

# THE GATEWAY AT KOA RIDGE

NOW LEASING:

PADS | SHOPS SPACE | RESTAURANT SPACE

*Castle & Cooke*  
*Hawai'i*

O'AHU'S INNOVATIVE NEW RETAIL DESTINATION TO  
EAT, PLAY, SHOP – NOW LEASING

**CBRE**

[Click for Video](#)



LIVE.  
GROW.  
THRIVE.

# KOA RIDGE

## MASTERPLAN

### OVERVIEW

**LANDOWNER & DEVELOPER** Castle & Cooke Homes Hawaii, Inc.

**LOCATION** Central Oahu between Waipio & Mililani Town

**KOA RIDGE** is a 576 acre master-planned community consisting of residential units, 50 acres of commercial mixed-use, a 15 acre industrial business park, a regional hospital and medical campus, assisted care living, neighborhood schools, parks and open spaces, interconnected by over 7.5 miles of outdoor walking and biking trails.

**THE GATEWAY AT KOA RIDGE** is officially on the market seeking compatible tenants to serve not only the new Koa Ridge community but also the major surrounding population centers of central Oahu.

koaridge.com

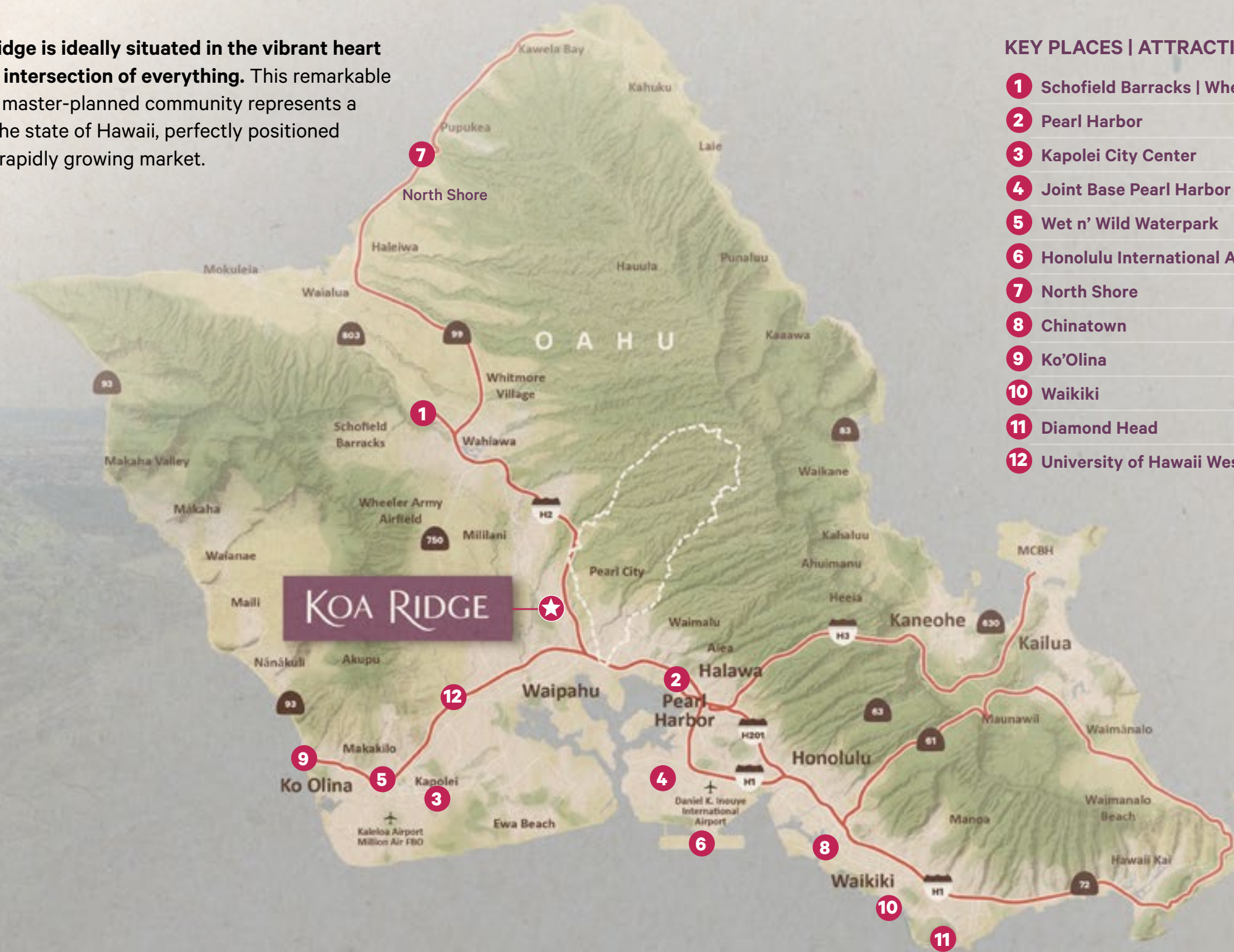
#### MASTER PLAN SUMMARY

Land Area: 576 acres  
Residential units with 30% affordable:  
4,500 units  
Mixed Use Village Center: 14.9 acres  
Commercial and Industrial: 45 acres  
Hospitality: approximately 180 rooms  
Parks and Open Space: 30 acres  
Elementary School: 12 acres  
Community Center, Church, Fire Station,  
and Day Care: 8 acres



