

The background of the entire image is a dark teal color with a pattern of light-colored, wavy, concentric lines that resemble topographic map contour lines. These lines flow across the frame in various directions, creating a sense of depth and movement.

*Mokulani*  
— AT —  
KAPOLEI

**CBRE**

# Mokulani AT KAPOLEI

Mokulani at Kapolei | 2



## Tax Map Key

1-9-2-043-014-0008

**MOKULANI UNIT 8**

0.922 Acres (40,162 SF)

# Kapolei

## Oahu's Second City

Mokulani at Kapolei is located in Oahu's fastest-growing region. Since its ground breaking in 1990, the population of Kapolei has more than doubled to over 116,000 and is expected to continue to grow.



# PROPERTY HIGHLIGHTS

Farrington Highway and Kalaeloa Blvd, Kapolei, HI 96707



Directly accessible from H-1 Freeway, Farrington Highway and major commuting corridors



Immediately adjacent to new Kapolei Interchange under construction



Additional benefit from widening of Farrington Highway to five lanes



Long term ground leases for mass graded pad sites available



Lot 8 is 0.922 Acres



Flexible lease terms



Mokulani at Kapolei | 4



# SITE PLAN

Mokulani at Kapolei | 5

1-9-2-043-014-0008

**MOKULANI UNIT 8**

0.922 Acres (40,162 SF)



FARRINGTON HIGHWAY AND KALAELOA BLVD, KAPOLEI, HI 96707

# AREA OVERVIEW



Mokulani at Kapolei



Campbell Industrial Park



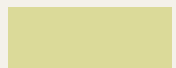
Kapolei Harborside Center



Ho'opili



UH West Oahu - Makai Parcel



China Ocean - wide Holdings Kapolei West



Hunt Parcels



Wai Kai



Ka Makana / Kipuka / Kuapapa



Kapolei Business Park (Phase 1)



Kapolei Business Park (Phase 2)



