



# 'ŌLAUNIŪ

AT KAPĀLAMA KAI

He welo no'eau

Empowering Innovation, Honoring Heritage

RETAIL RE-IMAGINED + VIBRANT COMMUNITY GATHERING SPACE  
1505 DILLINGHAM BOULEVARD, HONOLULU, HAWAII 96817

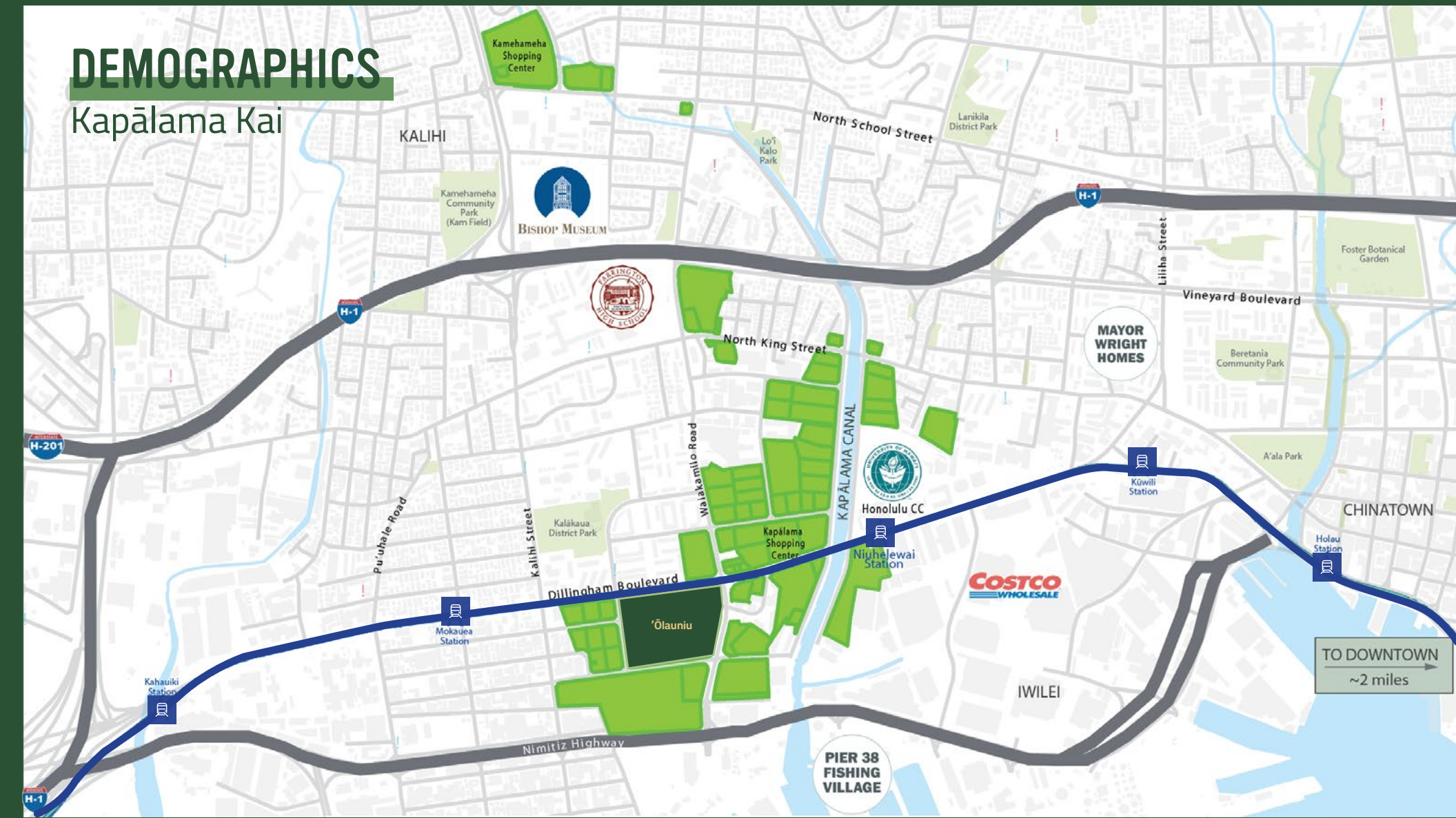
# Kapālama Kai | A master plan for an innovative community by Kamehameha Schools



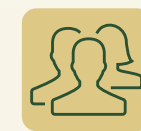
Kapālama Kai is located in the heart of the Iwilei-Kapālama area, minutes from Downtown Honolulu and a short walk from the future Niuhelewai Rail Station. The district is on the verge of transition. Kamehameha Schools, along with other large landowners and government agencies, is evaluating opportunities to create a community that can benefit from transit and the area's strategic location in the urban core.

