KANEOHE FREESTANDING RETAIL OPPORTUNITY



3,476 SF AVAILABLE | 45-1015 Kamehameha Highway, Kaneohe, Hi 96744

CBRE



Unmatched Visibility on Kamehameha Highway! Discover an exceptional opportunity to establish or expand your business at 45-1015 Kamehameha Highway, a highly visible, freestanding retail building in the bustling heart of Kaneohe, Hawaii.

PROPERTY HIGHLIGHTS



ADDRESS

45-1015 Kamehameha Highway Kaneohe, HI 96744



TAX MAP KEY

1-4-5-15-6



BUILDING SIZE

Substantial 3,476 SF with significant interior space, ready to be customized.



TOTAL LOT AREA

Situated on a spacious 9,000 SF lot, offering ample space and presence.



B2 ZONING

Highly desirable B-2 Zoning, allowing for a wide range of uses.



LEASE TERM

Flexible lease terms starting at 10+ years.



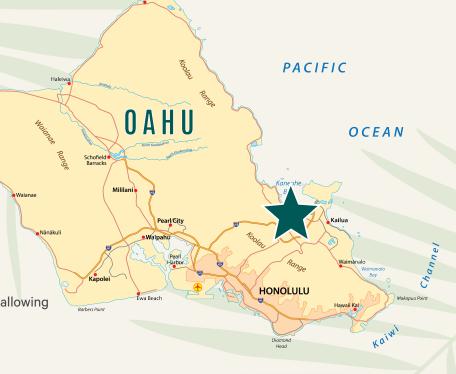
RENT

Rent and Common Area Maintenance (CAM) details are available upon request.



AMPLE PARKING

12 dedicated parking stalls a crucial asset in this high-traffic area.







SITE DEMOGRAPHICS

| 2024 | 1 Mile | 3 Miles | 5 Miles |
|----------------|-----------|------------|------------|
| Population | 24,401 | 50,109 | 99,305 |
| Households | 7,840 | 16,196 | 37,710 |
| Avg. HH Income | \$155,220 | \$168,869 | \$168,734 |



ABOUT KANEOHE

Kaneohe is a vibrant and growing community on Windward Oahu, characterized by its strong local economy, consistent residential growth, and a steady flow of both local residents and commuters. It's a highly sought-after market for businesses looking to tap into a robust customer base. This strategic location offers a unique blend of community charm and commercial vitality, making it an ideal setting for your next venture.



This is a rare chance to secure a freestanding retail presence in a high-demand Kaneohe Location.











KAMEHAMEHA HIGHWAY 31,747 VPD









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