Total Occupied Units	3,556	16,210	38,349
1 Person Units	17.1%	19.4%	16.8%
2 Person Units	26.8%	27.3%	25.6%
3 Person Units	19.1%	17.8%	18.4%
4 Person Units	16.0%	16.6%	17.4%
5 Person Units	9.3%	8.7%	9.4%
6+ Person Units	11.8%	10.3%	12.3%



POPULATION

In 2024, the population in your selected geography is 128,195. The population has changed by 19.77 percent since 2010. It is estimated that the population in your area will be 128,923 five years from now, which represents a change of 0.6 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,636 people per square mile.



EMPLOYMENT

In 2024, 60,401 people in your selected area were employed. The 2010 Census revealed that 56.3 percent of employees are in white-collar occupations in this geography, and 21.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 38.00 minutes.



HOUSEHOLDS

There are currently 38,349 households in your selected geography. The number of households has changed by 29.37 percent since 2010. It is estimated that the number of households in your area will be 38,631 five years from now, which represents a change of 0.7 percent from the current year. The average household size in your area is 3.3 people.



HOUSING

The median housing value in your area was \$732,267 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 20,793.00 owner-occupied housing units and 8,855.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$118,169, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 50.54 percent since 2010. It is estimated that the median household income in your area will be \$135,192 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$41,789, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$139,698, compared with the U.S. average, which is \$101,307.



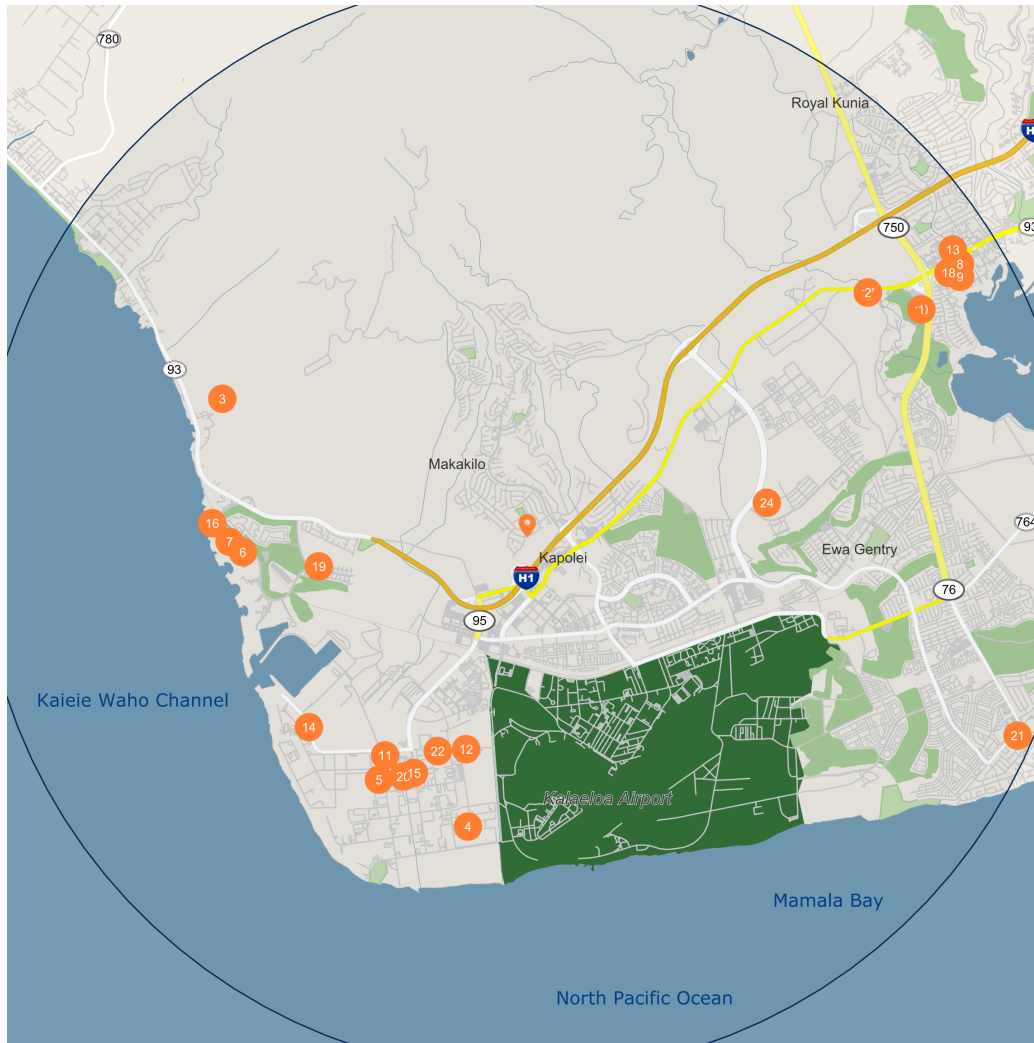
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 28.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 12.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 14.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.7 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.3 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // 91-255 Oihana St

