

Leasing Underway for The Gateway at Koa Ridge

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Leasing is underway for The Gateway at Koa Ridge, a retail component within Castle & Cooke Hawaii's 576-acre master-planned Koa Ridge development in Central Oahu.

Marketing the property is a CBRE team led by Wendell Brooks III and James "Kimo" Greenwell.

"Castle & Cooke is excited to be bringing The Gateway at Koa Ridge to market," Christopher Lovvorn, vice president – commercial development for Castle & Cooke Properties, Inc., said in an email to Pacific Business News. "The Gateway is expected to be approximately 300,000 square feet of prime Central Oahu retail space integrated over approximately 25 acres."

According to Lovvorn, The Gateway at Koa Ridge will feature sidewalk cafes, unique retail shops, well-known large format stores, a major grocery store, office and flex space, and restaurants, "where residents can gather to connect, and refuel."

Construction is expected to begin "soon," with a projected grand opening in the fall of 2027, he said.

In an interview with PBN, Brooks said leasing efforts have only recently started. "It's really early in the game, but we're incredibly encouraged with the feedback," he said.

When asked what kind of tenants the team is looking for, Brooks said The Gateway will be both a community and regional draw.

"The location [is] right off of the freeway, kind of in between Mililani and Waikele and Pearl Ridge, Pearl City, so we see it servicing the residents who are buying into Koa Ridge and then also servicing the greater region," he said. " ... So community-type tenants, including a grocery store, probably a gas station, definitely restaurants, small shops, drugstore, kind of traditional community and regional draws."

Brooks said there are three significant shopping centers in nearby Mililani that are "basically full."

"There's very little space available and so that market is pretty saturated and filled. Even as you move to Pearl City and Pearl Ridge, and the Aiea, Pearl Ridge area, very little space is available there, as well, so that market's very tight," he said. "Then when you head west — Waikēle Center all the way to Kapolei — very few opportunities exist, so we see this as the next major draw, and it's kind of in the middle of all of it, so extremely well positioned."

According to marketing materials provided by Brooks, available suites include shops from 800 square feet; restaurants from 3,000 square feet; various sized pads; large stores from 20,000 square feet; and flex space from 1,200 square feet.

The property fronts Ka Uka Boulevard.