

1980 Kalakaua Ave

HONOLULU, HI 96815



OWNER-USER OR INVESTMENT OPPORTUNITY • EXCELLENT KALAKAUA FRONTAGE LOCATION



ChaneyBrooks



PROPERTY OVERVIEW

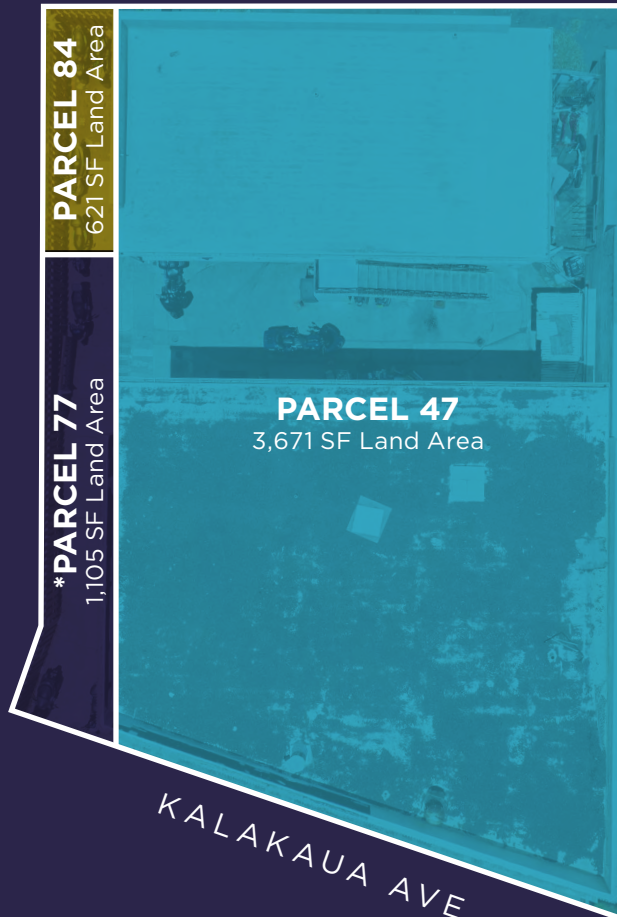
ASKING PRICE	\$3,999,000
ADDRESS	1980 Kalakaua Ave Honolulu, HI 96815
TAX MAP KEY	(1) 2-6-15: 47 & 84
TENURE	Fee Simple
REAL PROPERTY TAX (2025)	\$40,521.29
BUILDING SIZE	3,936 SF
LAND AREA	4,292 SF
YEAR BUILT	1950; 1990 Effective
HEIGHT LIMIT	130 Feet
ZONING	Resort Mixed-Use
SPECIAL DISTRICT	Waikiki Special District