The Crossing Development Project



Coral Creek Center



Ho'omaka Marketplace





901

H1

MAKAKILO

Farrington Hwy

Kualakapi Pkwy

EMBASSY SUITES  
by HILTON  
Hampton  
Star & Suites  
by HILTON

KAPOLEI

Kamaha Ave

Kapolei Pkwy

Roosevelt Ave

Residence INN  
BY MARRIOTT

Kapolei  
VILLAGE CENTER

BARBERS  
POINT

Kalaeloa Airport

KA MAKANA ALI'I  
The Center for West Oahu

Kapolei Pkwy

Ewa Villages  
Golf Course

Coral Ridge  
by Gentry

Barber's Point  
Golf Course

Hoakalei  
Country Club

EWA

76

Iroquois Rd

West Lock Dr

ewa  
TOWN CENTER

Laulani Village

Hawaii Prints  
Golf Course

Sea Bridge  
by Gentry

Sea Bridge  
by Gentry

Ewa Beach  
Golf Club

EWA  
BEACH

North Rd

Mamala Bay



# VISITOR ACTIVITY

February 2025 - January 2026



Estimate Visitors

**101K+**



Average Time Spent

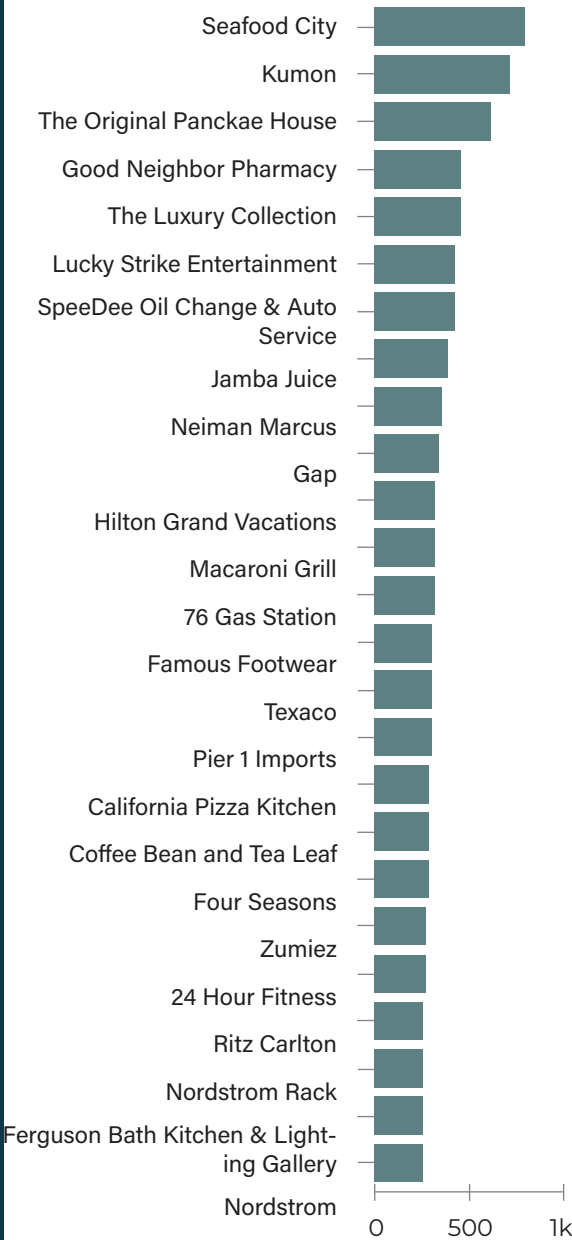
**33.2 min.**



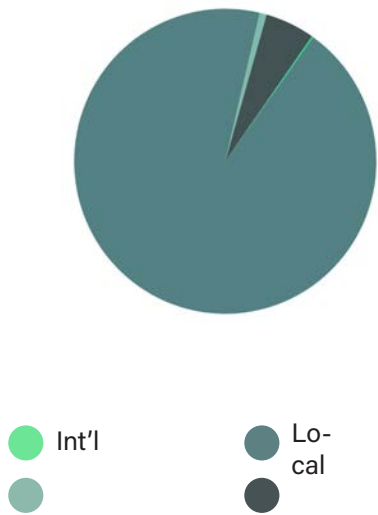
70% of visitors come from within

**10.4 miles**

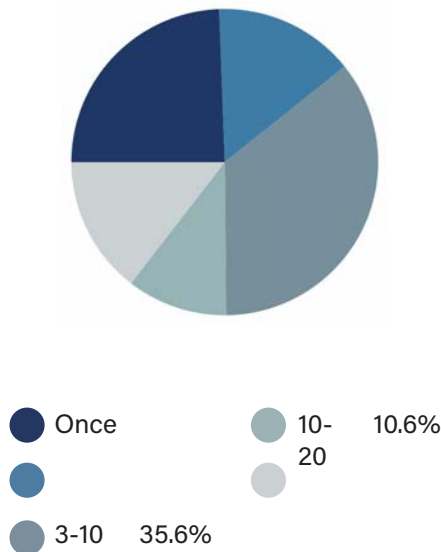
## Other Retailers Where Visitors Shop



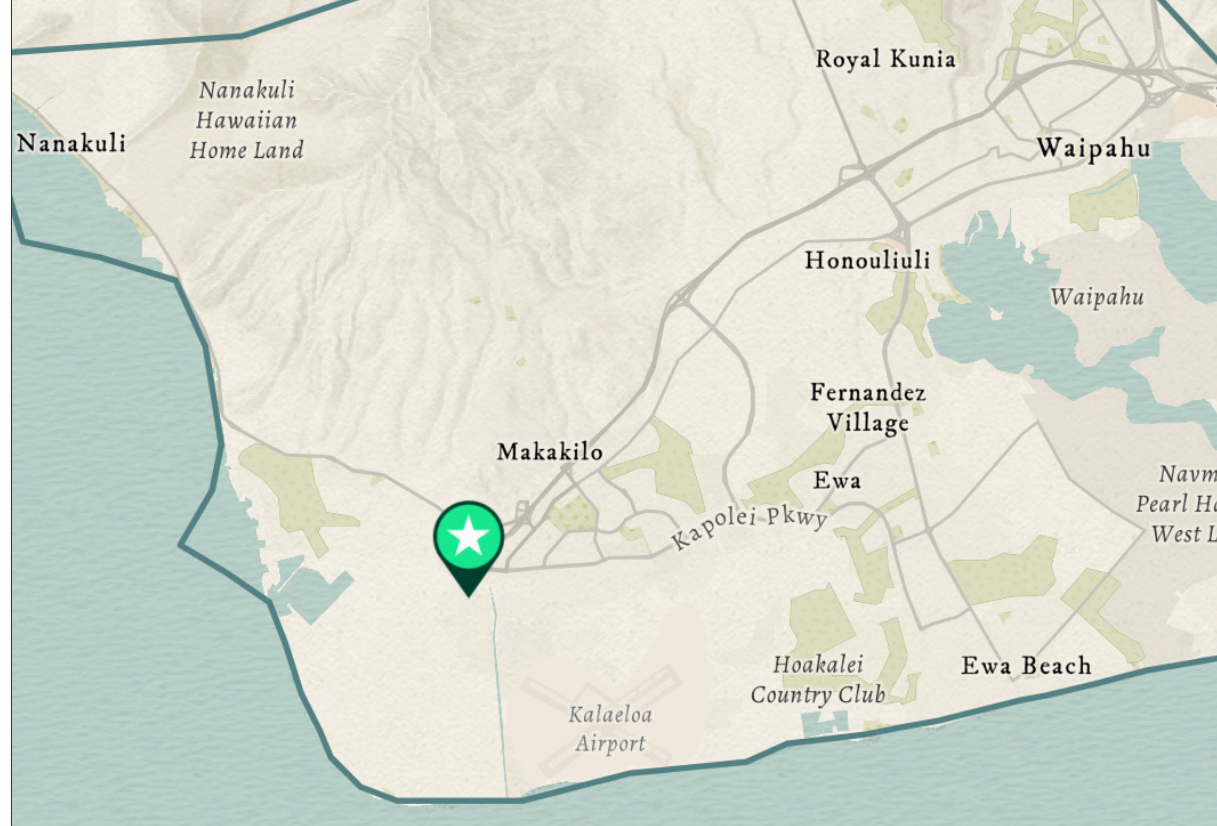
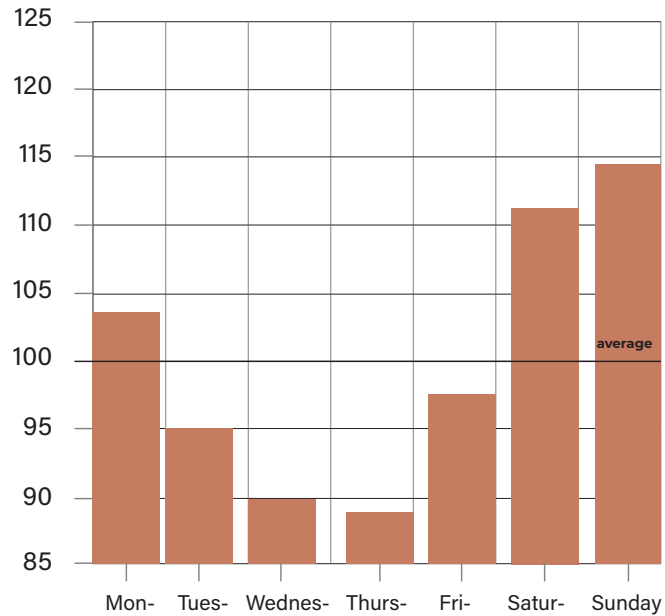
## Tourism