# LOCATION

The Gateway at Koa Ridge is ideally situated in the vibrant heart of Central Oahu at the intersection of everything. This remarkable all-inclusive mixed-use master-planned community represents a unique opportunity in the state of Hawaii, perfectly positioned to meet the needs of a rapidly growing market.



## KEY PLACES | ATTRACTIONS Distance from KOA RIDGE

<b>1</b>	Schofield Barracks   Wheeler Air Field	8.1 Miles
<b>2</b>	Pearl Harbor	7.9 Miles
<b>3</b>	Kapolei City Center	10.6 Miles
<b>4</b>	Joint Base Pearl Harbor   Hickam Air Force Base	10.7 Miles
<b>5</b>	Wet n' Wild Waterpark	10.9 Miles
<b>6</b>	Honolulu International Airport	10.9 Miles
<b>7</b>	North Shore	12.2 Miles
<b>8</b>	Chinatown	13.7 Miles
<b>9</b>	Ko'Olina	14.0 Miles
<b>10</b>	Waikiki	17.8 Miles
<b>11</b>	Diamond Head	18.0 Miles
<b>12</b>	University of Hawaii West Oahu	10.4 Miles

## 2025 DEMOGRAPHICS

### Schofield Barracks

Population	14,983
Households	3,253
Avg. HH Income	\$93,185
Median Age	23.4
Daytime Population	14,173
Housing Units	3,772

### Wahiawa

Population	18,763
Households	5,979
Avg. HH Income	\$112,791
Median Age	40.1
Daytime Population	15,201
Housing Units	6,509

### Mililani

Population	28,123
Households	9,259
Avg. HH Income	\$146,964
Median Age	43.4
Daytime Population	20,048
Housing Units	9,591

### Waipio

Population	11,870
Households	4,064
Avg. HH Income	\$140,082
Median Age	42.2
Daytime Population	11,626
Housing Units	4,244

