

634 KILANI AVENUE  
WAHIAWA, HAWAII



# Property Highlights

A rare listing in the quaint town of Wahiawa, 634 Kilani Avenue, affords businesses the opportunity to break into this tight market and evolving community. The building's location on Kilani Avenue, one of the main streets intersecting Kamehameha Highway, ensures high visibility and accessibility. Numerous amenities surround the property, including the Wahiawa General Hospital, The Bus transit station, Court House, Post Office, Tamura's Market, Ace Hardware, gas and convenience stations, Kilani Bakery, 7-11, Barrio Café, and Mango Street Grill, all within a few minutes walk.

The existing layout and infrastructure are beneficial to medical users (Adult Day Care, PT/Chiro, ABA Clinic, Specialty Doctor, Medi-Spa), traditional office users (Non-profits, Financial/Tax Advisors, Law Firm), and service retailers (Full service salon or Aesthetic spa).



# Property Details

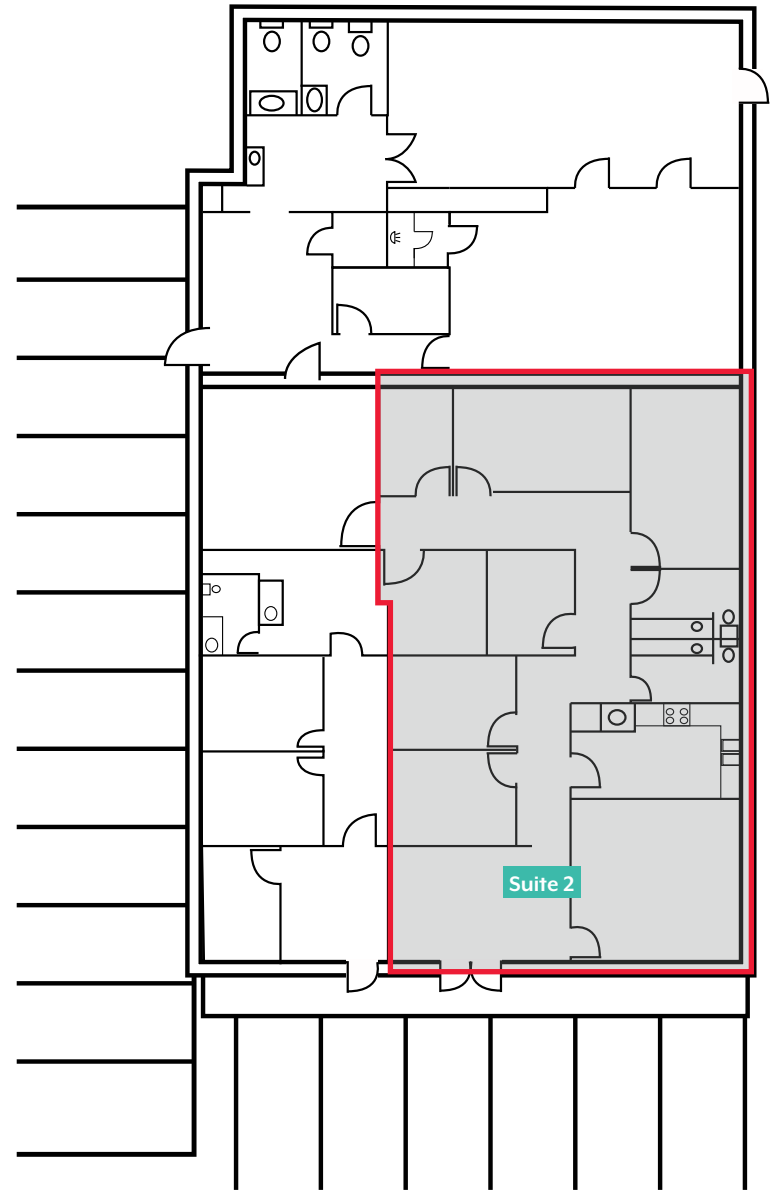
Submarket	Wahiawa
Zoning	B-2
Modified Gross Rent	\$4.00 PSF/Month
Parking	5 Stalls
Term	3 - 10 years

Demographics	1-Mile	3-Mile	5-Mile
Population	14,530	66,954	100,948
Households	4,658	20,263	31,210
Median Income	\$59,773	\$80,984	\$91,879
Median Age	36.9	29.9	33.0



# Available Spaces

Space	SF	Description
Suite 2	2,079	Excellent exposure along Kilani Ave. The unit is ideal for a medical clinic or operator to benefit from the infrastructure and build out.



KILANI AVE

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