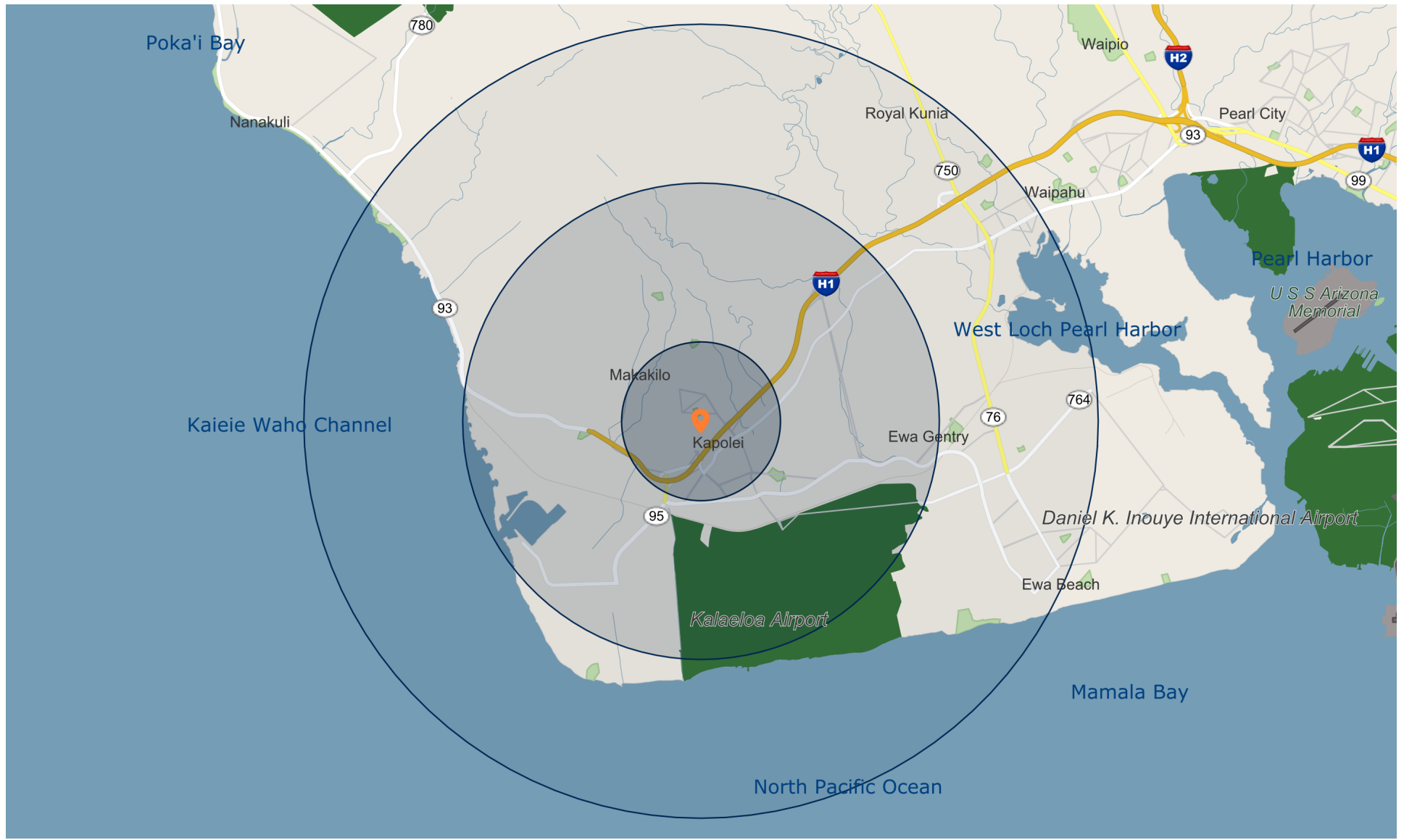


Major Employers

Employees

1	Hawaii Medical Center West LLC-Hawaii Medical Center W Phrm	1,250
2	Suttercare Corporation-Kahi Mohala-A Psychiatric Hosp	1,096
3	Hawaiian Electric Company Inc	922
4	Par Hawaii LLC	800
5	Cenveo Worldwide Limited	643
6	Disney Enterprises Inc-Disney	609
7	Ko Olina Fs Hotel LLC-Four Ssons Rsort Oahu At Ko Ol	450
8	Mjc Inc-Cutter Automotive Galleries	400
9	Engineered Structures Inc	398
10	Queens Health Systems-Queens Medical Center - W Oahu	393
11	C&S Wholesale Grocers Inc	359
12	Phelps-Tointon Inc-Rocky Mountain Prestress	357
13	Don Quijote (usa) Co Ltd-Good Neighbor Pharmacy	342
14	Ies Downstream LLC	325
15	C&S Logistics of Hawaii LLC	300
16	Volume Services Inc	280
17	Sutter Health Pacific-Kahimhala Bhvoral Hlth Systems	265
18	Food Land Supermarket Ltd	250
19	Centex Home Services Co LLC-Centex	233
20	Hills Pet Nutrition Sales Inc	227
21	Hawaii Pizza Hut Inc-Pizza Hut	224
22	Kumukahi Holdings Inc	220
23	Sutter Health	216
24	Salvation Army-Salvation Army	200
25	PC Services Inc-Paradise Cove	200

91-255 Oihana St // DEMOGRAPHICS







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