

Available

LAULIMA  
GATEWAY CENTER

Retail, Dining, and Service

Kapolei, Oahu, Hawaii



## KAPOLEI PARKWAY EXTENSION CONNECTING KO OLINA

**MAKAIWA HILLS**  
4,300 PLANNED  
HOUSING UNITS

**LAULIMA GATEWAY  
RESIDENTIAL**  
PHASE I - 1,205 MULTI-  
FAMILY UNITS

**SUMMER OF 2025**  
KALAELOA BARBERS POINT HARBOR ACCESS ROAD

**HARBOR**

**KAPOLEI PARKWAY**

**LAULIMA  
GATEWAY CENTER**  
Retail, Dining, and Service

## A Vibrant Center

Situated on 11.3 acres, Laulima Gateway Center, once developed, will be an approximately 100,000 square foot venue to include a 30,000 square foot grocery store. This new project will encompass both local and national retail and office tenants to meet the growing needs of the surrounding area.

Located along Kapolei Parkway, Laulima Gateway Center is strategically positioned at the entry to a master-planned community that will be comprised of 2,000+ residential units. Kapolei Parkway will also be extended to provide direct access to the Ko Olina Resort, home to the Four Seasons Resort O'ahu at Ko Olina, Aulani, Beach Villas at Ko Olina, and the Marriott's Ko Olina Beach Club.



Future Oceanwide  
Resort Hotel



Future Resort  
**ATLANTIS**



# The Vision

**Address:**  
Kapolei Parkway  
Kapolei, HI 96707

**TMK Number:**  
(1) 9-1-15: 31

**Zoning:**  
BMX-3, Business Mixed Use  
Community

**Project GLA:**  
100,000 Square Feet

**For Lease:**  
1,200 sf to 30,000 Square Ft

**For Sale / Fee Simple**

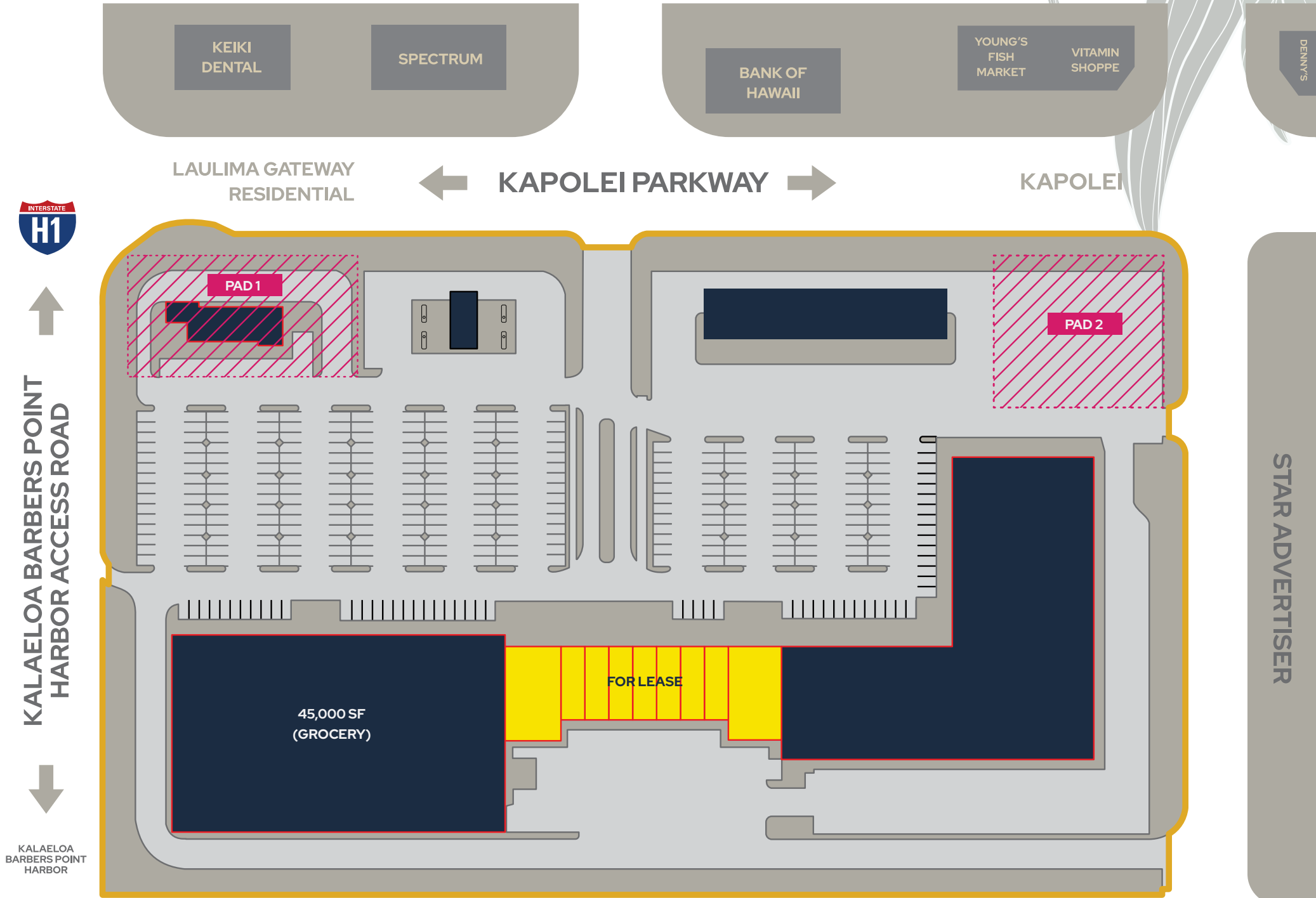
PAD 1 26,646 Square Feet  
PAD 4 22,093 Square Feet