The Kapālama Kai Plan (KKP) updates the long-term vision and use of Kamehameha Schools' 105 acres of commercial lands in the Kapālama ahupua'a with a focus on fostering a strong industrial business base, improved availability of kama'āina housing, and an integrated transit-oriented community.

KKP looks to add 4,500 to 5,000 units for mixed-use housing to the state's limited inventory. With over 50% of the acreage dedicated to industrial use, the area's industrial footprint will be maintained—creating an economic resource and job center equipped to host new ventures.



**Total Households**  
61,508



**Current Total Population**  
173,754



**Median Home Value**  
\$774,668



**5- Year Total Projected Population**  
175,296



## BIG-BOX/MID-BOX/GROCERS

(3-mile)



## BIG-BOX/MID-BOX/GROCERS/QSRS

(3-mile)

# 'Ōlauniu | A vibrant, revitalized space where culture and community thrive

## IDENTITY

'Ōlauniu at Kapālama Kai is a transformative redevelopment project of the former Dillingham Plaza with a continued commitment to creating a vibrant indigenous Hawaiian gathering space. Named after the revitalizing wind of Kapālama, 'Ōlauniu is a catalyst for Kamehameha Schools' vision of Kapālama Kai as a community of innovation. Rooted in the vision of "he welo no'eau," 'Ōlauniu honors both innovation and heritage. "Welo" speaks to lineage and legacy—a connection to the insights of those who came before us, shaping the path for those who will follow. This sense of continuity is woven into every aspect of 'Ōlauniu. By weaving traditional wisdom with modern innovation, 'Ōlauniu will be a vibrant space where culture and community thrive.

## PROJECT VISION

'Ōlauniu will feature retail, dining, gathering areas, and office space that foster community, collaboration, and culture as a catalyst for the Kapālama Kai neighborhood and beyond. The center will include:

- A premier grocery store to continue serving the community
- Vibrant retail, dining, and services, blending local favorites with national brands
- Hawaiian-inspired design elements honoring the rich cultural history of the ahupua'a
- Dedicated gathering and collaboration spaces throughout the center
- Enhanced parking, improved circulation, and new landscaping including native plants that thrive in the Kapālama Kai's urban neighborhood.
- Indigenous guideposts for the planning, redevelopment and operation of the center including ho'okipa, loina, hui and 'aha, kūpuna, 'ōpio, and regeneration.

## Explore the imagery and inspiration behind 'Ōlauniu's design



**Makani** | Innovation.



**Launiu** | Place.



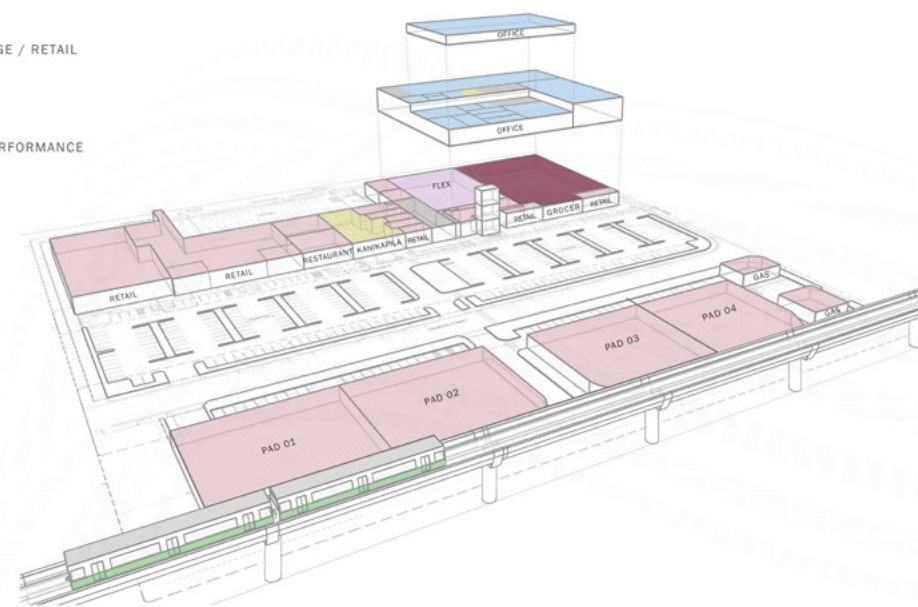
**Kalo** | Community.



