

KAIKEA AT HO'OPIILI

RARE FEE SIMPLE OWNER-USER / RESTAURANT
COMMERCIAL CONDOS FOR SALE





Be a Part of Something Big

Kaikea at Ho'opili, a vibrant new mixed-use development in Ewa Beach, is perfectly positioned for restaurant or retail owners. Situated along the main artery of Ho'omohala Avenue, at the center of the Ho'opili Master Planned Community, it offers close proximity to UH West Oahu and the Honouliuli Rail Station.

This project features highly sought-after ground-floor commercial condos, ranging from 1,693 to 2,056 square feet, which include options for outdoor seating. These units, ideal for full-service restaurants or retailers, can be purchased individually or collectively, offering a rare commercial opportunity in the fast-growing community of West Oahu.

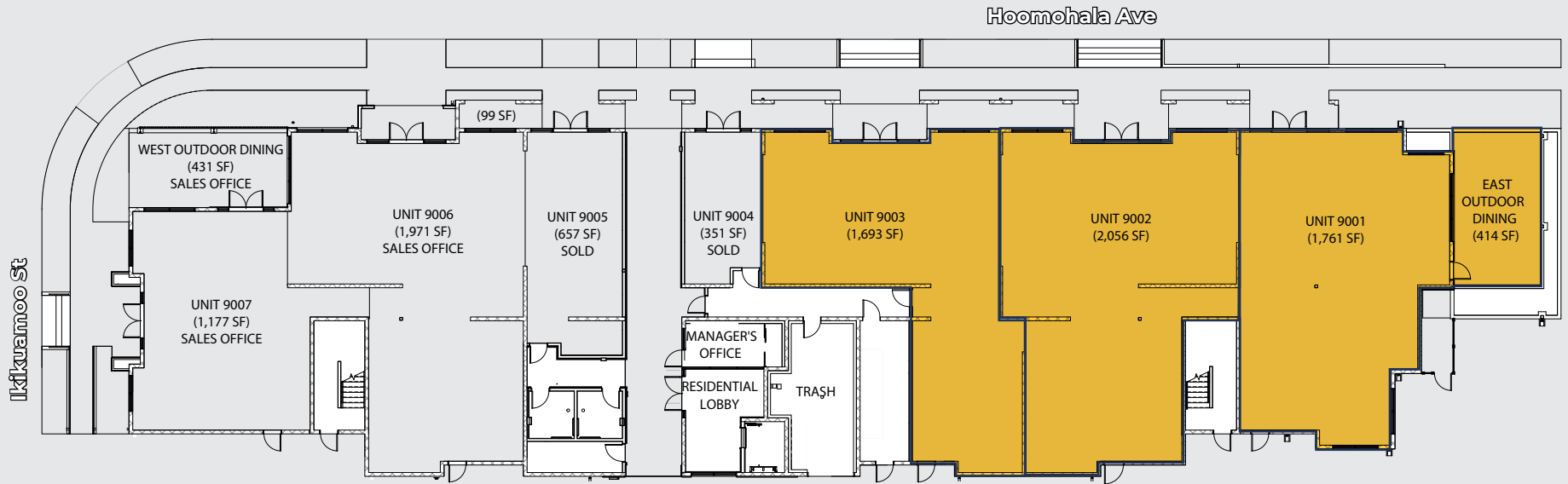




Property Details

Area:	Ho'opili Master Planned Community
Zoning:	AMX-2
Tenure:	Fee Simple
Size Available:	1,693 - 2,056 SF
Total SF of Commercial Space:	9,666 SF

