



Kapolei High School

Fort Barrette Road  
(12,128 AADT)

Ho'okele Elementary School

Kapolei Parkway  
(28,701 AADT)



# Kapolei Lot 70

FOR FEE SIMPLE SALE OR GROUND LEASE  
ENTIRE 2.93-ACRE PARCEL OR  
TWO SUBDIVIDED LOTS AVAILABLE

# Kapolei Lot 70

## WHERE KAPOLEI'S GROWTH COMES TOGETHER

Positioned at the southwest corner of Kapolei Parkway and Fort Barrette Road, the property offers strong visibility in the heart of Kapolei. Located directly across from Kapolei High School and adjacent to Ho'okele Elementary School, the site benefits from consistent daily traffic.

Nearby hospitality anchors include Residence Inn by Marriott Kapolei and Embassy Suites by Hilton Oahu Kapolei, with a new Texaco Gas/Car Wash opening soon and Sonic Drive-In which opened in May, further enhancing the trade area.

Surrounded by planned residential, retail, and civic uses, the BMX-3 zoning allows for a wide range of retail, service, and office opportunities.

The Property can be acquired or ground leased in its entirety, or subdivided into two lots to accommodate multiple users. Seller will consider a fee simple sale, ground lease, and built-to-suit structures.



Address	Kapolei Parkway & Fort Barrette Road Kapolei, Hawaii 96707
TMK Number	(1) 9-1-160: 69
Asking Price	\$12,763,800 or \$100 PSF
Ground Rent	Based on Configuration (Call for Details)
Land Area	Lot C - 2.93 Acres (127,630.8 Square Feet)
Zoning	BMX-3, Community Business Mixed-Use District
Tenure	Fee Simple



## Transactional Flexibility

The offering is structured to accommodate a range of buyer and tenant profiles:

- **Fee Simple Sale** - Entire 2.93-acre parcel for a single user or master developer
- **Fee Simple Sale** - One of two subdivided lots
- **Ground Lease** - Entire parcel or either subdivided lot, on flexible long-term leases
- **Build-to-Suit** - Seller will entertain build-to-suit arrangements for credit tenants