### Waikele

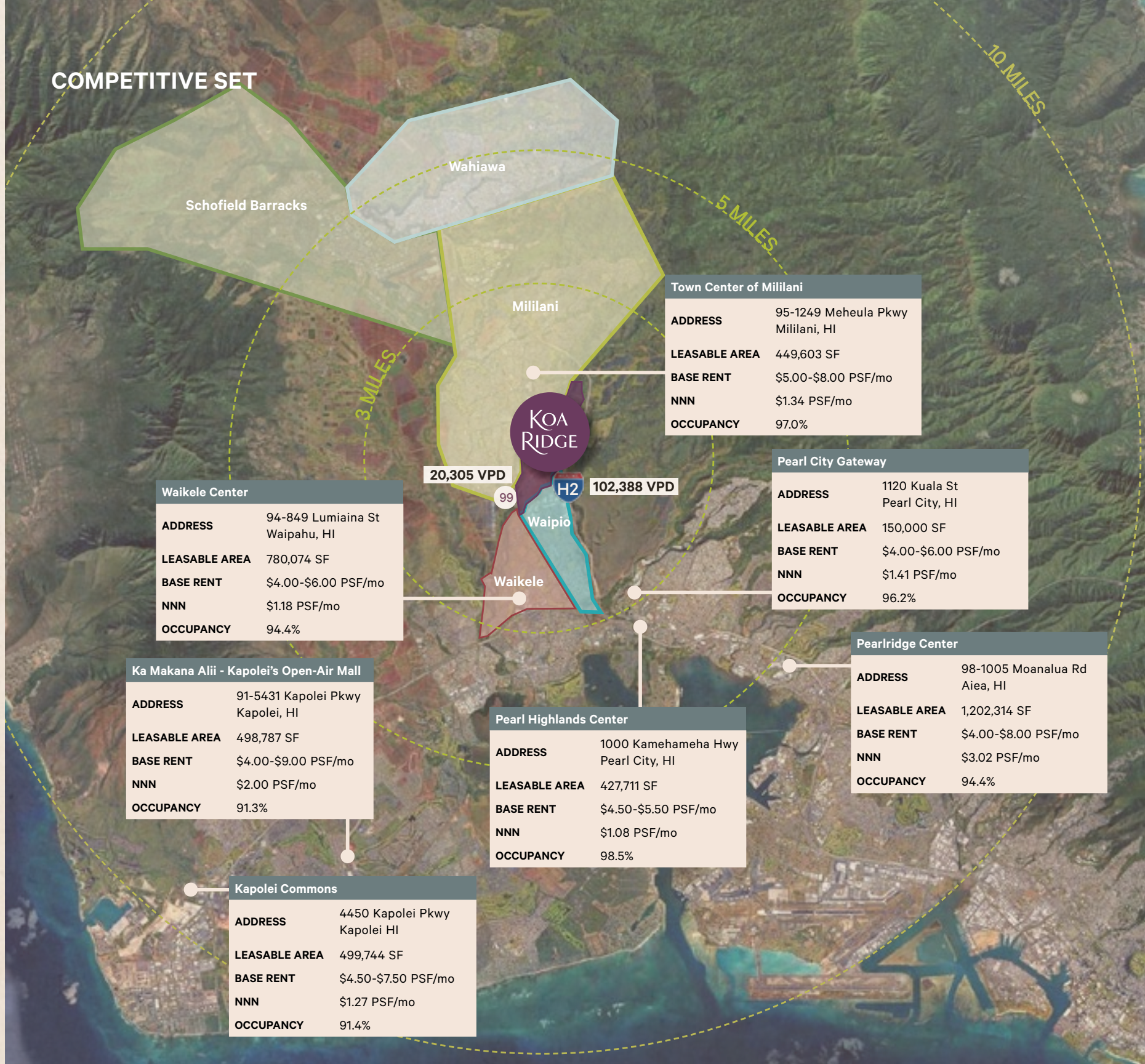
Population	7,487
Households	2,903
Avg. HH Income	\$143,009
Median Age	41.4
Daytime Population	5,537
Housing Units	3,000

### Koa Ridge

	1 Mile	3 Miles	5 Miles
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Population	10,425	109,113	201,645
Households	3,849	33,587	62,775
Avg. HH Income	\$136,505	\$144,231	\$141,794
Median Age	41.6	42.8	41.6
Daytime Population	10,887	80,829	156,035
Housing Units	4,008	35,006	64,675

## COMPETITIVE SET



#### Town Center of Mililani

ADDRESS	95-1249 Meheula Pkwy Mililani, HI
LEASABLE AREA	449,603 SF
BASE RENT	\$5.00-\$8.00 PSF/mo
NNN	\$1.34 PSF/mo
OCCUPANCY	97.0%

#### Pearl City Gateway

ADDRESS	1120 Kuala St Pearl City, HI
LEASABLE AREA	150,000 SF
BASE RENT	\$4.00-\$6.00 PSF/mo
NNN	\$1.41 PSF/mo
OCCUPANCY	96.2%

#### Pearlridge Center

ADDRESS	98-1005 Moanalua Rd Aiea, HI
LEASABLE AREA	1,202,314 SF
BASE RENT	\$4.00-\$8.00 PSF/mo
NNN	\$3.02 PSF/mo
OCCUPANCY	94.4%

