

EXCLUSIVELY MARKETED BY CBRE
CAPITAL MARKETS – INSTITUTIONAL GROUP

KOA RIDGE

FEE SIMPLE HOTEL DEVELOPMENT SITE

WAIPIO, CENTRAL O'AHU, HAWAII



www.KoaRidgeHotel.com

CBRE

THE OFFERING

CBRE Capital Markets, as Exclusive Advisor, is pleased to present for sale the Koa Ridge Hotel Development Site.

A 4.64-acre fee simple hotel development site within the Koa Ridge master-planned community in Waipio, Central O'ahu, Hawaii. The property represents one of the few remaining hotel development sites on O'ahu. It is the only site located between Honolulu and the North Shore of O'ahu, offering investors and developers a rare opportunity to establish a branded hospitality presence within one of the island's fastest-growing residential and commercial corridors.

The subject property is a vacant, development-ready parcel with a regular shape and level topography, situated as an interior lot within the Koa Ridge master-planned community. The site is zoned BMX-3 (Business Mixed Use) under the City and County of Honolulu, which permits hotel and mixed-use development. The parcel benefits from established infrastructure access, proximity to existing residential and commercial uses within Koa Ridge, and strong visibility within the community.



±4.64 AC

Total Site Area
**or a portion thereof*



±202,118 SF

Usable Site Area



Asking Price

The site can be purchased in its entirety or a portion thereof:

Entire Parcel = 4.64 acres
\$59/SF (\$11.924M)

Portion of = 3.00 +/- acres
\$69/SF (\$9.017M)



INVESTMENT HIGHLIGHTS

Rare Hotel-Entitled Site

One of a limited number of hotel-entitled development parcels available on O'ahu, with BMX-3 zoning already in place. The scarcity of entitled hotel land on the island positions this asset as a compelling acquisition target for hospitality developers & investors.

Master-Planned Community Setting

Koa Ridge is one of the most significant master-planned communities developed on O'ahu in recent decades, with established residential, retail, and institutional uses that provide a built-in demand generator for hotel occupancy including visiting families, construction-related travel, and corporate stays.

Flexible Development Scale

At 4.64 acres, the site accommodates a range of hotel configurations from a single full-service or select-service property to a phased development program. The seller is also offering a partial sale of approximately 65% (± 3.02 acres), providing additional flexibility for buyers seeking a smaller, more targeted development footprint.

Development-Ready Parcel

The site is vacant with a regular shape, level topography, and access to master-plan infrastructure, significantly reducing pre-development timeline, cost, and entitlement risk compared to unentitled alternatives.

Strong Comparable Market Support

Four comparable hotel development site transactions on O'ahu support the concluded valuation at \$64.54 per SF of usable site area, with market conditions adjustments reflecting sustained 3% annual appreciation. Smaller hotel pads in the 2.5–4.0-acre range have commanded adjusted pricing up to \$78.94 per SF.

Central O'ahu Growth Corridor

The broader Waipio/Central O'ahu corridor continues to benefit from sustained residential and commercial development, population growth, and infrastructure investment, all of which support long-term lodging demand fundamentals.



Hawaii's First-of-Its-Kind Blended Suburban & Urban Community

Ideally situated in Central Oahu, Koa Ridge combines the energy and convenience of urban life with the serenity and comforts of a suburban locale. Intentionally designed around shared experiences, this is island living with a feeling of ease and quality of life like nowhere else in Hawaii.

Koa Ridge

Koa Ridge is a 576-acre master-planned community consisting of 3,500 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

Located at the entry to the master planned community, the "Gateway Property" consists of 30 acres of business/mixed use (BMX-3) zoned land, allowing for a variety of retail, office and hospitality development.

The Koa Ridge Gateway represents one of the largest commercial/mixed-use development sites on the island of Oahu and the only undeveloped business mixed-use zoned property within central Oahu. The project is fully entitled and "shovel ready" pending final design and building permits.

This is currently the only site in Central Oahu entitled for hotels, and given the success of limited and select service hotels in suburban Oahu, the demand for this product is very high.



LOCATION

At the intersection of everything lies the Gateway at Koa Ridge, offering the only fully entitled resort-zoned fee-simple parcel for sale in central Oahu. This property presents a prime opportunity to develop a dual brand hotel in response to a rapidly growing market demand.

Key Places & Attractions - Distance from Koa Ridge

	DISTANCE	DRIVE TIME
1 Schofield Barracks / Wheeler Air Field	15 Miles	15 Min.
2 Pearl Harbor	18 Miles	18 Min.
3 Kapolei City Center	14 Miles	14 Min.
4 Joint Base Pearl Harbor / Hickam Air Force Base	19 Miles	19 Min.
5 Wet n' Wild Waterpark	15 Miles	15 Min.
6 Honolulu International Airport	17 Miles	17 Min.
7 North Shore	21 Miles	21 Min.
8 Chinatown	23 Miles	23 Min.
9 Ko'Olina	15 Miles	15 Min.
10 Waikiki	30 Miles	30 Min.
11 Diamond Head	34 Miles	34 Min.
12 University of Hawaii West Oahu	16 Miles	16 Min.



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