**Base Rent:** Contact Broker

**Percentage Rent:** 6-8%

**CAM:** TBD

**Term:** Negotiable



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**LAULIMA GATEWAY CENTER**  
Retail, Dining, and Service

LAULIMA GATEWAY RESIDENTIAL  
PHASE I - 1,205  
MULTI-FAMILY UNITS

KAPOLEI PARKWAY EXTENSION  
CONNECTING KO OLINA

SUMMER OF 2025  
KALAELOA BARBERS POINT HARBOR ACCESS ROAD

KALAELOA  
BARBERS POINT  
HARBOR

KAPOLEI BUSINESS  
PARK WEST



KAPOLEI COMMONS  
799,200 Avg Monthly Visits  
(12/2022 - 11/2023)



69,700  
AADT

MAKAIWA HILLS  
4,300 PLANNED  
HOUSING UNITS

HONOLULU

Star Advertiser

KAPOLEI PKWY  
21,300 AADT



KALAELOA BLVD  
34,800 AADT



**FONG KAZAMA**  
INSTITUTIONAL PROPERTIES

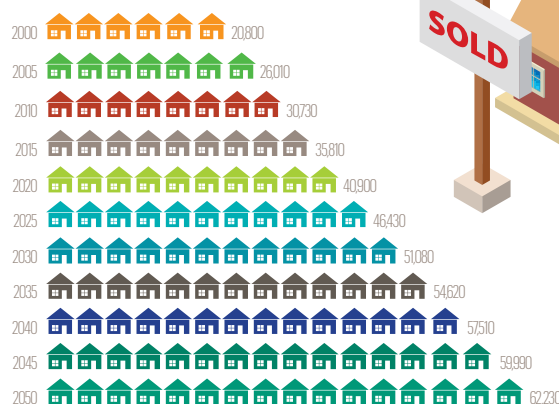
# Why *Kapolei*



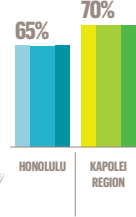
# Kapolei Demographics

## KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

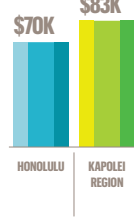


### HOME OWNERSHIP RATE



SOURCE: 2010 Census

### MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

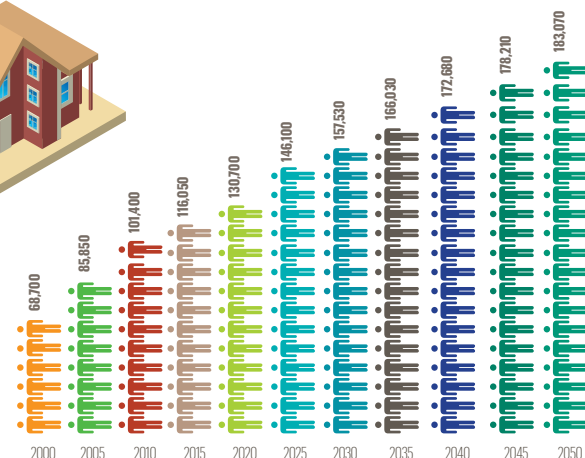
### COMMERCIAL SPACE



SOURCE: Plasch Econ Pacific LLC and Colliers International

## KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



### KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

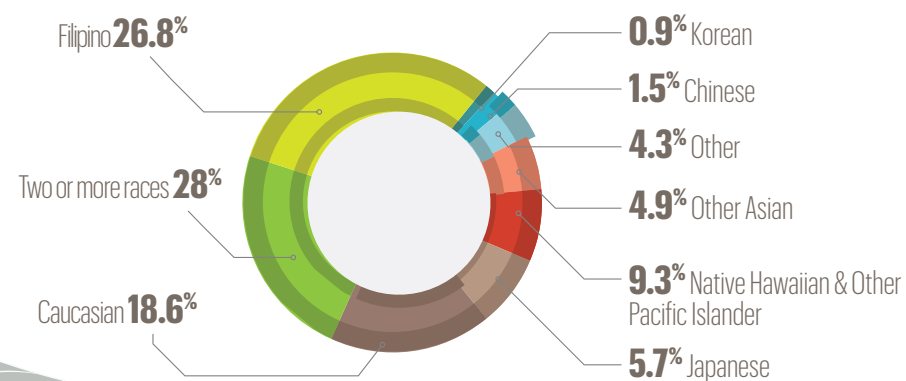
EDUCATION:  
High school – 30.1%  
Some college – 26.1%  
Associate's degree – 11.6%  
Bachelor's degree – 17.5%  
Graduate degree – 6.6%

Source: 2010 U.S. Census



## KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



# Fastest Growing City

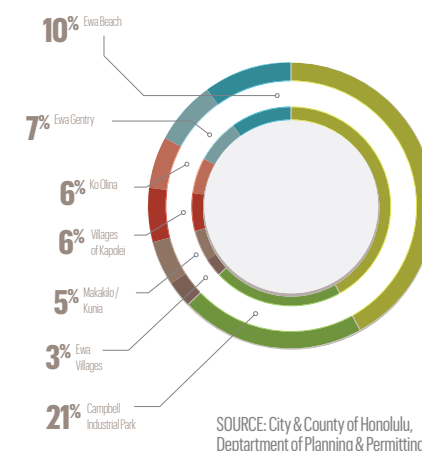
## Kapolei

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.

## CURRENT JOB CENTERS IN THE KAPOLEI REGION

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

42%  
City of Kapolei



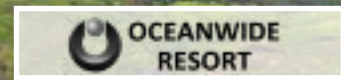
SOURCE: City & County of Honolulu, Department of Planning & Permitting

## NUMBER OF JOBS IN THE KAPOLEI REGION

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



## Access To



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 2025 with Phase 1 (Kapolei to Aloha Stadium) open now.

The Honolulu rail system will feature 19 stations along a 18.9-mile long corridor on the south shore of O‘ahu. The final two stations (Kaka‘ako 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.

Koolina

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).

# Vibrant Retail



Ko Olina Station



Kapolei Commons



1020 Wakea



Ho'omaka Marketplace

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



Kapolei Village Center



Ka Makana Alii

In-Development Retail Centers	Size (SF)	Notes
Ho'opili Gateway	90,000	Projected Delivery 2024
Kapolei Commons - Phase 3A	50,000	Projected Delivery 2024
Kapolei Commons - Phase 3B	50,000	Projected Delivery 2025



Kealanani Plaza



Kapolei Shopping Center

# Future

# 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





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