

Coral Kingdom

49-130 Kamehameha Hwy
Kaneohe, Hawaii 96744

Retail for Lease



CORAL KINGDOM
SHOPS & RESTAURANTS
— AHUPUA'A · HAKIPU'U —

CBRE

Introducing Coral Kingdom Retail

Coral Kingdom is a landmark property along the highly trafficked Kamehameha Highway, well known as one of Hawai'i's most scenic coastal drives. Set against the backdrop of O'ahu's Ko'olau Mountain Range and the Windward Coast, just minutes from Kualoa Ranch, this site is being reimagined into a vibrant multi-tenant retail destination that honors its Hawai'i roots while embracing a modern aesthetic.

Five new retail spaces are set to be delivered at the end of 2025, perfect to showcase the next generation of local entrepreneurs and the best of Hawaiian retailers.

This revitalized property, where heritage and innovation meet, is poised to become a must-visit destination for visitors and locals alike.

The Offering



Sizes
669 SF - 1,290 SF



Delivery Condition
Vanilla Shell



Modified Gross Rent
On Request



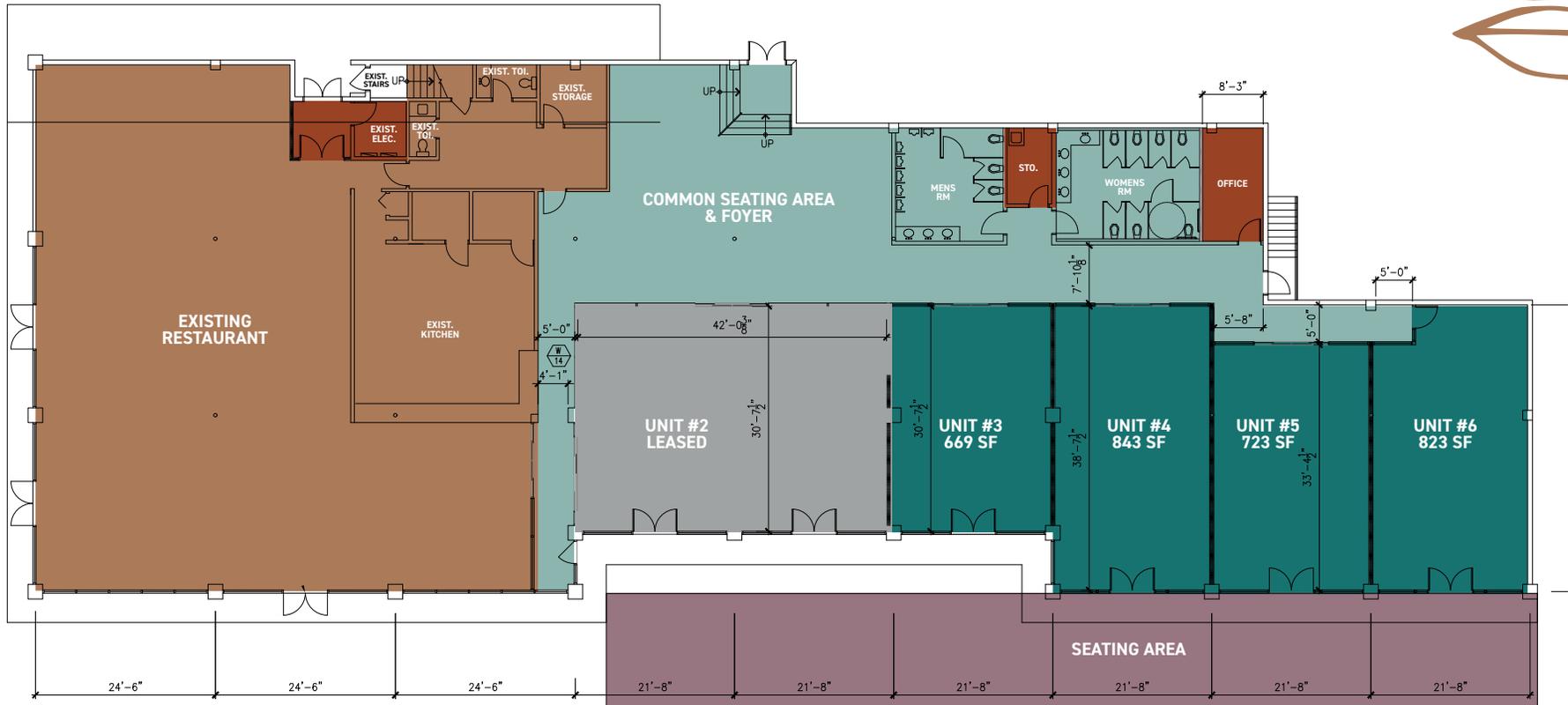
Estimated Delivery
Q4 2025



Percentage Rent
On Request



The Site



KAMEHAMEHA HWY



The Area



Kualoa Ranch

Kualoa Ranch welcomes approximately 1 million visitors annually with its world-famous movie tours, ATV rides, and cultural experiences. As one of O'ahu's premier tourist attractions, its steady stream of international and local guests creates a powerful foot traffic opportunity for nearby retail businesses.

Mokoli'i Island

Also fondly known as Chinaman's Hat amongst Hawaii's locals, this landmark site is one of the most photographed spots of O'ahu. Its visual appeal and cultural significance make it a magnet for tourists, enhancing the area's visibility and appeal for destination retail.

Polynesian Cultural Center

Polynesian Cultural Center is one of Hawaii's top-rated visitor attractions, welcoming over 1 million visitors annually. It offers immersive cultural experiences across six recreated Polynesian villages, award-winning performances, and lu'au dining experiences. The steady influx of culturally curious and experience-driven tourists presents a valuable opportunity for businesses along Kamehameha Highway to capture this foot traffic.