## Where West Oahu Connects

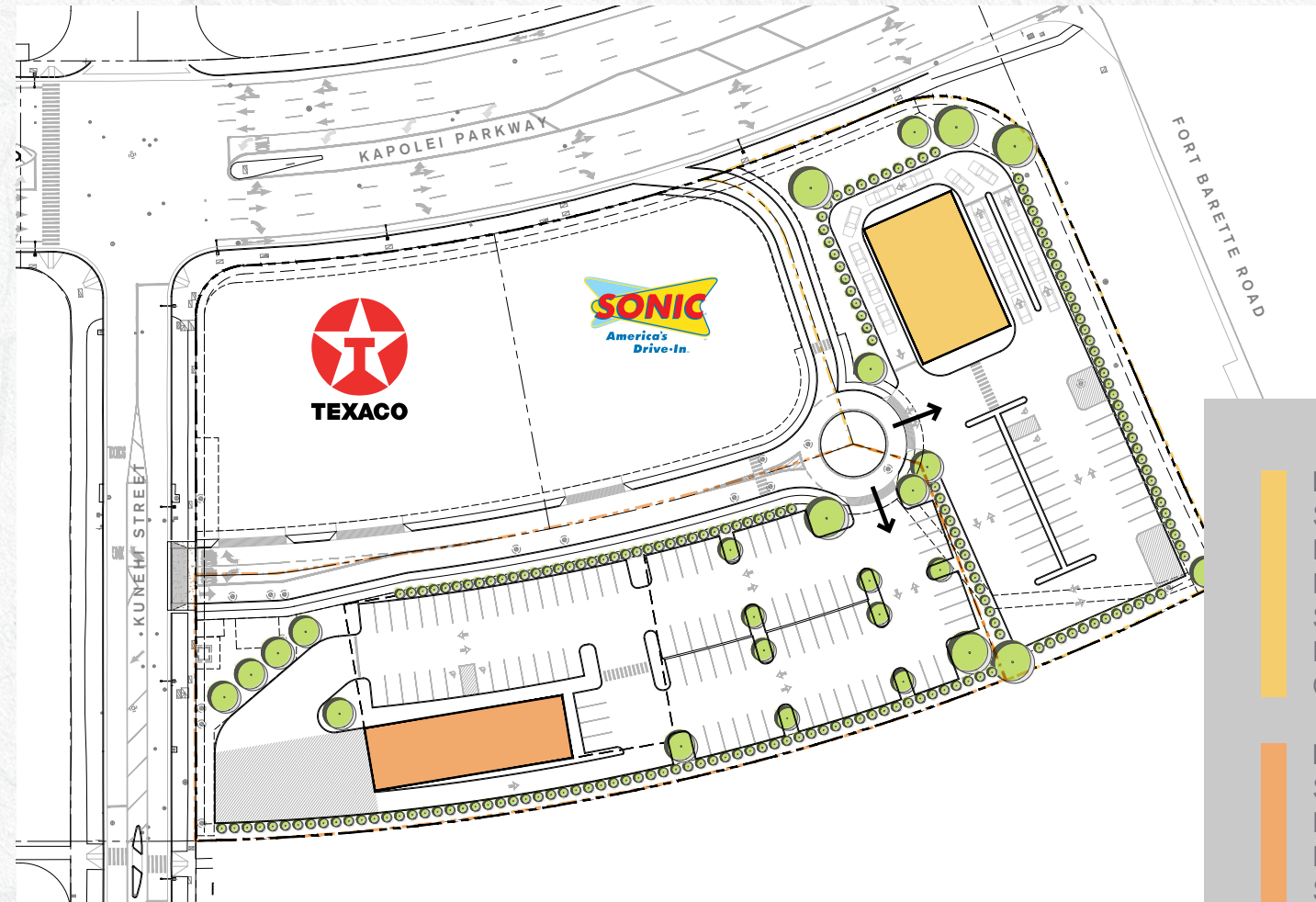
- The property is strategically located on the hard corner of Kapolei Parkway and Fort Barrette Road, providing strong positioning at a highly trafficked intersection within one of West Oahu's primary growth corridors
- The site benefits from immediate proximity to major demand drivers, including Kapolei High School and Ho'okele Elementary School, which generate consistent daily traffic and support surrounding retail activity
- The area continues to experience strong residential and employment growth, reinforcing long-term demand fundamentals and supporting sustained retail and service-oriented uses
- There is a limited supply of fee simple opportunities in Kapolei, particularly those zoned BMX-3, making this offering relatively rare and attractive for investors and developers seeking long-term control
- The property offers excellent visibility along Fort Barrette Road, allowing for strong tenant exposure and enhanced signage opportunities to capture passing traffic
- A newly signalized entry point improves accessibility, enhances traffic flow, and provides safer and more efficient ingress to the site



# Site Study

## QSR AND OFFICE

Illustrative concepts shown. Site supports single-user or multi-user development across one parcel or two subdivided lots. Seller will work with users on configurations not depicted.



