



# Brand New Mixed Use Development

Kapolei, Hawai'i

## Ground Floor Restaurant Opportunities



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\*Nathan Fong Properties, LLC exclusively contracted to Colliers International HI, LLC



# Highlights



## Property Highlights

<b>Address:</b>	'Alohikea St & Kama'aha Avenue, Kapolei, Hawaii'i
<b>Zoning:</b>	BMX-3 (Business Mixed-Use)
<b>TMK:</b>	(1) 9-1-148-042
<b>Term:</b>	5 - 10 Years
<b>Base Rent:</b>	Negotiable
<b>Operating Expenses:</b>	\$1.76 PSF/Mo (Estimated)
<b>Total Building SF:</b>	10,113 SF
<b>Suites Available:</b>	<b>Building B</b> Suite B1 (1,288 SF + 704 SF Lanai) Suite B2 (568 SF) Suite B3 (568 SF) Suite B4 (568 SF)

## Demographics

	<b>3 Mile</b>	<b>5 Mile</b>
Population	46,928	110,532
Households	13,408	30,759
Families	11,111	25,406
Median Household Income	\$125,015	\$126,299
Median Age	34.3	34.8
Bachelor's Degree +	10.2%	8.4%



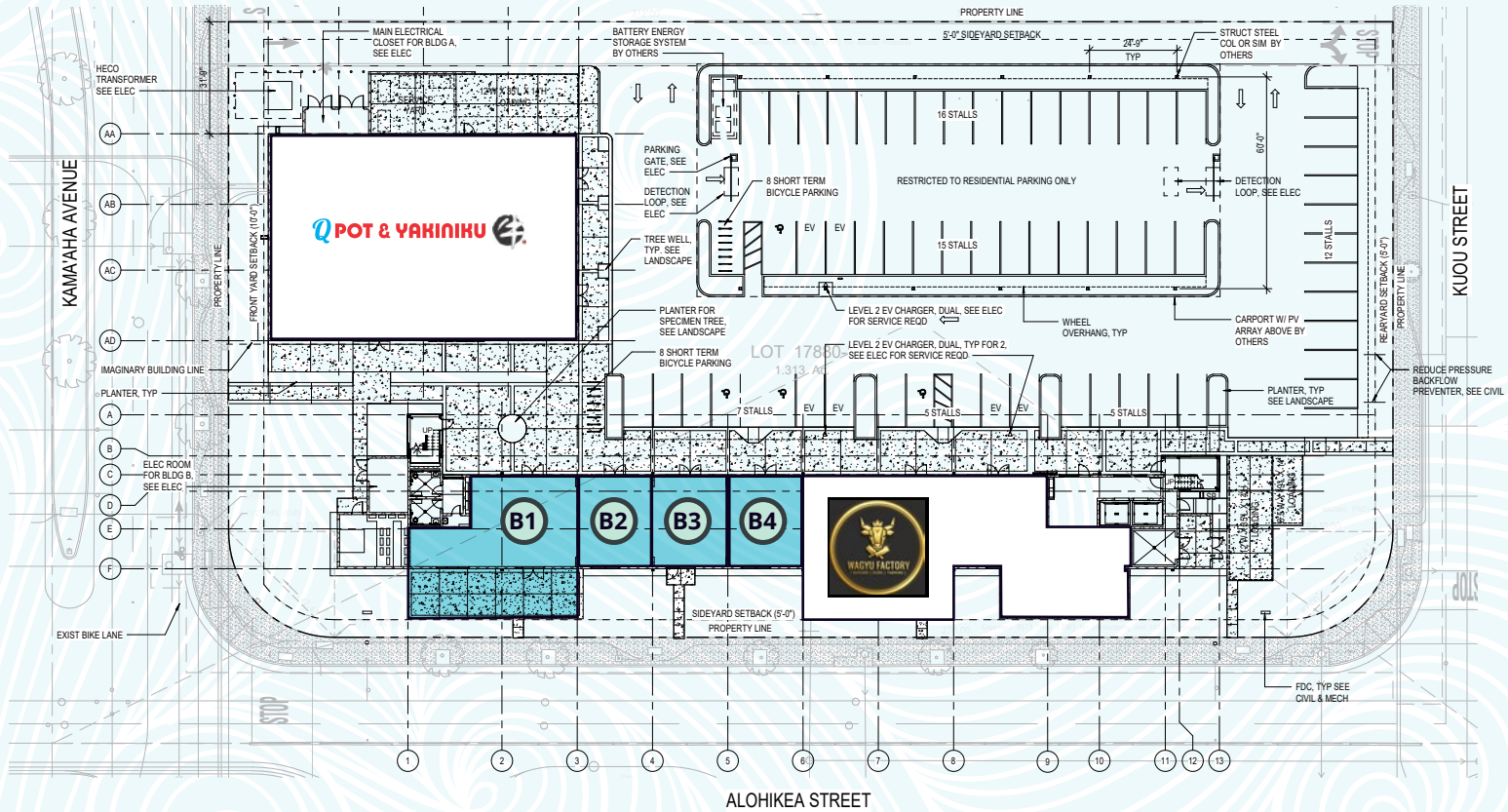
## Property Description

This property is a brand new mixed use development at the cross-streets of 'Alohikea Street and Kama'aha Avenue in Kapolei, within walking distance to The Home Depot, Costco and Target.

- Access to grease interceptor and exhaust system in each unit
- Parking available on the premises
- Four Level 2 charging stations available in the parking lot
- Lanai available for certain suites
- Flexible space layouts available
- Photovoltaic array and energy storage
- Bicycle parking



# Site Plan



## Building A

Suite A1 (2,581 SF)  
Suite A2 (2,581 SF + 707 SF Lanai)

## Building B

Suite B1 (1,288 SF + 704 SF Lanai)  
Suite B2 (568 SF)  
Suite B3 (568 SF)  
Suite B4 (568 SF)

# Kapolei Residential Map



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