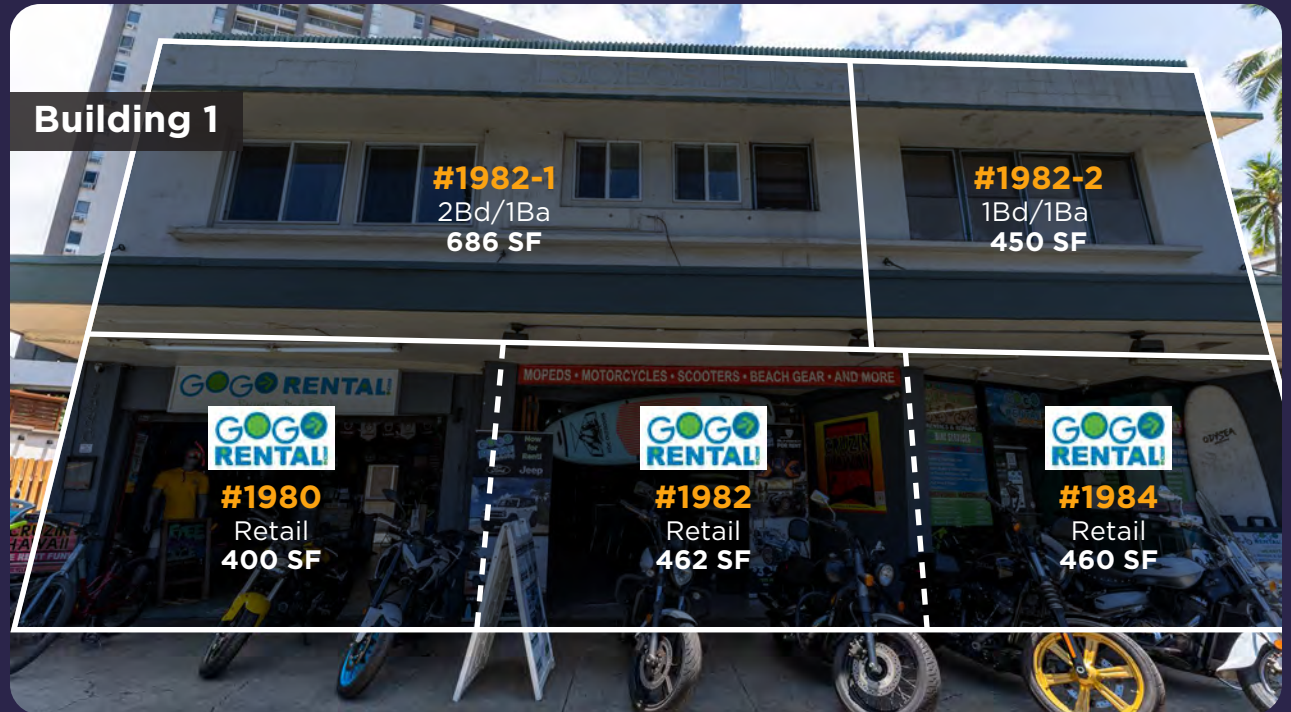
STACKING PLAN

Drawing not to scale

TMK Parcels



* C&C of Honolulu
(not a part of sale)





PROPERTY HIGHLIGHTS

- Fee simple commercial investment opportunity
- Prime frontage along highly sought-after, Kalakaua Avenue
- Located at the entrance to world-famous Waikiki with strong daily traffic counts
- Approximately 3,936 square feet of rentable building area
- Approximately 4,292 square feet of land area
- Flexible Resort Mixed-Use zoning allowing a variety of commercial and mixed-use uses
- Multiple suites provide leasing flexibility and diversified income potential
- High visibility signage and storefront exposure
- Minutes from Waikiki hotels, Ala Moana, Convention Center, and beach destinations
- Strong surrounding residential and visitor population base
- Potential owner-user opportunity with supplemental rental income
- Rare small-format urban commercial asset in a supply-constrained market