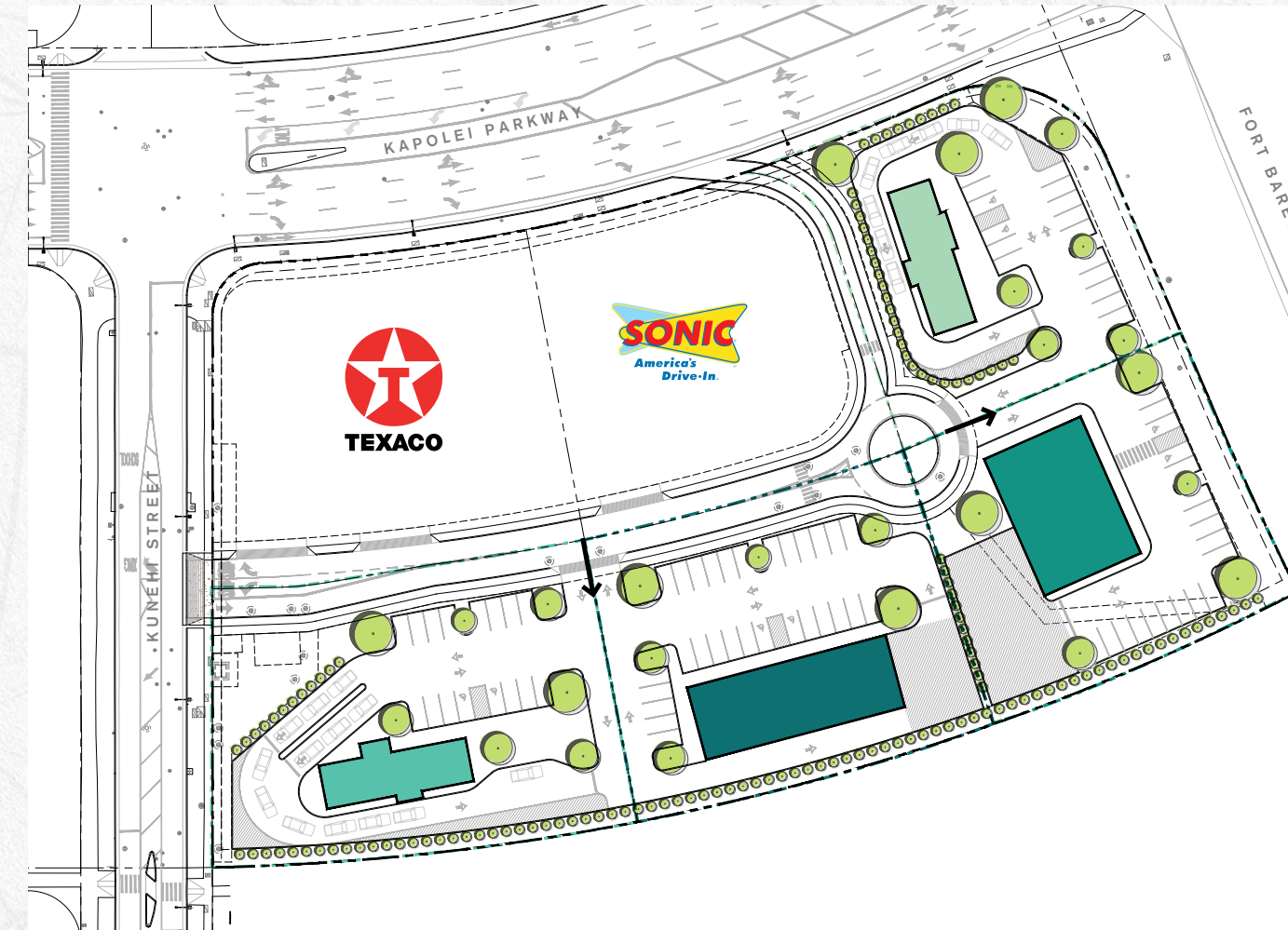
**Lot C**  
 Space Type: QSR  
 Lot Size: 52,312 sf  
 Building Size: 5,000 sf  
 Stories: 1 story  
 Parking: 30 stalls  
 Queue Size: 16 cars

**Lot D**  
 Space Type: Office  
 Lot Size: 75,356 sf  
 Building Size: 45,700 sf  
 Stories: 3 stories  
 Parking: 96 stalls  
 Queue Size: n/a

# Site Study

## QSR AND RETAIL

Illustrative concepts shown. Site supports single-user or multi-user development across one parcel or two subdivided lots. Seller will work with users on configurations not depicted.



**Lot C**  
 Space Type: QSR  
 Lot Size: 28,541 sf  
 Building Size: 2,250 sf  
 Stories: 1 story  
 Parking: 16 stalls  
 Queue Size: 8 cars

**Lot D**  
 Space Type: Retail  
 Lot Size: 29,538 sf  
 Building Size: 15,300 sf  
 Stories: 3 stories  
 Parking: 19 stalls  
 Queue Size: n/a