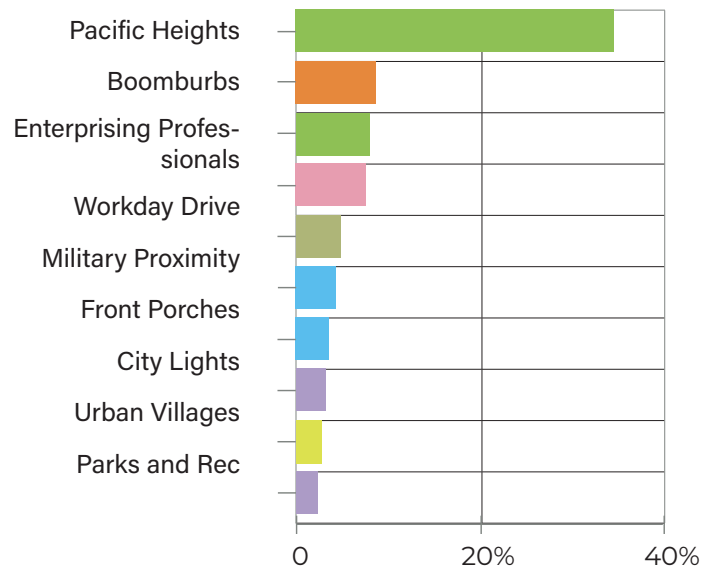
## Visit Frequency



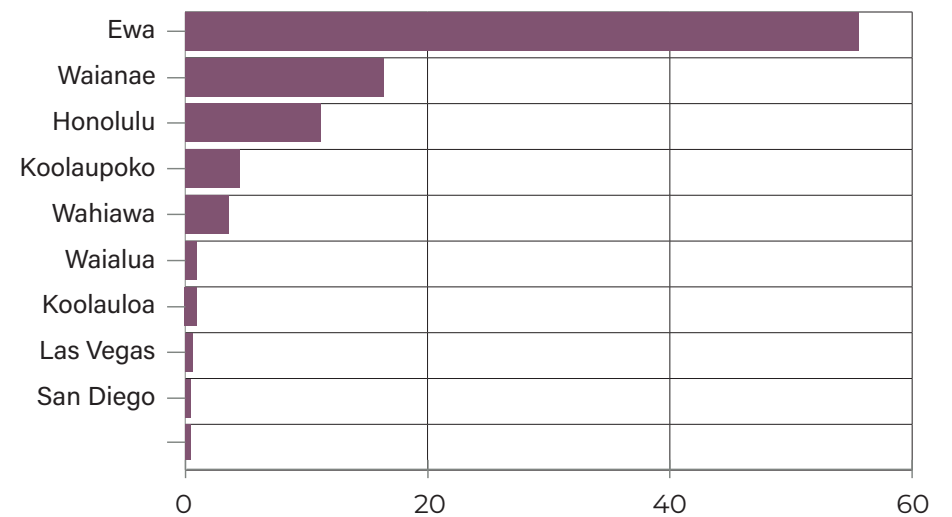
### Visitors by Day



### Top Tapestry Segments - All Visitors



### Top Visitor Cities



# AMENITIES MAP



FARRINGTON HIGHWAY AND KALAELOA BLVD, KAPOLEI, HI 96707



# DEMOGRAPHICS

(2026 | Source: Esri Page)

Over \$200 million of infrastructure investments within Kapolei has resulted in the region’s diverse balance of housing, employment and commercial developments. Oahu’s newest city is a vibrant economic district supporting significant retail, commercial, industrial and resort uses.



## POPULATION

3 MILES - 53,002  
5 MILES - 121,620



## AVERAGE HOUSEHOLD INCOME

3 MILES - \$156,228  
5 MILES - \$140,067

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