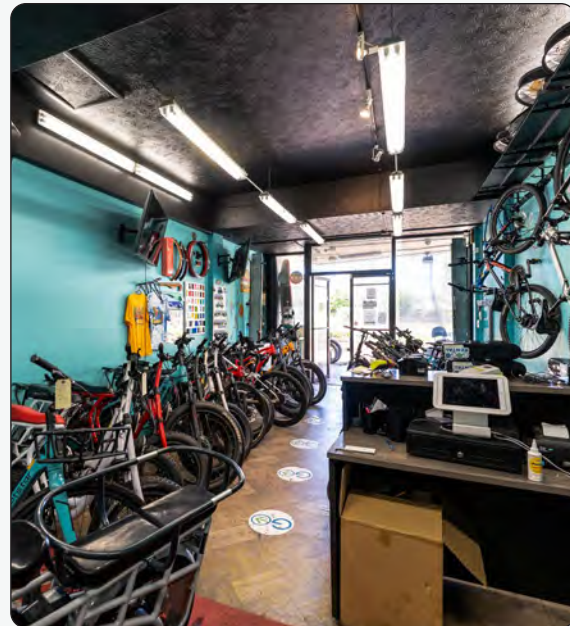


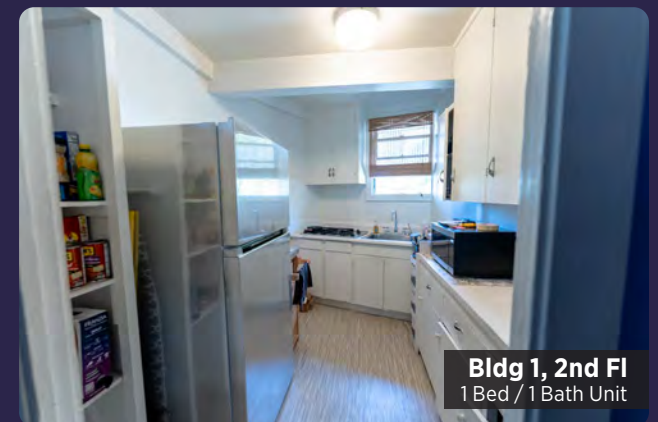
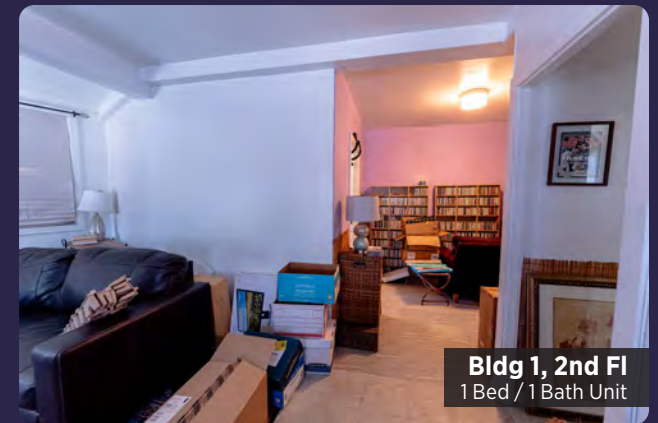
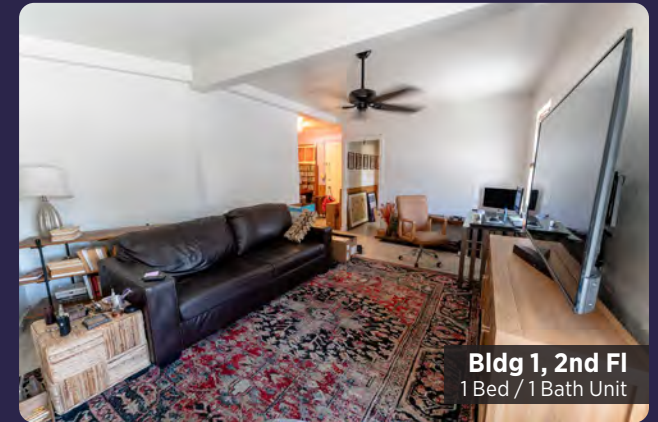
PROPERTY DESCRIPTION

Positioned at the gateway to Waikiki, 1980-1984 Kalakaua Avenue presents a rare opportunity to acquire a highly visible fee simple mixed-use commercial property along one of Honolulu's most recognized urban corridors. Situated on approximately 4,292 square feet of land with approximately 3,936 square feet of building area across multiple TMKs, the Property benefits from strong frontage and exposure along Kalakaua Avenue with convenient access between Waikiki, Ala Moana, and urban Honolulu.

The Property is zoned Resort Mixed Use, allowing for a variety of hospitality, transient rental, residential, and commercial uses. Improvements include multiple income-producing units across two separate buildings. The front building consists of approximately 1,322 square feet of retail space on the ground floor, together with one 1-bedroom/1-bath unit and one 2-bedroom/1-bath unit on the second floor. The rear building includes office/storage space on the ground floor and two studio units above.

