



Not to scale. Subject to change.

Condominium Lots For Sale | Fee Simple

Scott L. Mitchell (B), SIOR

Executive Vice President
Land Services Division
Lic# RB-15492
Direct: 808 523 9702
Mobile: 808 223 1564
scott.mitchell@colliers.com

Guy V. Kidder (B), SIOR

Executive Vice President
Land Services Division
Lic# RB-20319
Direct: 808 523 9735
Mobile: 808 754 3337
guy.kidder@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 521 2611
colliers.com

Starting at:
\$72 PSF

Avalon Development is pleased to offer commercial lots in condominium ownership for sale in Coral Creek Center (CCC) located in the Ewa Beach. CCC consists of commercial lots ranging in size from 19,269 - 113,621 square feet. Larger users can combine lots for a maximum contiguous space of ~197,388 square feet. The project's IMX-1 zoning provides maximum flexibility allowing a wide variety of industrial, commercial, and retail uses.

CCC is located adjacent to an established and expanding residential community of Ewa by Gentry with a robust workforce. University of Hawai'i West Oahu is just 4.5 miles away, and Ka Makana Ali'i, a mixed-use regional shopping center home to local and national retailers, is just 2 miles down the road offering convenient coffee, lunch, and shopping options for employees.



Property Details



- IMX-1 zoning with expanded uses for industrial, retail, and commercial buyers/users
- Underground utility infrastructure stub-outs to each lot: Hawaiian Electric [HECO] electric, Board of Water Supply [BWS] water, and the Department of Environmental Services [ENV] sewer, Hawaiian Telcom and Spectrum communications and fiber optics
- Located in the heart of the Ewa Plain's residential communities CCC benefits from a diverse and dynamic workforce, including skilled tradespeople, professionals, and service industry workers, ideal for supporting various industrial, retail, and commercial businesses
- Direct access to Kalaeloa master planned community, Kalaeloa airport, new Daniel K. Akaka VA Clinic, and the City of Kapolei

TMK	(1) 9-1-069:045 (a portion of)
Address	Corner of Geiger Rd and Kamakani St
Zoning	IMX-1
Available Sizes	19,269 - 113,621 SF
Lot Assemblage	197,388 SF
Purchase Price	\$72 - \$89 PSF

Lot 101	70,428 SF	In Contract
Lot 102	47,205 SF	In Contract
Lot 201	19,811 SF	\$1,763,179
Lot 202	19,411 SF	\$1,688,757
Lot 203	113,621 SF	\$8,180,712
Lot 204	19,269 SF	\$1,676,403
Lot 205	25,276 SF	Reserved

 [Interest Form](#)

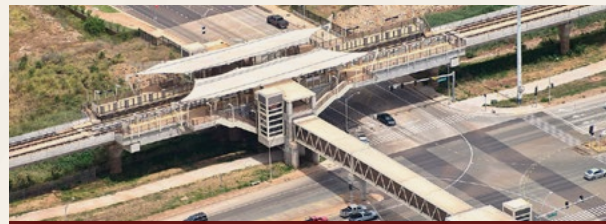
 [CoralCreekCenter.com](https://www.CoralCreekCenter.com)

Location Highlights

- Located next to the Coral Creek Golf Club House
- Direct access to Kalaeloa master planned community, new Daniel K. Akaka VA Clinic, and the City of Kapolei
- 4 miles to Interstate H-1 via Geiger Rd, Kapolei Parkway, and Kualakakai Parkway
- 3.5 miles to Keono'ae HART Rail Station
- 3.4 miles to Kalaeloa Airport (JRF)
- 7.5 miles to Kalaeloa Barbers Point Harbor
- 2 miles to Ka Makana Ali'i
- 4.5 miles to University of Hawai'i West Oahu