#### Pearl Highlands Center

ADDRESS	1000 Kamehameha Hwy Pearl City, HI
LEASABLE AREA	427,711 SF
BASE RENT	\$4.50-\$5.50 PSF/mo
NNN	\$1.08 PSF/mo
OCCUPANCY	98.5%

#### Waikele Center

ADDRESS	94-849 Lumiaina St Waipahu, HI
LEASABLE AREA	780,074 SF
BASE RENT	\$4.00-\$6.00 PSF/mo
NNN	\$1.18 PSF/mo
OCCUPANCY	94.4%

#### Ka Makana Alii - Kapolei's Open-Air Mall

ADDRESS	91-5431 Kapolei Pkwy Kapolei, HI
LEASABLE AREA	498,787 SF
BASE RENT	\$4.00-\$9.00 PSF/mo
NNN	\$2.00 PSF/mo
OCCUPANCY	91.3%

#### Kapolei Commons

ADDRESS	4450 Kapolei Pkwy Kapolei HI
LEASABLE AREA	499,744 SF
BASE RENT	\$4.50-\$7.50 PSF/mo
NNN	\$1.27 PSF/mo
OCCUPANCY	91.4%

# WHY

## THE GATEWAY AT KOA RIDGE

STRATEGICALLY LOCATED IN CENTRAL OAHU  
AT THE INTERSECTION OF EVERYTHING!

### ALL ROADS LEAD TO KOA RIDGE

- Central Oahu links trade areas via H-1, H-2
- Over 180k H-1, 100k H-2 daily traffic
- North Shore route captures steady commuter, weekend traffic

### BUILT-IN, EVERYDAY DEMAND

- Anchored by a growing residential community
- Planned medical campus and nearby employment drivers
- Demand driven by residents, workers, repeat visitors
- Consistent traffic year-round, throughout the day

### A CENTRAL HUB FOR AN UNDERSERVED MARKET

- Growing corridor underserved by modern retail
- Koa Ridge fills neighborhood retail gap
- Draws Mililani, Waipahu, Waikele communities
- Curated retail, dining, services drive repeat visits



# MASTER SITE PLAN

## KOA RIDGE



	Gateway		Public Facilities
	Park		Ho'ala Trail
	Medical Campus		Single Family Residential
	Business Park		Multi-Family Residential
	Community Center		Affordable Multi-Family
	Church   Daycare		Village
	School		Hospitality Block

THE GATEWAY AT  
KOA RIDGE

# MASTER SITE PLAN



**G1 BLOCK G2 BLOCK  
NOW LEASING**

Available  
Committed Space (Unavailable)

