



Brand New Mixed Use Development

Kapolei, Hawai'i

Ground Floor Restaurant Opportunities

Estimated Delivery

- Building A: Q4 2024
- Building B: Q2 2025



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



Highlights

Property Highlights

Address:	'Alohikea St & Kama'aha Avenue, Kapolei, Hawaii'i	
Zoning:	BMX-3 (Business Mixed-Use)	
TMK:	(1) 9-1-148-042	
Term:	5 - 10 Years	
Base Rent:	Negotiable	
Operating Expenses:	\$1.76 PSF/Mo (Estimated)	
Total Building SF:	10,113 SF	
Suites Available:	Building A*	Building B**
*Estimated Delivery: Q4 2024	Suite A 01 (2,584 SF + 699 SF Lanai)	Suite B1 (1,288 SF + 704 SF Lanai)
**Estimated Delivery: Q2 2025	Suite A 02 (2,584 SF)	Suite B2 (568 SF)
		Suite B3 (568 SF)
		Suite B4 (568 SF)
		Suite B5 (1,136 SF + 577 SF Lanai)
		Suite B6 (982 SF + 524 SF Lanai)

Demographics

	3 Mile	5 Mile
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%



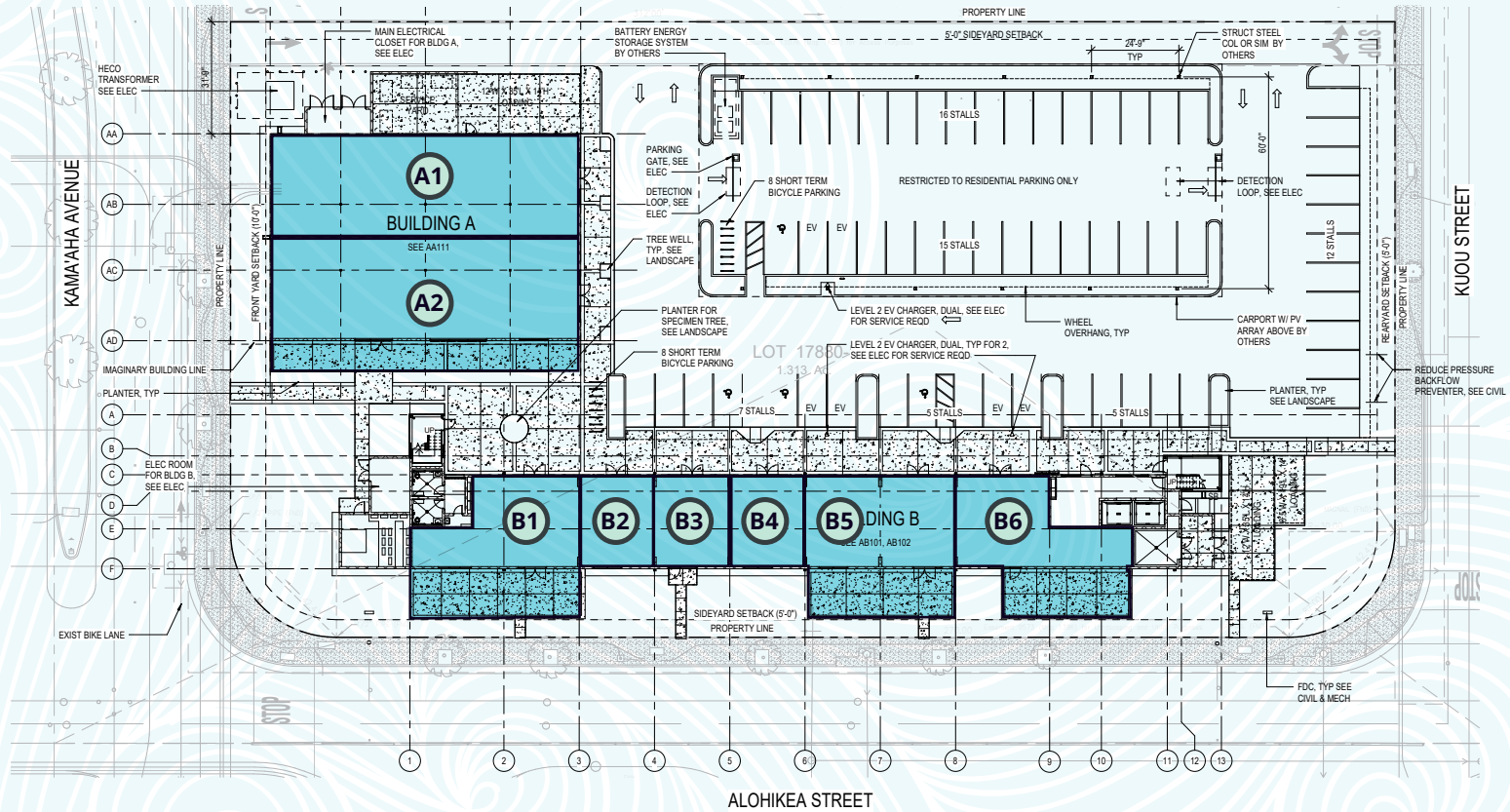
Property Description

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)
Suite B5 (1,136 SF + 577 SF Lanai)
Suite B6 (982 SF + 524 SF Lanai)

Kapolei Residential Map



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