

1646 KAPIOLANI BLVD

HONOLULU, HAWAII 96814



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FOR SALE

EXCEPTIONAL DEVELOPMENT OPPORTUNITY
IN HONOLULU'S URBAN CORE



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THE OFFERING

CBRE, Inc. has been retained by Owner as the exclusive marketing advisor for the redevelopment opportunity of the property located at 1646 Kapiolani Boulevard, Honolulu, Hawaii (the "Property"). This offering represents the opportunity to acquire a rarely available, level grade property containing nearly 33,000 square feet of land area in the highly sought after Ala Moana neighborhood benefitting from Transit Oriented Development (TOD) density enhancements. The property is located near the highly successful condominium developments such as Sky Ala Moana and Azure in a marketplace in the midst of an urban renaissance. The property is located directly across the street from Ala Moana Shopping Center, Hawaii Convention Center and all echelons of daily life including educational, medical and retail and shopping venues. The Property is being offered to the investor community in fee simple tenure and unencumbered by any existing leases. The BMX-3, TOD and 201H overlay provides the buyer with an opportunity to create a variety of uses including a new residential product or hotel. The redevelopment of the site will provide spectacular views of urban Honolulu, the Pacific Ocean and the Ko'olau Mountain Range from higher units.

PROPERTY DETAILS

Address	1646 Kapiolani Boulevard Honolulu, HI 96814
Tax Map Key	(1)-2-3-22-56
Land Owner	TOHO Co. Limited
Land Tenure	Fee Simple
Ingress/Egress	Kapiolani Boulevard & Makaloa Street
Current Land Use	Vacant Land (Leased Short Term to Parking Operator)
Land Area	Acres 0.753 Acres/32,805 SF
Zoning	BMX-3
Max Density/FAR	2.5 (Incentive Zone Up to 10.0 FAR)
Max Height	350 Feet (Incentives up to 400 feet)
Special Management Area / District Designation	Not in SMA
Topography	Level

INVESTMENT CONTACT

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