**Kamehameha** | Legacy.



- FOOD & BEVERAGE / RETAIL
- GROCER
- OFFICE
- FLEX
- GATHERING / PERFORMANCE



## 'Ōlauniu Indigenous Guideposts

### HO'OKIPA

Hospitality is critical and built around the interaction of people. Ho'okipa, the way you make people feel in the space.

### REGENERATIVE

Our values and principles hold us to standards of excellence and abundance. We make every decision understanding that will have an impact and effect 2-3 generations down the line.

### LOINA

There is a way to enter, a way to be, a way to being. Formalities of cultural exchange and welcome.

### 'ŌPIO

Attracting the younger generation of movers and shakers to this place. The younger, excited, clever, kolohe, antsy generation will want to come here.

### HUI & 'AHA

The informal and formal gathering of people, virtually and in-person. Food is a gathering element and there is an occasion to enjoy it.

### KŪPUNA

Deference to elders both living and spiritual is constant. Recounting our heroes, we acknowledge them, we channel them, we celebrate them.



# 'ŌLAUNIU

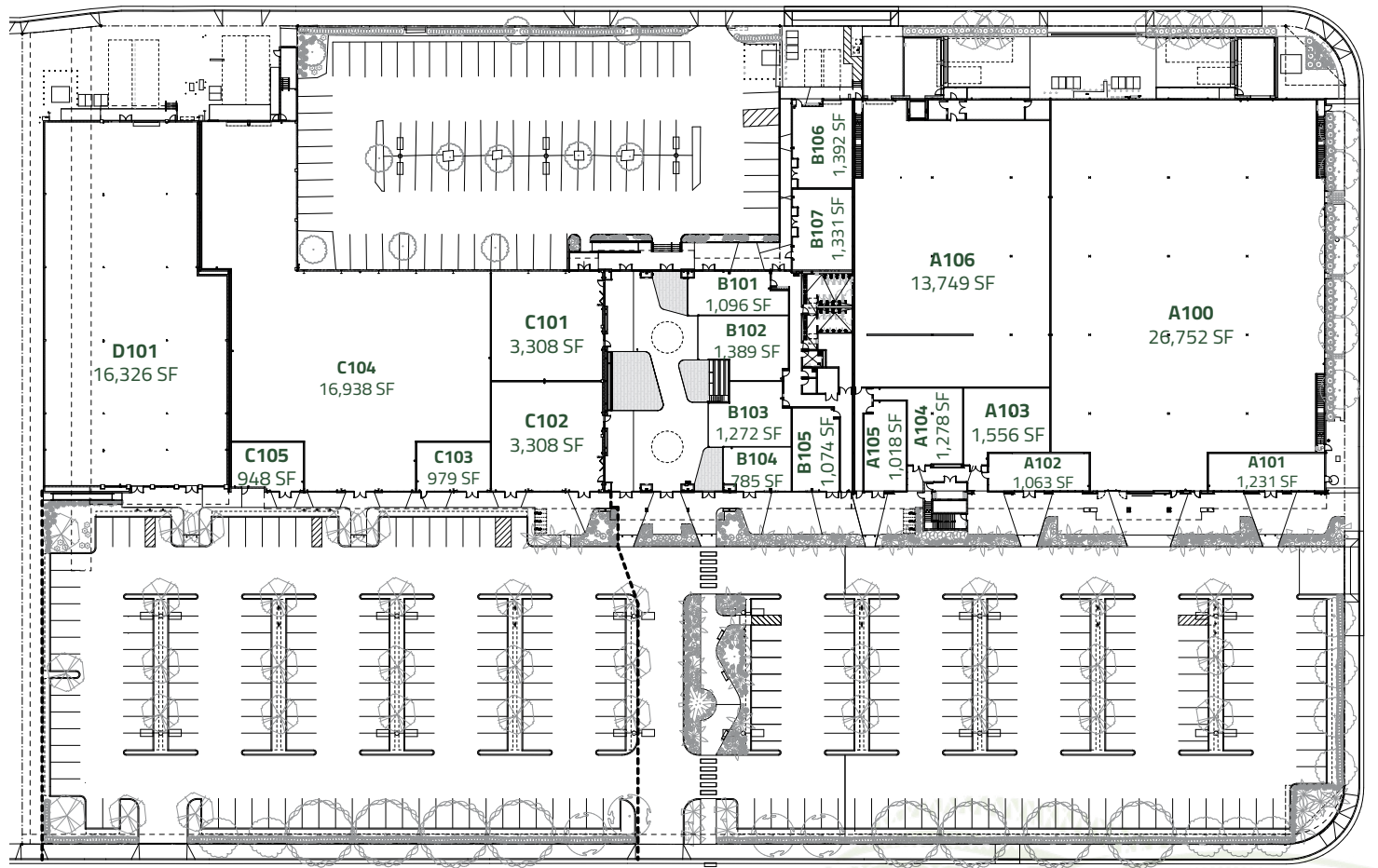
AT KAPĀLAMA KAI

Driven by indigenous thinking that cultivates innovation through culturally rooted perspectives and values





# Plaza Ground Floor



Address:	1505 Dillingham Honolulu HI, 96817
Area	Kalihi
Zoning	IMX-1
TMK	(1) 1-5-29-15, 50, 76, 77
Total Building Size	177,841 SF
Available Space	1,000 - 33,100 SF
Date Available	2026

- Great population base of 173,754 within a 3 mile radius, with a daytime population of 150,110
- Positioned next to future redevelopment projects including residential and retail
- Ample free parking with multiple ingress and egress positions
- Just a few blocks from the future Kalihi Kai rail station and future Kapālama rail station
- Grocery anchored shopping center with numerous dining options on site
- Close location to Downtown Honolulu (about 5 minutes) and Honolulu International Airport (about 10 minutes)

