

SALE

KUKUI PLAZA
50 S Beretania St Ste C111 Honolulu, HI 96813



PROPERTY DESCRIPTION

Great opportunity to own a ground floor office/retail unit in Kukui Plaza, currently tenant occupied until November 2026. The existing configuration features a reception/waiting area, exam rooms, an x-ray room, and a private restroom. Building amenities include 24/7 security and public parking located within the structure. There is no deeded parking with this unit. Maintenance fee is currently \$854/MO. Conveniently located near shopping, restaurants, banks, bus routes and schools. Sandwich lease has been paid off for this condo unit.

PROPERTY HIGHLIGHTS

- TMK: 1-2-1-004-040-0919
- Zoning: BMX-4
- Flood Zone: Zone X
- Year Built: 1975

OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	745 SF
NOI:	\$20,118.52
Cap Rate:	5.75%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,594	7,785	23,466
Total Population	8,847	16,358	52,446
Average HH Income	\$89,064	\$83,831	\$95,289

Jordan P. Chow (PB, CCIM, CNE)
(808) 392-1906
jordan.chow@cbpacific.com

Beth Yee
(808) 927-7477
beth.yee@cbreality.com

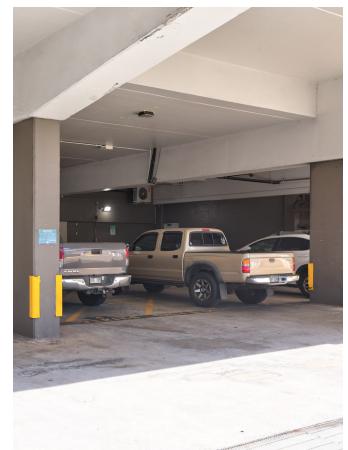
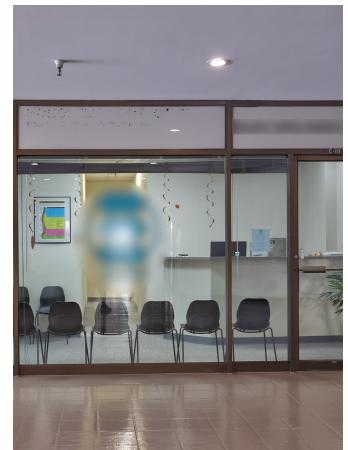
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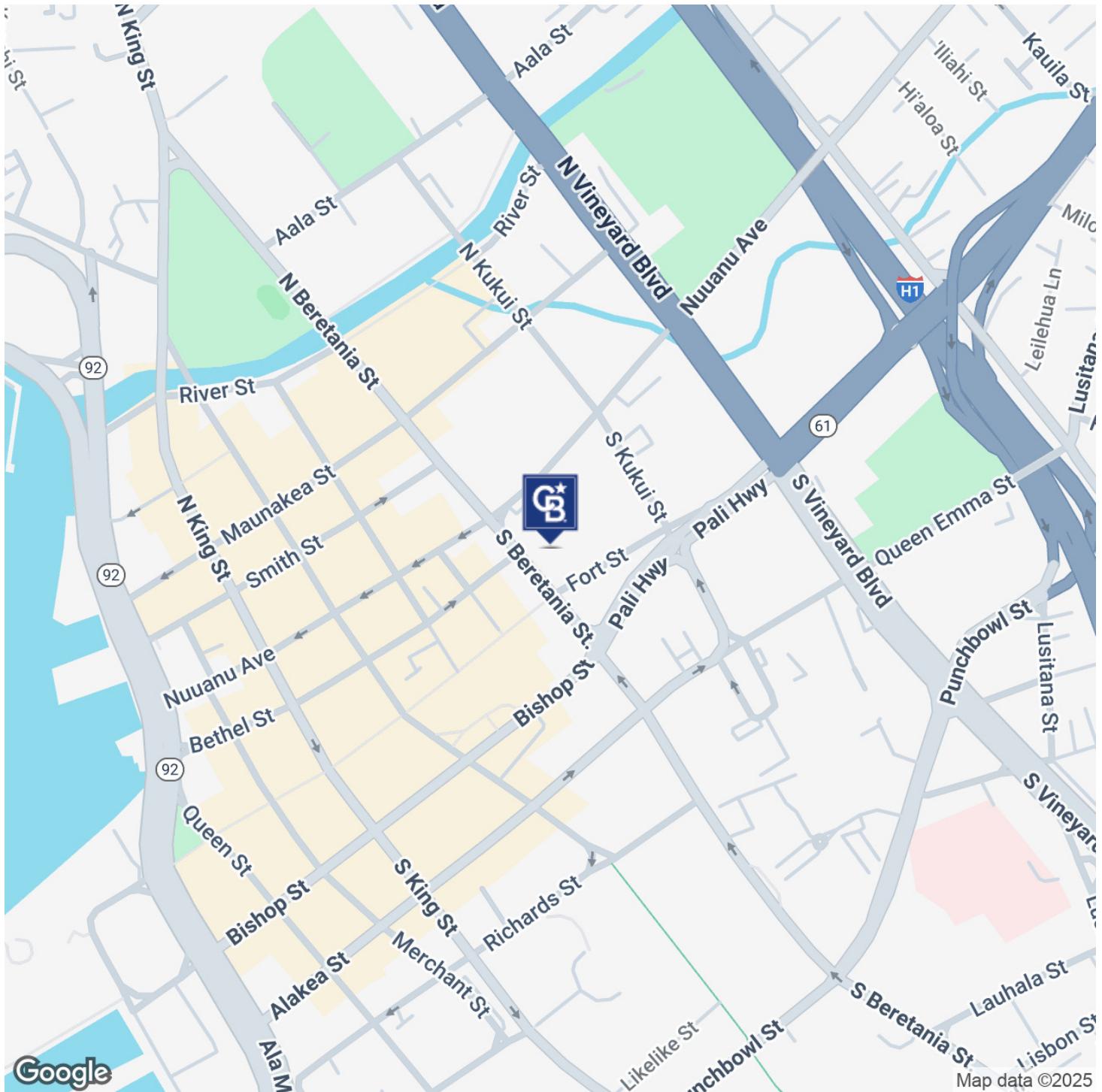


