

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 |

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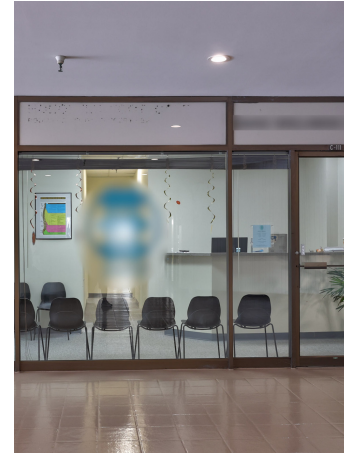
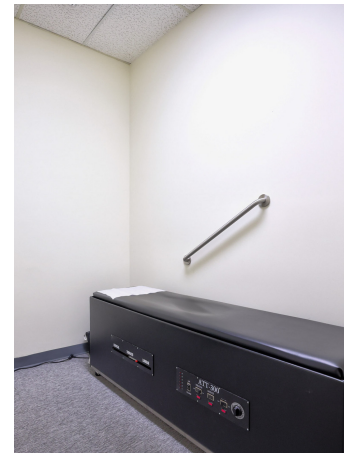


**COLDWELL BANKER
COMMERCIAL**
REALTY

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INCOME SUMMARY

| | |
|--------------|----------|
| GROSS INCOME | \$38,865 |
|--------------|----------|

EXPENSES SUMMARY

| | |
|--------------------|----------|
| OPERATING EXPENSES | \$18,746 |
|--------------------|----------|

| | |
|----------------------|----------|
| 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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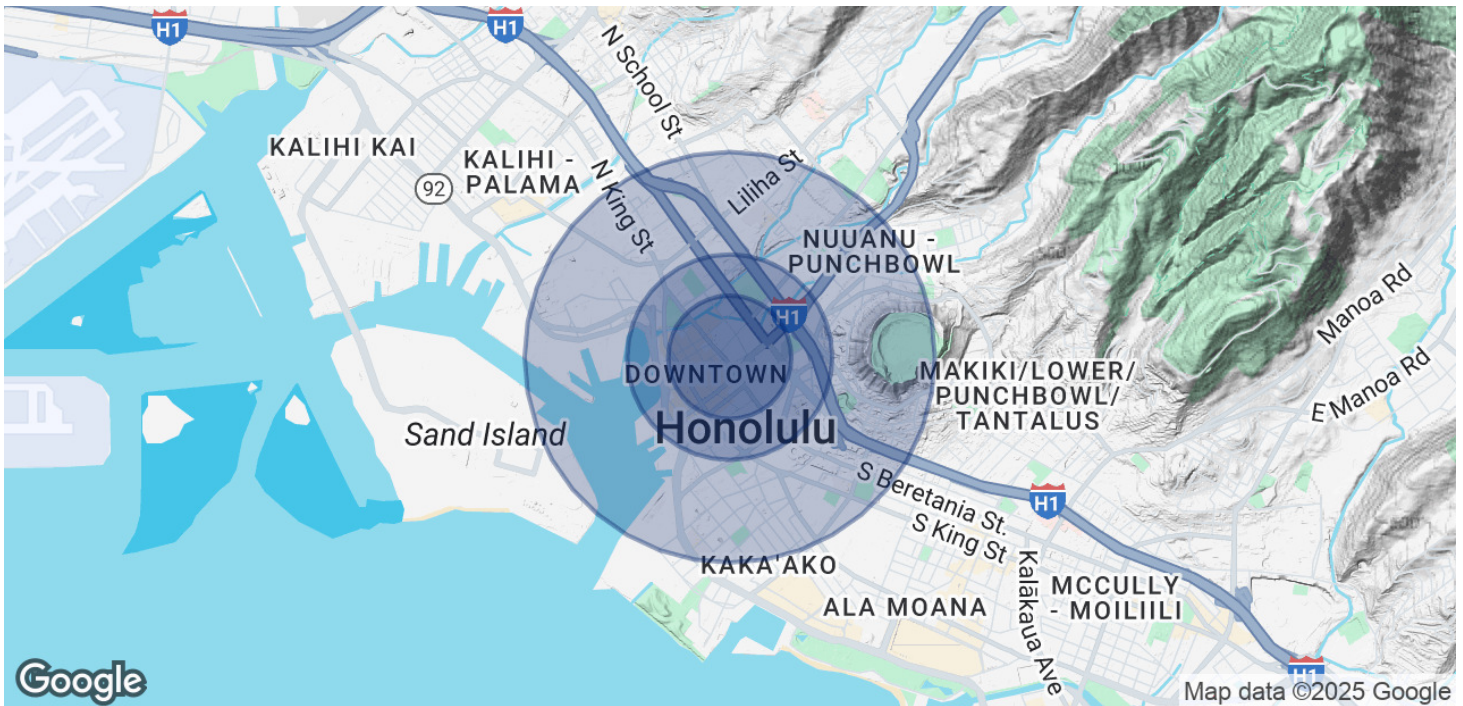


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POPULATION

| | 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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