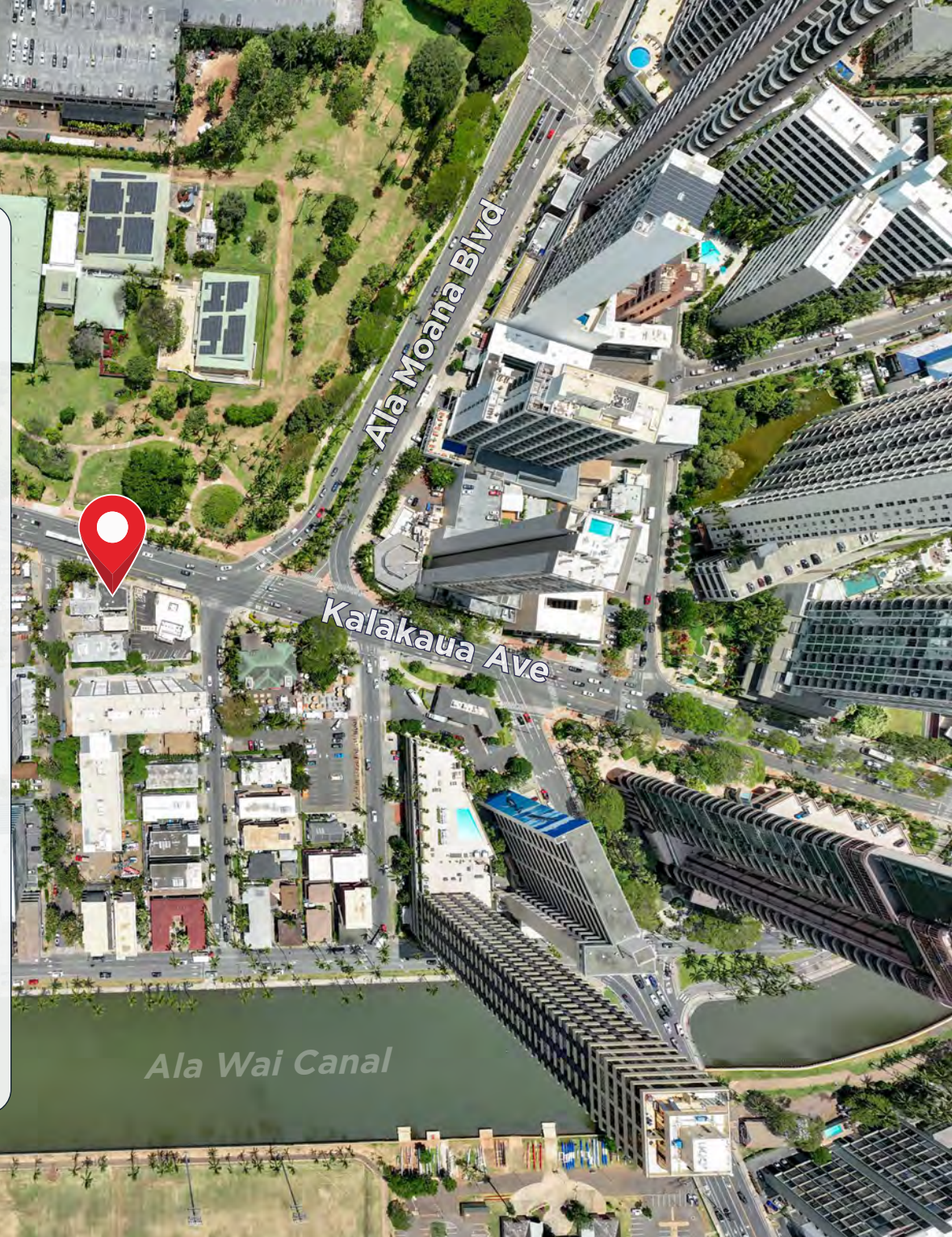
With flexible mixed-use potential, existing income, and continued reinvestment throughout the surrounding Waikiki corridor, the Property offers investors and owner-users a compelling opportunity for repositioning, redevelopment, or long-term hold.