**Base Rent**  
\$5 - \$6 PSF/Mo

**Operating Exp.**  
\$1.27 PSF/Mo

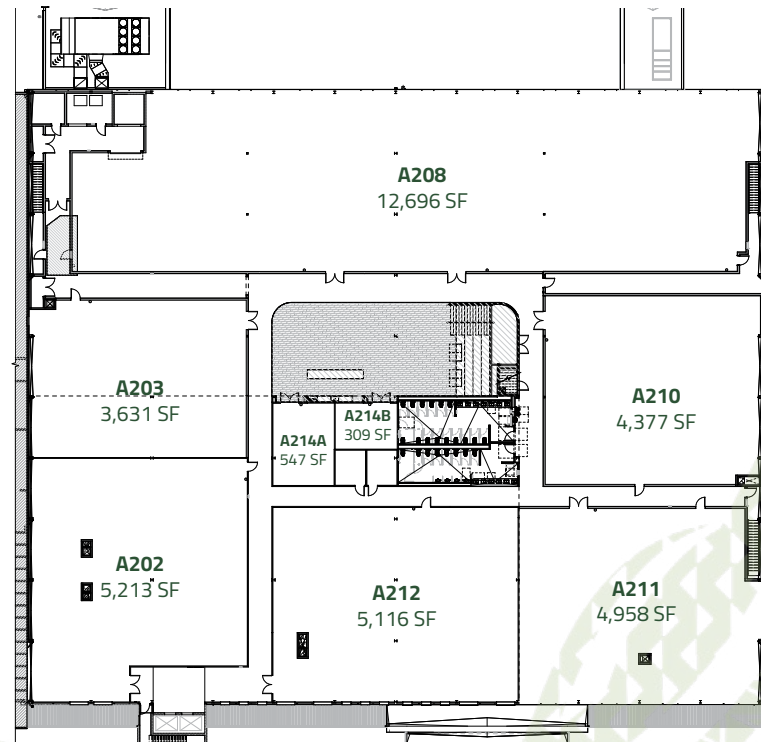
**Term**  
5 - 10 Years

**Date Available**  
2026

Suite ID	Square Feet	Category	Suite ID	Square Feet	Category	Suite ID	Square Feet	Category
A100	26,752	Grocery	B101	1,096	Retail/F&B	C101	3,308	Retail/F&B
A101	1,231	Retail/F&B	B102	1,389	Retail/F&B	C102	3,308	Retail/F&B