Windward Mall

Located in nearby Kaneohe, Windward Mall is the only large-format shopping center on the Windward side and serves as a commercial hub. With a total gross leasable area of 530,000 square feet and mix of national retailers, local businesses and unique specialty shops, its presence reinforces the area's retail viability.



The Coral Kingdom Customer

Visitors & 1st Time Customers

This demographic aligns with O'ahu's prevailing tourism trends, which have shifted post-covid to be predominantly U.S. Mainland and Canada based. Our data reflects mostly young and middle aged travelers; spanning from the adventure enthusiasts, the artsy traveler, those who's travel itineraries are influenced by social media, those seeking reprieve from urban life, and those who prioritize authentic experiences.

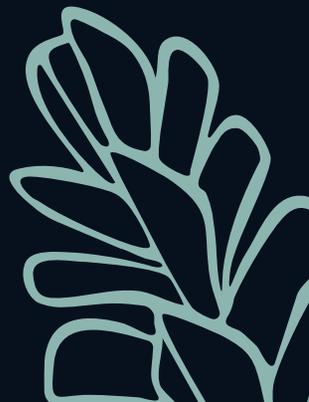
Your Hawai'i Family

This is a family market, distinguished by married-couples families, with and without children, some in multi-generational households. These residents participate in strong consumer spending for food, clothing and the latest gadgets. With the location of Coral Kingdom, this demographic of visitor typically drives by the site on their daily work commute or as they head into Town.



Coral Kingdom

	3 Miles	7 Miles	10 Miles
2024 Population	2,937	28,802	165,007
2024 Households	840	9,499	52,978
2024 Average Household Income	\$136,305	\$155,343	\$158,892
2024 Daytime Workers	1,930	31,941	116,461
2024 Hawaii Visitor Count	Approximately 9.5 million		



Gallery



Coral Kingdom

Retail for Lease



Coral Kingdom has been with the Yip family since 1989. This property is home to their beloved Huli Huli chicken restaurant which is a famous stopping point along Kamehameha Highway. This property has long celebrated its local roots and entrepreneurial spirit, which remain as core fundamentals in reimagining the property for future generations. Honoring this legacy, the family is expanding on the Coral Kingdom experience with refreshed exteriors and re-designed leaseable areas to showcase the best of Hawaii's businesses.

LEASING CONTACTS

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