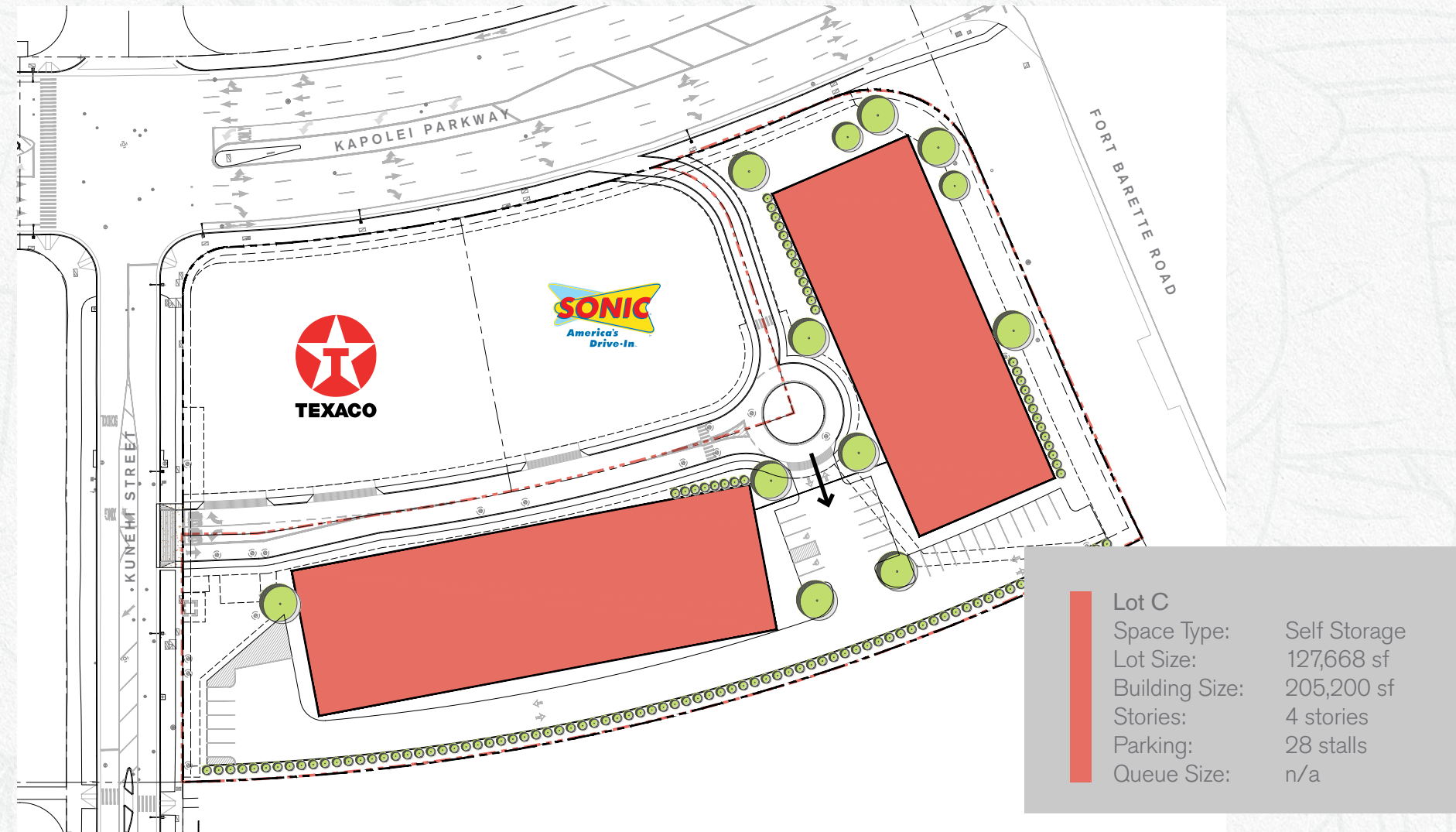
**Lot E**  
 Space Type: Retail  
 Lot Size: 32,658 sf  
 Building Size: 14,900 sf  
 Stories: 3 stories  
 Parking: 30 stalls  
 Queue Size: n/a

**Lot F**  
 Space Type: QSR  
 Lot Size: 36,885 sf  
 Building Size: 2,250 sf  
 Stories: 1 story  
 Parking: 16 stalls  
 Queue Size: 12 cars