A102	1,063	Retail/F&B	B103	1,272	Retail/F&B	C103	979	Retail/F&B
A103	1,556	Retail	B104	785	Retail/F&B	C104	16,938	Retail
A104	1,278	Retail/F&B	B105	1,074	Retail/F&B	C105	948	Retail/F&B
A105	1,018	Retail/F&B	B106	1,392	Retail/F&B	D101	16,326	Retail
A106	13,749	Retail	B107	1,331	Retail/F&B			

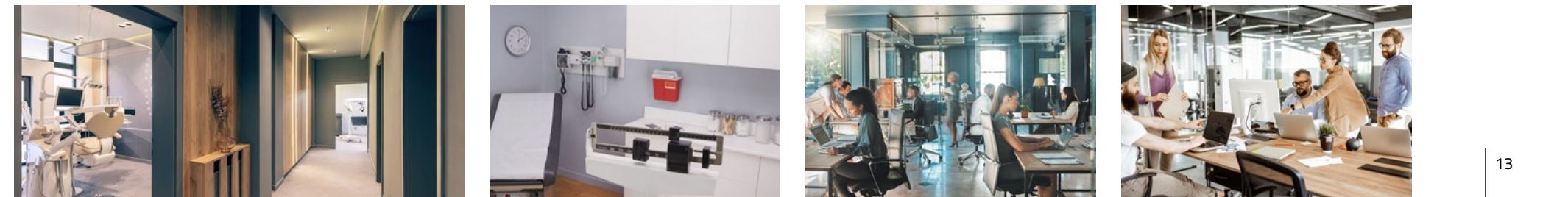
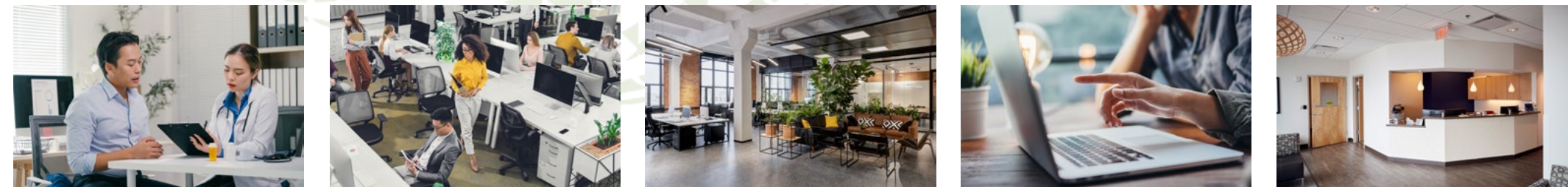
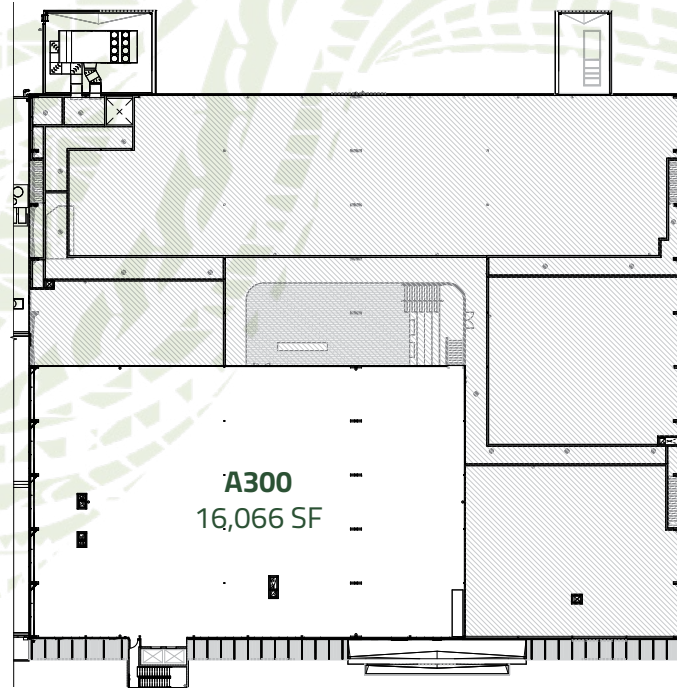
# Building A

