



4396 & 4404 Mala'iai Street

Honolulu, HI 96818

~40K SF IMX-1 SITE
AVAILABLE FOR GROUND LEASE





Property Highlights

- Highly-desirable corner location
- Vacant lot - can be built-to-suit a variety of uses
- Located in a retail corridor servicing one of the largest military communities on O'ahu
- Close proximity to Daniel K. Inouye International Airport
- Convenient access to major thoroughfares and the H1 Freeway
- Average daily traffic along Bougainville Drive fronting property exceeds 13,000 vehicles



Property Details

4396/4404 Mala'ai Street
Honolulu, HI 96818

- TMKs: 1-9-9-071: 011 & 012
- Zoning: IMX-1 (Industrial Commercial Mixed-Use)
- Land Area: 40,216 sf
- Rent: Contact Broker for details
- Escalations: 3% annual increases
- Term: Negotiable
- Available: Immediately
- Flood Zone: X
- SMA: None

JLL is pleased to offer the exceptional opportunity to ground lease just under 1 acre of vacant IMX-1 zoned land in the desirable Bougainville industrial park. The property is highly visible near the intersection of Mala'ai Street and Bougainville Drive, and directly across from the 135,000 SF Target store completed in 2009. The site is ideal for a variety of business uses, from light industrial storage to retail and fast food operators.

Points of Interest

- Target
- Navy Exchange
- Pearl Harbor Commissary
- Joint Base Pearl Harbor-Hickam
- Daniel K. Inouye Int'l Airport
- Radford High School
- Aloha Stadium
- Aliamanu Military Reservation
- Kaiser Moanalua Medical Center

	3-MILES	5-MILES	7-MILES
2021 Population	96,397	214,406	427,469
2026 Est. Population	97,143	215,344	431,369
Households	30,272	60,992	132,739
Average Household Income	\$106,034	\$106,814	\$107,185
Median Age	35.1	37.1	38.9
Per Capita	\$37,255	\$34,181	\$37,346

Source: ESRI 2021

Deven D. Higa(S)
Vice President, Retail Agency Leasing
+1 808 203 5701
Deven.Higa@am.jll.com

Cullen S. Oesterly (S)
Vice President, Industrial Brokerage
+1 808 203 5710
Cullen.Oesterly@am.jll.com



About Joint Base Pearl Harbor-Hickam (JBPHH)

Comprised of 14,000 acres of land, and just minutes from the site, JBPHH is the largest Navy installation in Hawai'i. JBPHH is home to more than 270 tenant commands, 8 ships, 15 submarines, and 7 fixed-wing aviation squadrons. Total base population is 107,000+ Navy and Air Force active duty personnel, civilians, and family members.
JBPHH Population Breakdown:

- 36,000+ active duty members
- 54,000+ dependents, retirees, and contractors
- 17,000+ DoD civilians

Source: cnic.navy.mil



1585 Kapiolani Boulevard, Suite 1750
Honolulu, Hawaii 96814
T. 808.203.5700
F. 808.203.5709

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce more than 95,000 as of September 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

Deven D. Higa (S)

Vice President
T. 808.203.5701
F. 808.203.5709
deven.higa@am.jll.com

Cullen S. Oesterly (S)

Vice President
T. 808.203.5710
F. 808.203.5709
cullen.oesterly@am.jll.com

us.jll.com

DISCLAIMER

© 2022 Jones Lang LaSalle IP, Inc. All rights reserved. Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers, or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.