# Site Study

## SELF STORAGE

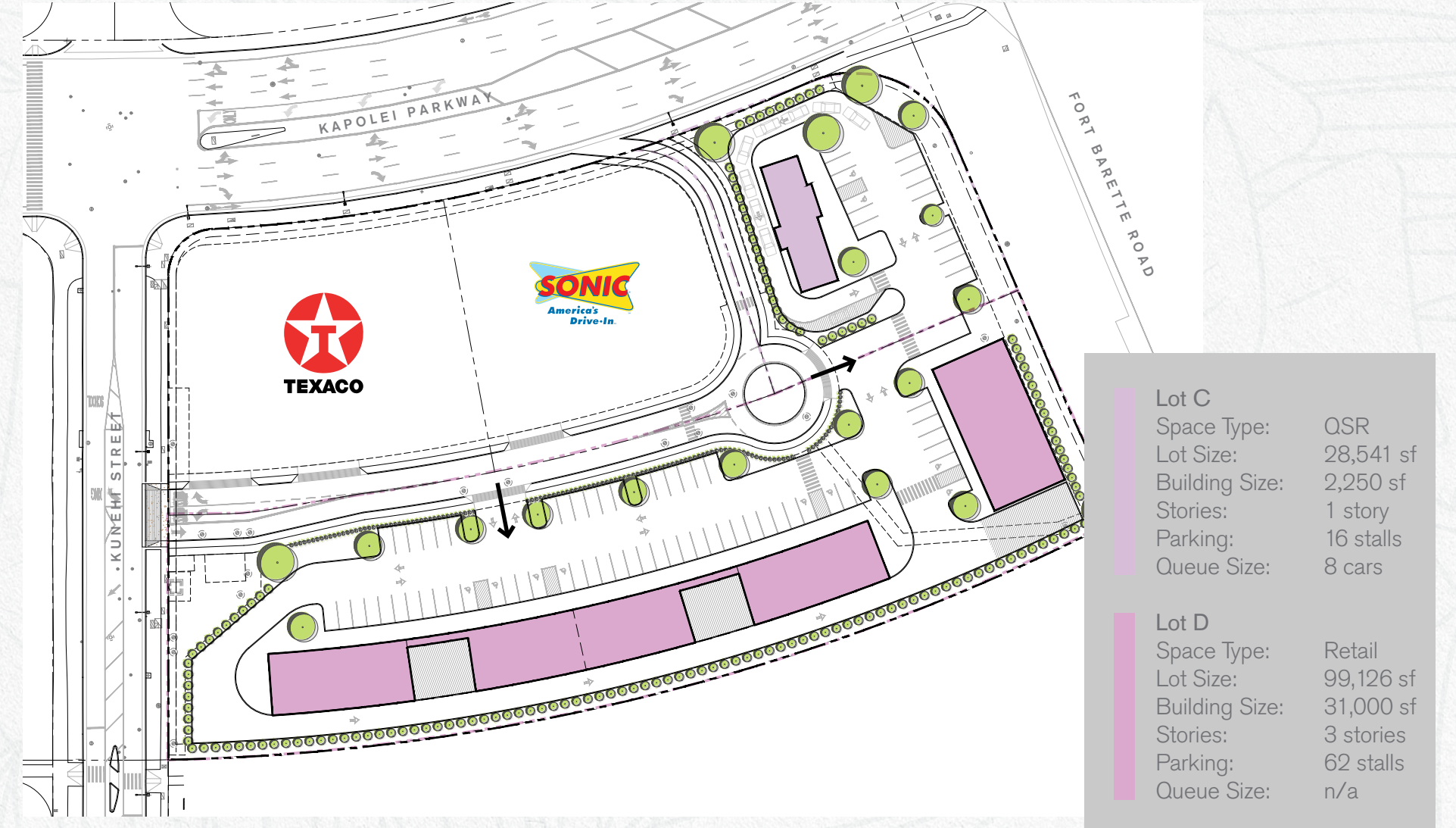
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# Site Study

## STRIP MALL

Illustrative concepts shown. Site supports single-user or multi-user development across one parcel or two subdivided lots. Seller will work with users on configurations not depicted.