NOW  
LEASING

G1 BLOCK  
SITE PLAN

KOA RIDGE


WAOKOA ST


EOLAKOA DR

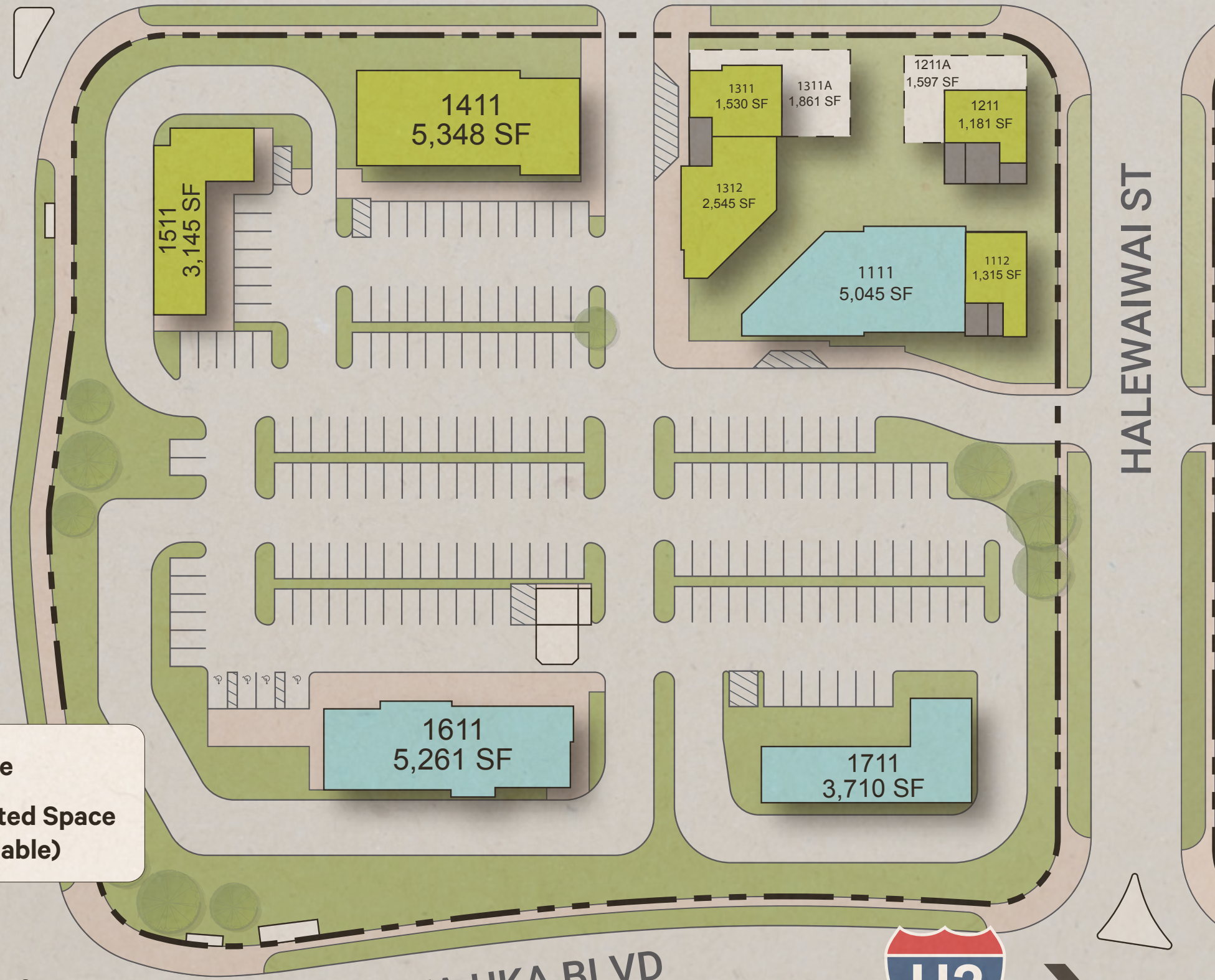
HALEWAIWAI ST

KA UKA BLVD



 Available

 Committed Space  
(Unavailable)




WAKOIA ST


HALEWAIWAI ST



NOW  
LEASING

G2 BLOCK  
SITE PLAN

 Available

 Committed Space  
(Unavailable)

# THE GATEWAY AT KOA RIDGE SNAPSHOT

## PROJECTED GRAND OPENING FALL OF 2028

Ka Uka Blvd & Moaniani St  
Waipahu, HI 96797

### TMK

(1) 9-4-6: 38

### OPTIONS

Negotiable

### LANDLORD

Castle & Cooke Homes Hawaii, Inc.

### CAM / TAX / INSURANCE

Estimated at \$1.60 psf / Mo.