Site Plan

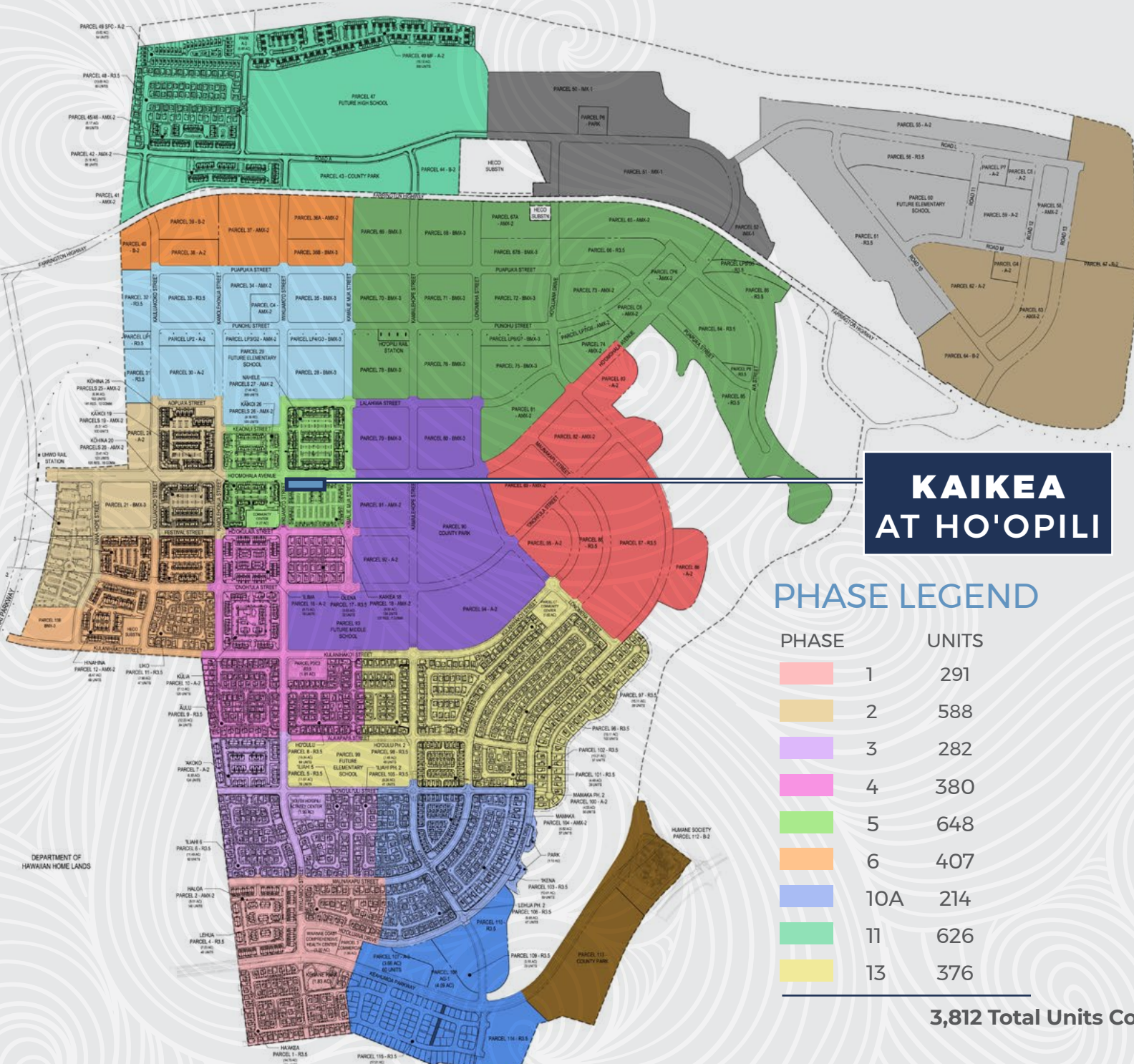


UNIT #	SF (NET)	OUTDOOR SEATING AREA ENTRY VESTIBULE (SF)	# OF PARKING STALLS	ESTIMATED MAINTENANCE FEE (MONTHLY)	SALES PRICE	AVAILABILITY
9003	1,693	0	4	\$980.85	\$1,269,750	AVAILABLE
9002	2,056	0	5	\$1,190.16	\$1,542,000	AVAILABLE
9001	1,761	414 SF - ENTRY VESTIBULE AREA	5	\$1,020.23	\$1,364,775	AVAILABLE



*Based on certified budget for Kaikea at Ho'opili Mamaka dated October 13, 2021. Estimated initial monthly maintenance fees do not include unit water and sewer usage. In addition to water and sewer usage charges, a fee of \$10 per unit per month will be added to each unit owner's monthly bill to off-set the cost of meter reading and billings services for water and sewer. Estimated initial monthly maintenance fees also do not include mandatory dues payable to the Ho'opili Community Association (the "Master Association"). The current Master Association dues are \$73.50 per unit per month and may be increased at any time to such other amount that the Master Association determines.