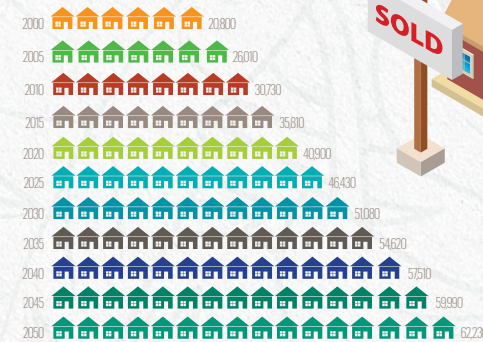
# Why Kapolei

Known as the State of Hawaii's "Second City", the area of Kapolei is located approximately 21 miles west from downtown Honolulu and approximately 16.5 miles from the Daniel K. Inouye International Airport. This area continues to be a primary hub for residential, commercial and employment growth for West Oahu, evolving into a fully integrated community combining housing, retail, office, government service and recreation.

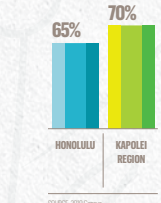
Kapolei is and will continue to be the fastest growing region in the State. Using 2020 as a baseline, by 2050 the population will grow by 40 percent, housing will increase by 52 percent, and jobs will expand by 77 percent. Kapolei is also ethnically diverse, relatively young and well educated.

## KAPOLEI HOUSING GROWTH 2000-2040

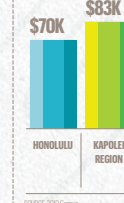
SOURCE: Plasch Econ Pacific LLC



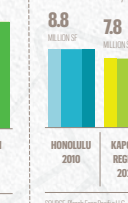
### HOME OWNERSHIP RATE



### MEDIAN HOUSEHOLD INCOME

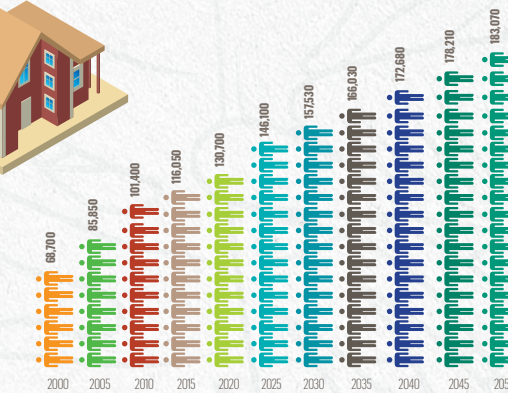


### COMMERCIAL SPACE



## KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



### KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

EDUCATION:  
High school – 30.1%  
Some college – 26.1%  
Associate's degree – 11.6%  
Bachelor's degree – 17.5%  
Graduate degree – 6.6%



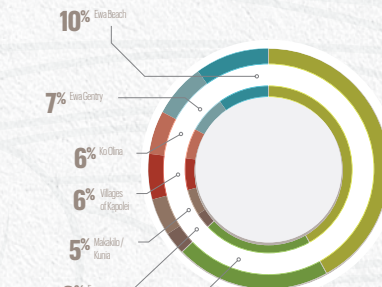
Source: 2010 U.S. Census

## CURRENT JOB CENTERS IN THE KAPOLEI REGION

SOURCE: Plasch Econ Pacific LLC (Not including construction jobs)

# 42%

City of Kapolei



SOURCE: City & County of Honolulu, Department of Planning & Permitting

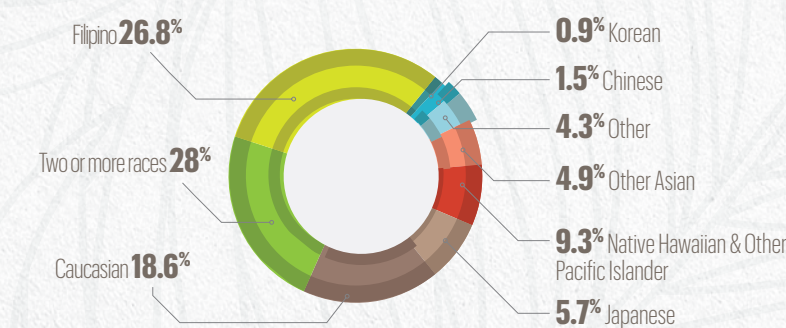
## NUMBER OF JOBS IN THE KAPOLEI REGION

SOURCE: Plasch Econ Pacific LLC (Not including construction jobs)