Suite ID	Square Feet	Use
A202	5,213	Office
A203	3,631	Office
A208	12,696	Office
A210	4,377	Office
A211	4,958	Office
A212	5,116	Office
A214A	547	Office
A214B	309	Office
A300	16,066	Office



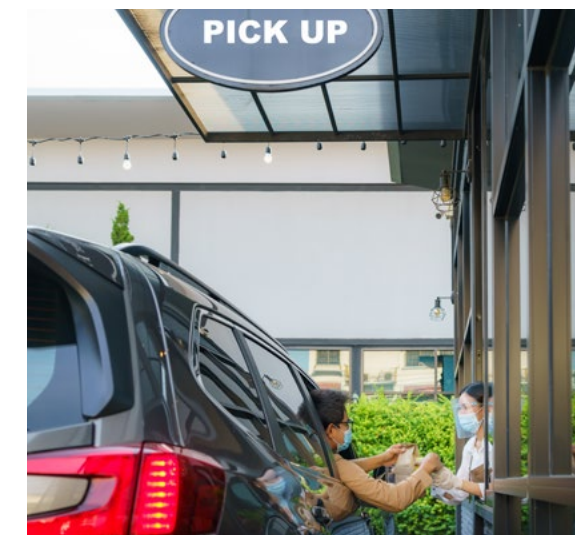
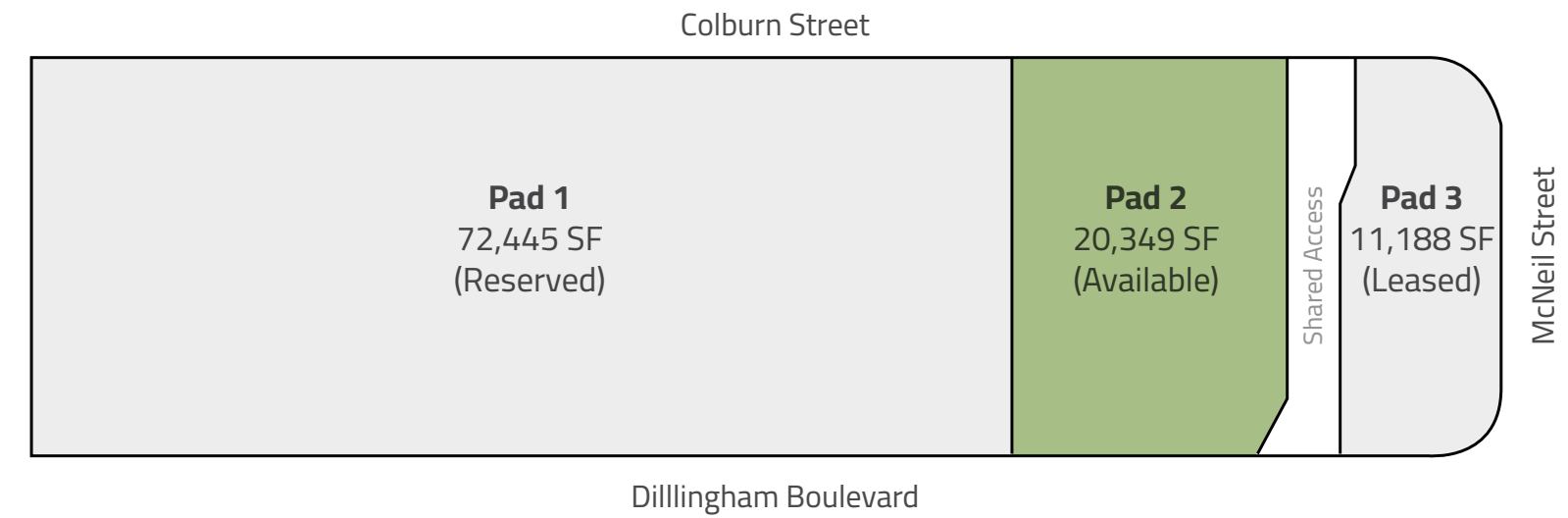
Level 2

Level 3





## PAD SITES



Suite ID	Square Feet	Availability
Pad 1	72,445	Reserved
Pad 2	20,349	Pad Available
Pad 3	11,188	Leased



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