

FOR SALE

2102 & 2106 Pālolo Avenue

Honolulu, HI 96816

Prime East Honolulu
Location within Pālolo Valley



Colliers

Accelerating success.

Alexander Peach (S) CCIM SIOR

Associate Vice President

Lic# RS-76881

+ 1808 349 6538

alexander.peach@colliers.com

Brandon Bera (B) CCIM SIOR*

Executive Vice President

Lic# RB-24145

+1 808 523 8309

brandon.bera@colliers.com

Colliers

220 S. King Street, Suite 1800

Honolulu, Hawaii 96813

808 524 2666



Opportunity

2102 & 2106 Pālolo Avenue presents an opportunity to acquire a well-located asset within one of East Honolulu's established residential communities. Situated in the heart of Pālolo Valley, the property benefits from a mature neighborhood characterized by long-term homeownership, limited land availability, and consistent housing demand. Investors and owner occupants are afforded the advantages of stable occupancy fundamentals, strong underlying land value, and proximity to Honolulu's primary employment, education, healthcare, and retail districts.

The surrounding market continues to demonstrate resilience, supported by constrained housing inventory and sustained demand throughout the 96816 zip code. The property's location also positions it to benefit from Honolulu's ongoing housing initiatives and increasing emphasis on infill redevelopment where zoning permits.



Property Overview

Address	2102 & 2106 Palolo Ave, Honolulu, HI 96816	
TMK	(1) 3-4-9: 34 & 35	
Area	Pālolo Valley	
Zoning	R-5	
Building Areas (Approximate)	2102 Pālolo	6,100 SF
	2106 Pālolo	5,000 SF
	Total	11,100 SF
Land Area	101,562 SF	
Tenure	Fee Simple	
Asking Price	\$4,900,000	



Highlights

- **Prime East Honolulu Location** within the desirable Pālolo Valley Neighborhood
- **Strong Underlying Land Value** supported by one of Oahu's most supply-constrained residential markets
- **Stable Long-Term Demand** driven by owner-occupants, multigenerational households, and rental demand
- **Excellent Accessibility** to Kaimukī, Waikīkī, Kahala, Downtown Honolulu, and the University of Hawai'i at Mānoa
- **Potential Long-term Appreciation** due to limited developable land throughout Honolulu
- **Diversified Exit Strategies**, including owner-occupancy, investment hold, or redevelopment (subject to zoning and governmental approvals)
- **High Barrier-to-Entry Market**, supporting long-term value preservation.
- **Excellent opportunity** for a church, school or developer

Demographics

	1-Mile	3-Mile	5-Mile
Population	20,864	164,028	285,599
Households	7,213	69,907	121,343
Median Home Value	\$1,325,929	\$1,162,217	\$1,148,007
Median Age	44.1	46.1	46.1
Bachelor's Degree+	29.3%	31.0%	30.3%



220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666

Alexander Peach (S) CCIM SIOR

Associate Vice President
Lic# RS-76881
+ 1808 349 6538
alexander.peach@colliers.com

Brandon Bera (B) CCIM SIOR*

Executive Vice President
Lic# RB-24145
+1 808 523 8309
brandon.bera@colliers.com



*BKB Real Estate Services LLC. Exclusively contracted by Colliers International HI, LLC

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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.