## KAPOLEI REGION POPULATION BY ETHNICITY

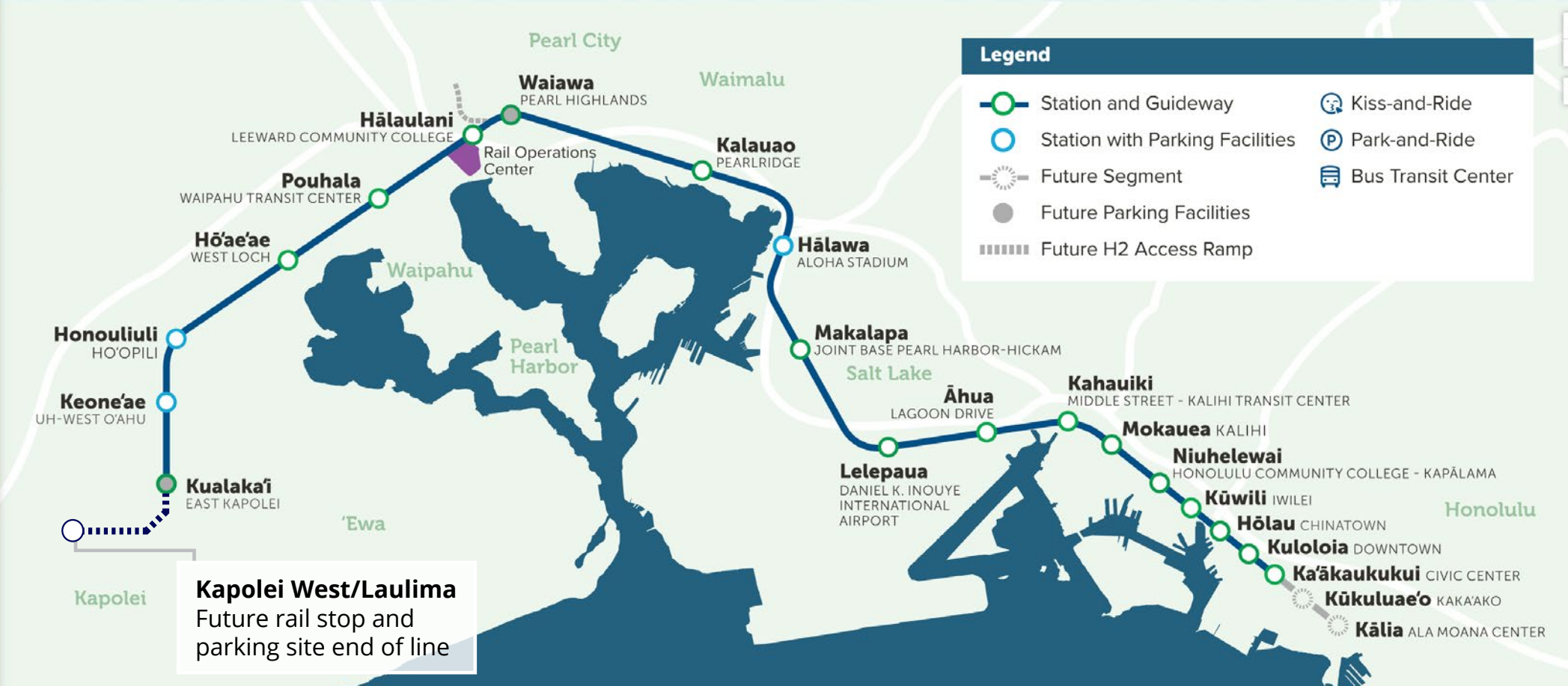
Source: 2010 U.S. Census



# Positioned for *Regional Access*

## KO OLINA

West Oahu is not only the fastest growing residential area in the State of Hawaii, but it is also home to the most concentrated growth in high-end visitor accommodations with the continued expansion of Ko Olina Resort. Ko Olina Resort encompasses 2,200 of 9,200 approved units built and occupied (5,200 residential and 4,000 resort or hotel units). At full build-out, the area will be comparable in number of units to West Maui (Lahaina to Kapalua).