### BASE RENT

Call Broker

### UTILITIES

By tenant

### PERCENTAGE RENT

Call Broker

### PARKING

Ample shared parking

### LEASE TERM

5 years+

### DELIVERY CONDITIONS

Raw Shell, Gray Shell, Vanilla Shell

### AVAILABLE SUITES

**Shops:** From 800 SF

**Restaurants:** From 3,000 SF

**Pads:** Various sizes

**Large Stores:** 20,000 SF and above

**Flex Space:** From 1,200 SF

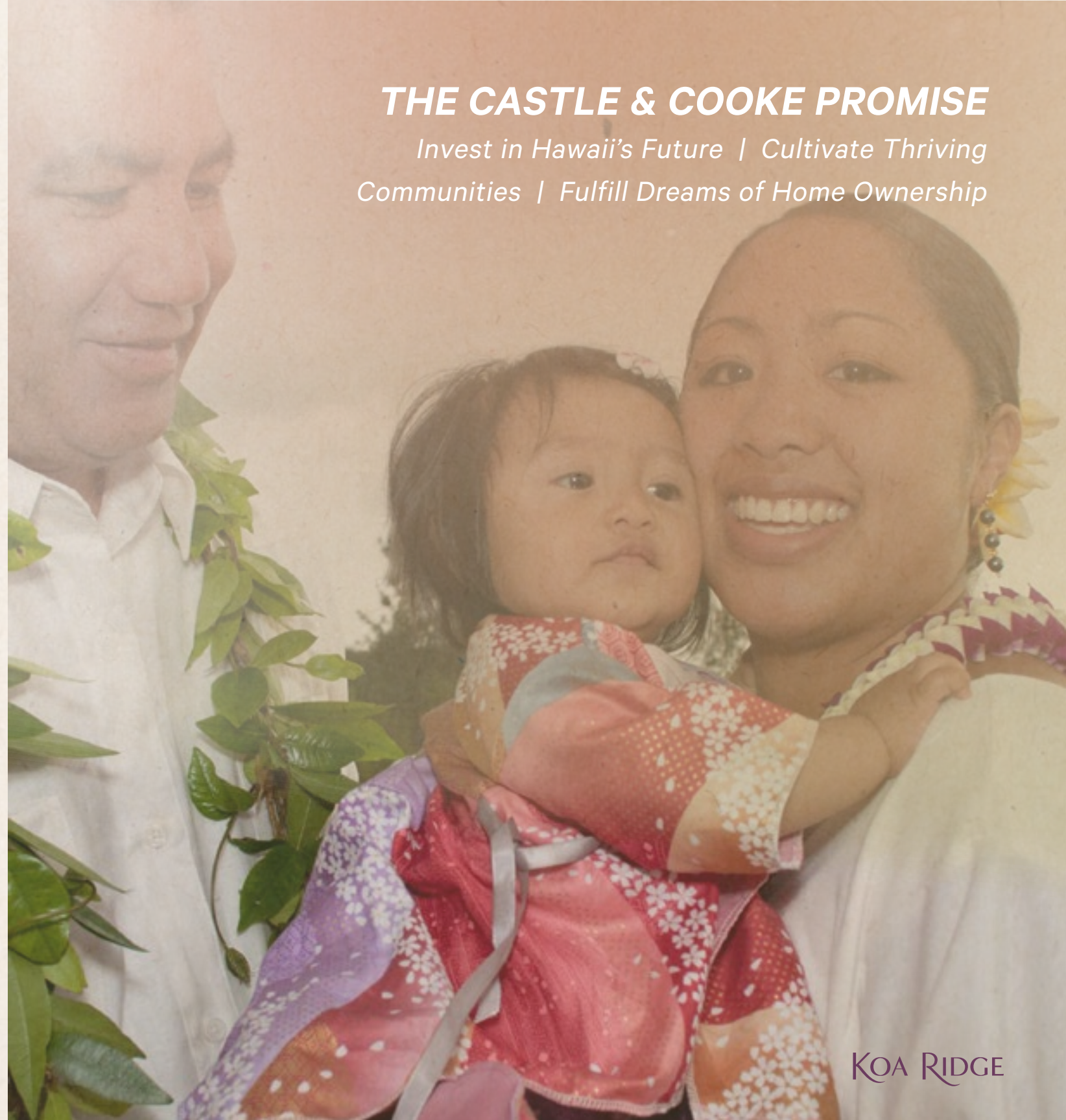


**PROUDLY ROOTED IN HAWAII'S PAST.  
ARCHITECTING ITS SUSTAINABLE FUTURE.**

Since its inception in 1851 as a humble Hawaii merchant partnership, Castle & Cooke has grown into a diverse family of world-renowned companies. Driven by an unwavering dedication to sustainability and civic pride, today Castle & Cooke is recognized as one of Hawaii's premier developers of residential and commercial properties.

Castle & Cooke has delivered over 24,500+ homes on Hawaii's islands, including the acclaimed Mililani master-planned community, which was honored as an All-America City in 1986. With Koa Ridge, Castle & Cooke continues its tradition of crafting vibrant, multi-generational communities that harmonize with the land and create sustainable havens that consistently set the standard for inspired living.

**THE CASTLE & COOKE PROMISE**  
*Invest in Hawaii's Future | Cultivate Thriving  
Communities | Fulfill Dreams of Home Ownership*



# *At the Intersection of Everything!* KOA RIDGE

## CONTACT US

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*Castle & Cooke  
Hawaii*

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