

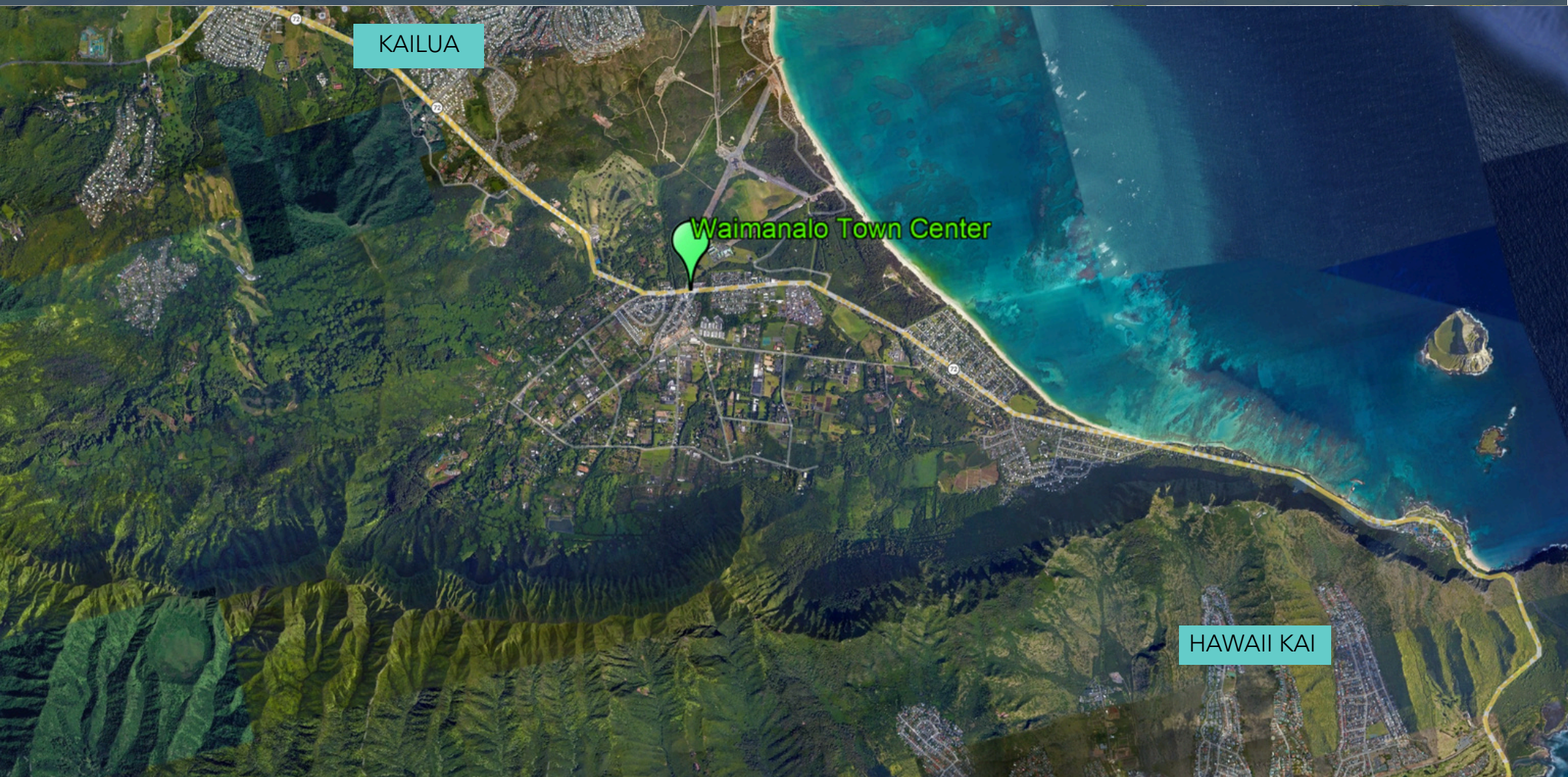


WAIMANALO TOWN CENTER

For Sale



The Waimanalo Town Center is a rare opportunity to acquire the only multi-tenant retail center in the heart of one of O'ahu's most authentic and scenic coastal communities. This center is a neighborhood commercial hub located along Kalaniana'ole Highway and framed between the Ko'olau Mountains and O'ahu's longest stretch of white-sand beach. Waimanalo Town Center is a local gathering place currently offering small retail, service and dining options. It serves residents, tourists and pass-through traffic traveling between Kailua and Hawaii Kai. Sale includes both TMK 1-4-1-9: 275 & 278 (~2.2 acres). The property is currently under a Master Ground Lease that will expire on 12/14/2026. The center has approximately 36,000 square feet of rentable area (~65% occupied) including ~6,300 sq. ft. of second floor offices and ~95 parking stalls. This is a perfect opportunity for the value-add investor to create a gem within a supply-constrained and culturally rich community.





BORDERS ARE APPROXIMATE ONLY.

Asking Price: \$10,500,000

Tax Map Keys: (1) 4-1-9: parcels 275 and 278

Land Tenure: Fee Simple

Land Area: ~95,322 square feet (~2.2 acres)

Zoning: B-1 (neighborhood business)

Height Limit: 40 feet

Flood Zones: X - beyond 500 year flood plain

Parking: ~95 stalls

Improvements: (approximate)

- Ground Floor Retail: ~ 29,500 sq. ft.
- Second Floor Office: ~ 6,500 sq. ft.

Demographics*:	1 Mile	3 Mile	5 Mile
• Population	4,965	28,578	88,923
• Households	1,234	8,639	30,393
• Avg. Income	\$139,089	\$152,683	\$152,960

*ESRI



 **marcus**
REALTY



EXCLUSIVE LISTING AGENT:

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CEO/Partner

Commercial Division

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Information deemed reliable but not guaranteed. *Parties to do their own due diligence to verify any and all information.