# Positioned for *Regional Access*

## HONOLULU RAIL

Honolulu's first mass transit rail system is currently under construction and will extend about 18.9-miles from Kapolei to Civic Center. Completion of the entire line is projected by Spring 2031 with Phase 1 (Kapolei to Aloha Stadium) and Phase 2 (Aloha Stadium to Middle Street) open now.

The Honolulu rail system will feature 21 stations along a 18.9-mile long corridor on the south shore of O'ahu. The final two stations (Kakaako and Ala Moana) will be completed in a separate project phase.

The first three rail stations are located in East Kapolei, a ten minute drive from the property.



1020 Wakea



Ka Makana Alii



Kapolei Village Center



Kapolei Shopping Center

## Vibrant *Retail*

Existing Retail Centers	Size (SF)
Ka Makana Alii	1,400,000
Kapolei Commons	557,316
Kapolei Shopping Center	135,411
Kapolei Entertainment Center	80,000
The Marketplace at Kapolei	64,000
Kapolei Village Center	59,487
Ko Olina Center & Station	33,000
Ho'omaka Marketplace	30,000
Crossroads at Kapolei	25,000
Kealanani Plaza	20,000
1020 Wakea St	10,000



# West Oahu Residential

## NOTABLE DEVELOPMENTS

West Oahu neighborhoods include Ho'opili, Ewa Beach and Kapolei. West Oahu is the fastest growing residential area in the State of Hawaii - with more than 30,000 new homes being built over the next decade.

### Ho'opili (D.R. Horton)

11,750 units approved

### University of Hawaii, West Oahu

4,041 housing units approved (1,800 student housing units, 3,280 single and multifamily units)

### DHHL East Kapolei 1 & 2

2,403 units, 500 built and sold

### KROC Center

15 acre, 120,000 SF community center; 4,500 families are already members

### Ocean Pointe

3,500 of 4,850 approved units built and occupied

### Wai Kai

950 units of hotel/timeshare approved

### Haseko - Hoakalei Residences

4,000 of 4,850 planned homes built



Project Name	Units			Notes
	Entitled/Planned	Built	To be Built	
Ho'opili	11,750	3,000	8,750	Under construction. 3,000 units built as of August 2024.
Atlantis Resort	1,000	0	0	Newage Ko Olina, an affiliate of Kam Sang Co. Inc., purchased the 43.55 acres fronting two of Ko Olina's lagoons for a total of about \$216 million. The seller was China Oceanwide, which paid more than \$424 million for the properties in 2015 and 2016. Planned \$2 billion project and will take 5 years as of January 2025.
UH West Oahu	4,041	0	4,041	761 - student/faculty housing 355 - workforce/affordable housing 2,925 homes - market-priced townhouses / single-family homes
DHHL East Kapolei I	403	308	95	Remaining units subject to funding.
DHHL East Kapolei II	2,000	320	1,680	DHHL responsible for 1,000 units & HHFDC responsible for 1,000 units. HHFDC (in conjunction with Michaels Organization) finished Phase 1 with 320 units built. Phase 2 in the works, total of 4 phases.
Haseko Hoakalei Residences	4,850	3,950	900	Currently 82% finished (Sept. 2020). Date of completion still not yet finalized as they are focusing on Waikai commercial project.
James Campbell Makaiwa Hills	4,300	0	4,300	Entitled master plan. Unknown delivery date.
Tower Development - Kapolei West	2,500	0	2,500	Recently purchased from China Oceanwide.
Hunt Parcels	3,000	0	3,000	In February of 2022, State approved Gentry to build 390 homes behind Costco. \$600 - \$650 PSF pricing. Project name is Kauu.
Parkway Village at Kapolei	401	167	234	Affordable rental project (Kobayashi Group and State). Phase 1 finished. Phase 2 will be built in 2025.
West Loch Affordable Housing Project	125	0	125	Joint venture with City and Stanford Carr Development for rental housing. Construction to start in 2023 and anticipated completion in 2025.
Hawaii State Veterans Home	120	0	120	In October 2020, Nan Inc. was awarded a \$75.5M contract to build the 120-bed facility. Under construction.
Haku Kapolei	900	0	900	Future mixed-used community with 900 affordable rental and for sale homes. Ready for tenants in 2029 and full buildout in 2033.
Total:	35,390	7,745	26,645	

# Contact Us

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