Coral Ridge by Gentry



Keone'ae Rail Station



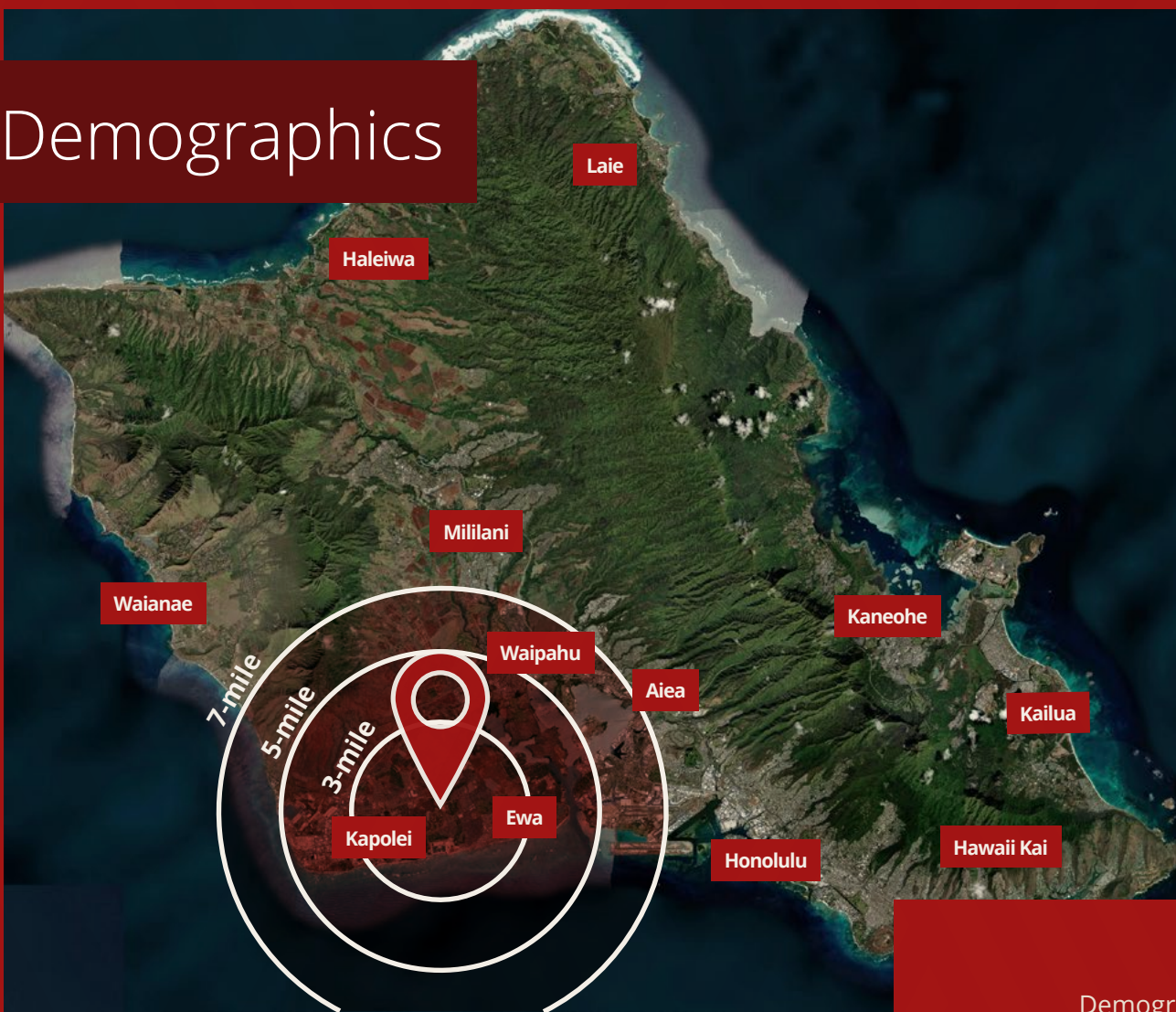
University of Hawai'i - West O'ahu



Ka Makana Ali'i



Demographics



Demographics at a Glance

Daytime Population (7-mile)

207,151



Household Families (7-mile)

54,405



Median Age (7-mile)

34.8



Bachelor's Degree + (7-mile)

21.9%



Contact Us



Scott L. Mitchell (B), SIOR

Executive Vice President
Lic# RB-15492
Direct: 808 523 9702
Mobile: 808 223 1564
scott.mitchell@colliers.com



Guy V. Kidder (B), SIOR

Executive Vice President
Lic# RB-20319
Direct: 808 523 9735
Mobile: 808 754 3337
guy.kidder@colliers.com



Land Services
Division

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.