

# KAPOLEI RETAIL PARCEL

498 KAMOKILA BLVD., KAPOLEI, HI 96707

TMK: (1) 9-1-118:008 (001 & 002)



Ko'olina  
Resort Area



9.86 Acres  
Fee Simple  
Freeway Frontage  
Will Sell All or Part



93



Subject  
Property



901



**MW Commercial  
Realty, Inc.**  
Real Estate Brokerage

# KAPOLEI REGION DEMOGRAPHICS

| <b>Population/Housing/Job Breakdowns<br/>(5-Mile Radius)</b> | <b>Present</b> | <b>2025 Projected</b> | <b>2035 Projected</b> |
|--|----------------|-----------------------|-----------------------|
| Population   | 105,000        | 137,000               | 164,000               |
| Housing  | 33,000         | 45,000                | 56,000                |
| Number of Jobs   | 48,000         | 63,000                | 103,000               |

  

| <b>2013 Household Income/Size Breakdown</b> | <b>3-Mile Radius</b> | <b>5-Mile Radius</b> | <b>10-Mile Radius</b> |
|---|----------------------|----------------------|-----------------------|
| Population                                  | 36,459               | 105,000              | 273,198               |
| Estimated Average Household Income          | \$96,505             | \$93,103             | \$87,423              |
| Average Household Size                      | 3.98                 | 3.5                  | 3.51                  |

**TMK**  
1-9-1-118:008 (001 & 002)

**Price**  
\$50/PSF (\$21,475,000)

**Parcel Size**  
9.86 Acres (429,501 SF)

**Zoning**  
B-2 (Commercial Use)

**Building Height Limit**  
60'

**Parking Requirement**  
5 Stalls/1,000 SF buildable area

## ACCESS, INFRASTRUCTURE & AMENITIES

- Kapolei is served by three on/off ramps to the H-1 freeway, Oahu's primary East-West arterial.
- Kapolei is the new home to several City and State government offices & agencies and has been officially designed as Oahu's "Second City".
- Ko-Olina, a master planned resort community which includes the newly opened Aulani Disney Resort & Spa is located just West of Kapolei.

## CONTACT:

John P. Dooling (S)  
(808) 381-4140  
jdooling@mwgroup.com

MW Commercial Realty, Inc.  
900 Fort Street Mall, Suite 1188  
Honolulu, HI 96813  
Ph: (808) 533-7468 Fx: (808) 538-0363  
Web: www.mwgroup.com



The information contained herein comes from sources deemed to be reliable; however, no representation or warranty is made by MW Commercial Realty, Inc. Said information is subject to change without notice. No subagency offered.