HO'OPI LI MASTER PLANNED-COMMUNITY



KAIKEA AT HO'OPI LI

PHASE LEGEND

PHASE	UNITS
1	291
2	588
3	282
4	380
5	648
6	407
10A	214
11	626
13	376

3,812 Total Units Complete or In Progress

HO'OPILI MASTER PLANNED-COMMUNITY



KAIKEA AT HO'OPILI

- Ho'opili Parks
- County Parks
- Rec. Centers

1. Ha'akea at Ho'opili
2. Kōnane Park
3. Waianae Coast Comprehensive Health Center
4. Hawaiian Humane Society
5. Lehua at Ho'opili
6. Hāloa at Ho'opili
7. 'Iliahi at Ho'opili
8. Future Elementary School
9. 'Akoko at Ho'opili
10. Ho'oulu at Ho'opili
11. Āluu at Ho'opili
12. 4J Soccer Fields (Future Middle School)
13. 'Ilima at Ho'opili
- 14 A. Kōhina at Ho'opili

- 14 B. Kōhina Phase 2 at Ho'opili
15. Future Park & Ride
16. Future Elementary School
17. Future High School
18. Costco Wholesale Corporation
19. The Queen's Medical Center
20. 'Ōlena at Ho'opili
21. The Element
22. Kūlia at Ho'opili
23. Fred Lau Properties, LLC
24. Liko at Ho'opili
25. Hinahina at Ho'opili
26. Bark & Ride Park
27. SoHo Community Center
28. Kāiko'i at Ho'opili
29. 'Ikena at Ho'opili
30. Mamaka at Ho'opili
31. Kāi'kea at Ho'opili
32. Pa'ani Park
33. AEP GP LLC
- HECO Substations (Current & Future)

Offered by D.R. Horton Hawaii LLC (R). Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. No representations or warranties are made regarding school districts or school assignments; you should conduct your own investigation regarding current and future schools and school boundaries. Map is an artist's conception only and is not to scale. Equal Housing Opportunity.

Designed for our Future Ohana

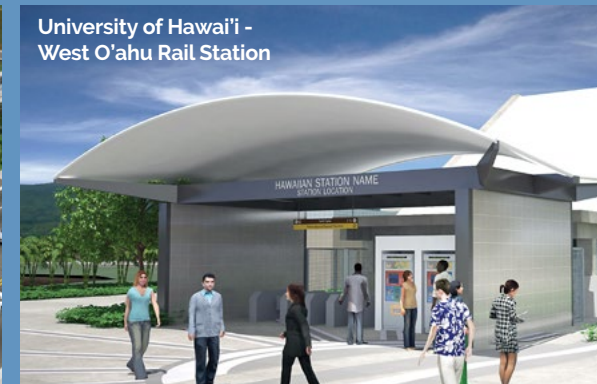


Ho'opili is nestled in between the existing master planned communities of Ewa Beach and Kapolei. The City of Kapolei was once agricultural land owned by The Estate of James Campbell. Located in the Ewa Plain on the island of Oahu, this area has been designated by city planners as the second urban center. City mandates have directed the majority of future residential growth for the entire island of Oahu to the Ewa Plain. There are several government offices already in the area, including the State Judiciary Complex. Other developments include the University of Hawai'i West O'ahu campus, the Skyline Rail Transit system, and more.

Over the course of the past decade, the area's population growth has far surpassed that of any other community on the island of O'ahu. Since 1990, Kapolei's regional population has grown by nearly two and a half times to over 100,000 residents. This relatively young community is well educated with a median household income of over \$90,000.

New Walkable Community Development

Kaikea at Ho'opili is one of the newest mixed-use projects in Kapolei. Located in the heart of Ho'opili and the main artery of Ho'omohala Avenue, this project is within walking distance to parks, UH West Oahu and two Skyline Rail Stations. The project consists of a total of 134 multi-family homes, flex homes, and commercial spaces. The individual commercial units range from 1,693 SF to 2,056 SF with outdoor seating opportunities. These units can be sold together or individually.



Skyline Rail Stations

Segment 1 of Honolulu's first transit rail system, Skyline, opened in 2023 and will eventually extend about 20-miles from Kapolei to Ala Moana. Segment 1 of the Skyline rail transit system operates from Kualaka'i East Kapolei Station to Halawa Aloha Stadium Station. Honouliuli Rail Station in Ho'opili is the third station along the Skyline route and is within walking distance of Kaikea. See Rail Operations ([honolulu.gov](https://hawaii.gov/honolulu/rail-operations))

New Lifestyle of Living

Kaikea is in the heart of the largest new master planned community in the State of Hawaii with approximately 3,000 homes completed and another 2,000 homes projected to be completed and sold within the next 3 to 4 years. Kaikea is situated between two of Kapolei's Skyline rail stations, the UHWO Rail Station and Honouliuli Rail Station.