VALUE-ADD OPPORTUNITY

- Mark-to-market rental upside as existing leases roll over
- Opportunity to reposition the Property with façade, signage, and interior upgrades
- Potential to curate boutique retail, food & beverage, wellness, or service-oriented tenancy
- Ability to capitalize on continued tourism recovery and increasing Waikiki visitation trends
- Potential owner-user occupancy with income from remaining units
- Opportunity to improve operating efficiencies and expense recoveries
- Flexible suite configurations support smaller local businesses and professional users
- Strong long-term land value fundamentals due to limited fee simple commercial inventory in Waikiki
- Potential redevelopment or adaptive reuse opportunity subject to zoning and governmental approvals



LOCATION HIGHLIGHTS



The Property is located on the mauka (mountain) side of Kalakaua Avenue, the primary commercial and hotel corridor within Waikiki, the heart of Hawaii's visitor economy. Waikiki is a densely developed, high-demand urban resort district encompassing approximately 1.5 square miles in southeastern Oahu. The area is characterized by luxury hotels, flagship retail, world-class dining, and iconic beachfront access, making it the State's most active and supply-constrained commercial submarket.

This parking asset benefits from Waikiki's powerful demand drivers, including year-round tourism, limited parking supply, high barriers

to entry, and dense mixed-use development. The core retail and hospitality corridor along Kalakaua Avenue, captures the highest pedestrian and vehicle traffic, connecting hotels, shopping, dining, and beach destinations.

Ongoing reinvestment and redevelopment throughout the district continue to enhance the quality and value of surrounding properties, supporting long-term income potential. Strong historical occupancy levels, sustained tourism activity, and limited new supply underscore the Property's position as a rare, income-generating asset in one of the most resilient urban resort markets in the United States.

HAWAII
CONVENTION
CENTER

MCCULLY - MOILIILI

ALA
MOANA

CHAMINADE
UNIVERSITY
OF HONOLULU

ALA MOANA BLVD

S KING ST

KAPIOLANI BLVD

DeRussy
Park

Ala Wai Canal

Ala Wai
Golf Course

DEMOGRAPHICS

Source: CoStar

	1-MILE	5-MILES	10-MILES
2025 Population	71,976	229,299	320,932
2025 Households	37,307	103,950	130,225
Avg Household Income	\$91,997	\$110,704	\$116,849
Median Home Value	\$628,098	\$808,374	\$894,787
Consumer Spending - Apparel	\$50,051,695	\$160,758,762	\$217,478,873
Consumer Spending - Entertainment/Hobbies/Pets	\$139,836,237	\$446,485,091	\$589,684,722
Consumer Spending - Food & Alcohol	\$294,989,849	\$910,331,485	\$1,194,481,918

ALA WAI BLVD

KALAKAUA AVE

WAIKIKI

WAIKIKI BEACH

Honolulu
Zoo

Kapiolani
Region Park

Diamond
Head

TRAFFIC COUNT

26,852 ADT

Kalakaua Ave/
Ala Moana Blvd

1980
KALAKAUA AVE

MARKET OVERVIEW

The Honolulu urban core commercial market continues to experience constrained supply dynamics, particularly for fee simple retail and mixed-use properties in highly visible urban corridors. Limited developable land, restrictive zoning, and elevated construction costs have significantly curtailed new inventory, supporting long-term asset values throughout Waikiki and surrounding neighborhoods.

As Hawaii tourism continues its post-pandemic recovery, retail and service-oriented commercial properties within Waikiki have experienced improving leasing fundamentals, rising foot traffic, and increased tenant demand from both local operators and tourism-serving businesses. Smaller-format commercial assets remain especially desirable due to their relative affordability, owner-user flexibility, and scarcity within Honolulu's urban core.

Kalakaua Avenue remains one of Hawaii's most recognized commercial corridors, connecting Waikiki's hospitality district with Ala Moana and greater Honolulu. Properties along this corridor benefit from exceptional visibility, strong consumer activity, and long-term underlying land value supported by ongoing visitor demand and limited fee simple ownership opportunities.





CONTACT US FOR MORE INFORMATION

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