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INCOME SUMMARY

GROSS INCOME	\$38,865
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EXPENSES SUMMARY

OPERATING EXPENSES	\$18,746
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NET OPERATING INCOME	\$20,119
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
C111	Oahu Wellness Chiropractic LLC	745 SF	100%	\$1,384	\$1.86	11/1/2021	11/30/2026

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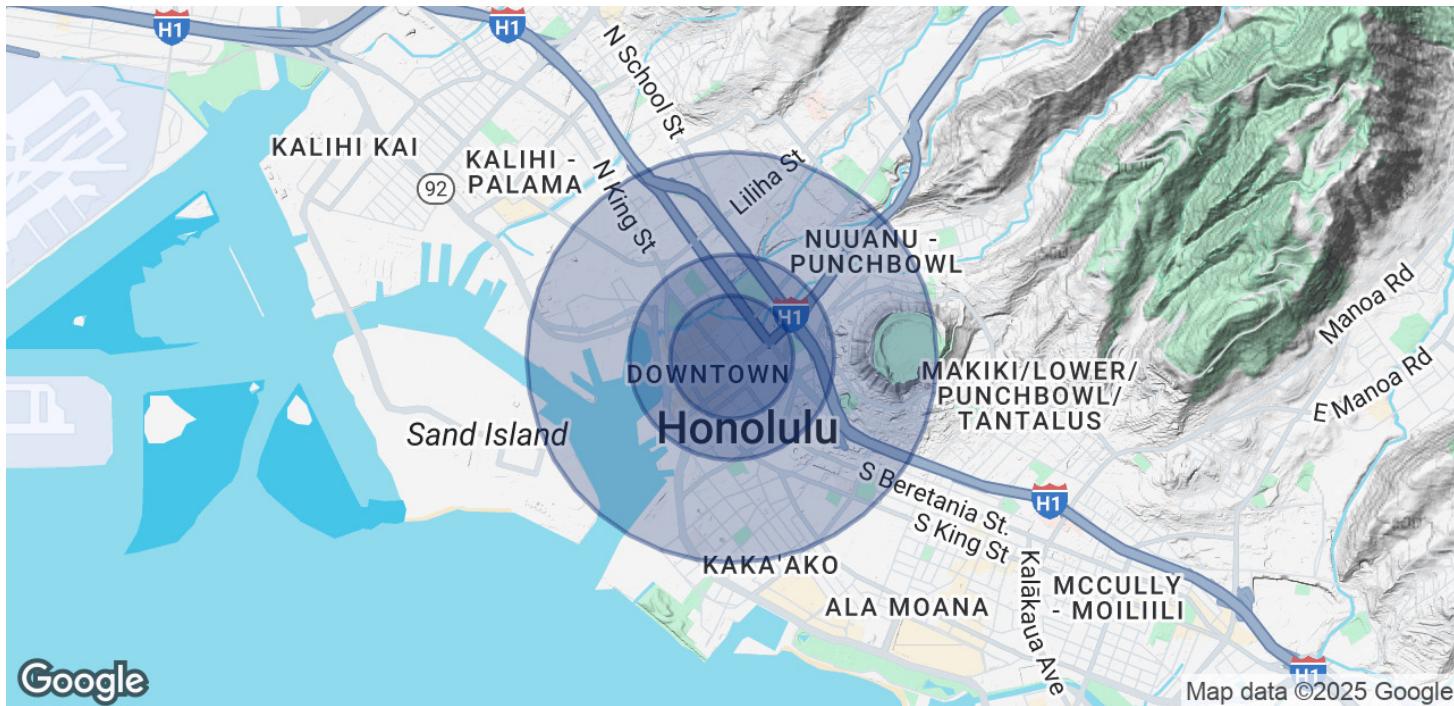
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,847	16,358	52,446
Average Age	50	47	45
Average Age (Male)	48	46	44
Average Age (Female)	51	48	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,594	7,785	23,466
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$89,064	\$83,831	\$95,289
Average House Value	\$622,133	\$661,712	\$816,144

Demographics data derived from AlphaMap

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