University of Hawaii
West Oahu



Future Park
and Ride



Ikikuumoo St

Kamalieu St

Hoomohala Ave

**KAIKEA
AT HO'OPI LI**

Area Demographics



2023 Population

3,719	113,578	197,198
1-Mile	3-Mile	5-Mile



2023 Households

1,019	31,827	57,438
1-Mile	3-Mile	5-Mile



2023 Median Home Value

\$773,806	\$684,698	\$684,810
1-Mile	3-Mile	5-Mile



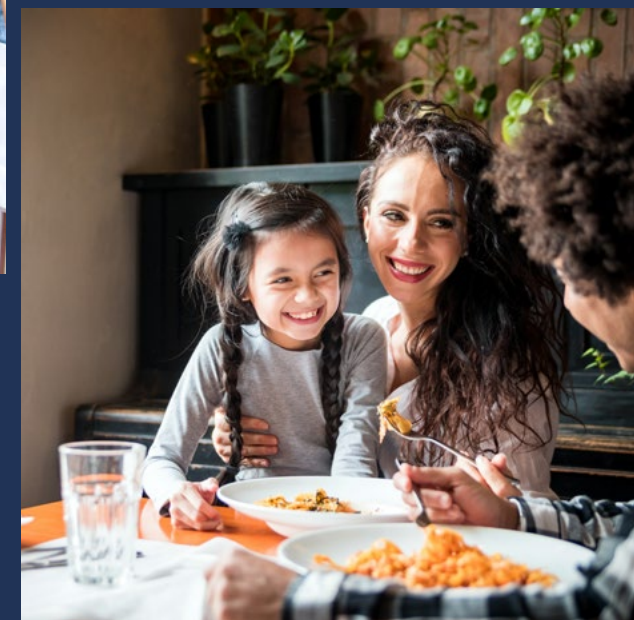
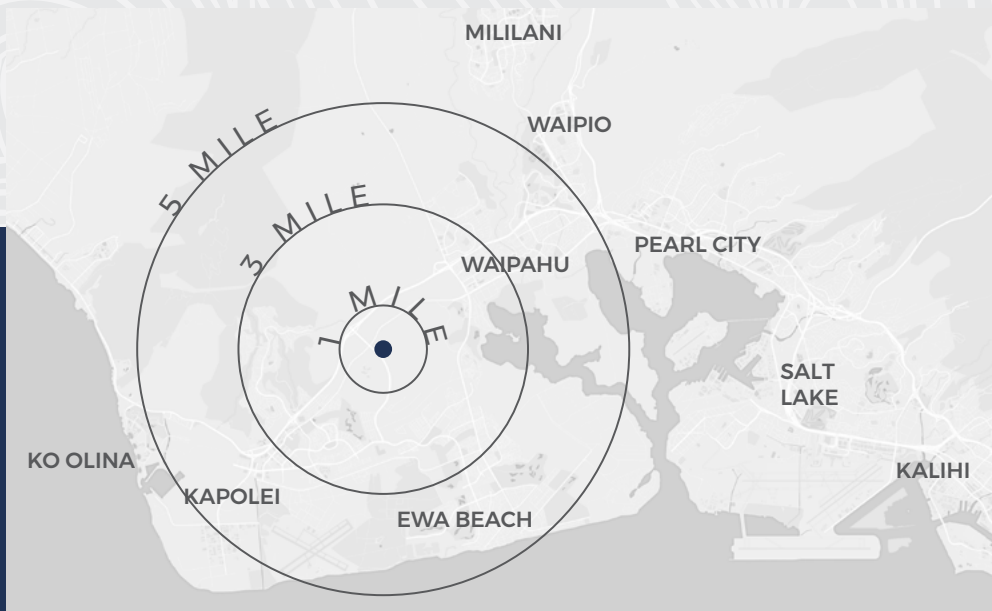
2023 Median Age

35.4	36.6	37.2
1-Mile	3-Mile	5-Mile



Bachelors Degree +

39.3%	29.5%	30.6%
1-Mile	3-Mile	5-Mile





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