



PRICE
IMPROVEMENT!
\$5.75M

FOR SALE | OFFICE, RETAIL, WAREHOUSE
1079-1085 SOUTH BERETANIA STREET
HONOLULU | HAWAII 96814

The Opportunity

Standard Commercial LLC is pleased to offer an exceptional sales opportunity for a mixed-use property located at 1079-1085 South Beretania Street in Honolulu. This versatile property includes two buildings with approximately 12,573 total square feet of warehouse, office, and retail space, situated on a 10,926 square foot BMX-3 zoned lot. The property offers flexible layout options, which can be divided into two configurations: one with warehouse and ground-floor retail space, and the other with warehouse and second-floor office space.

Situated along Beretania Street, the property benefits from significant retail exposure, making it an ideal location for businesses seeking visibility. It also offers ample on-site parking, ensuring convenience for both tenants and customers. The office space has been recently renovated, providing modern, functional workspaces, while the warehouse area features three roll-up doors, perfect for businesses requiring storage and easy access to loading areas.

This unique opportunity offers the flexibility to accommodate a wide range of business needs, whether you're looking to expand your retail presence or require a combination of office and warehouse space. Don't miss out on securing a prime location in the heart of Honolulu - contact us today to learn more or schedule a viewing!

Property Summary

Asking Price	\$5,750,000	
Address	1079-1085 S Beretania Street (also 1049 Wong Ho Lane)	
Tenure	Fee Simple	
Land Area	10,926 SF	
Gross Leasable Area	Office	4,970 SF
	Retail	4,970 SF
	Warehouse	2,633 SF
	Total	12,573 SF
Parking	25 stalls - up to 17 on-site, additional 8 for rent nearby (see p.3)	
Stories	Two	
Building Occupancy	Vacant - Ready to Occupy	
Year Built	1942	
Construction	Concrete (office/retail), metal (warehouse)	
TMK	(1) 2-4-2-22	
Zoning	BMX-3	



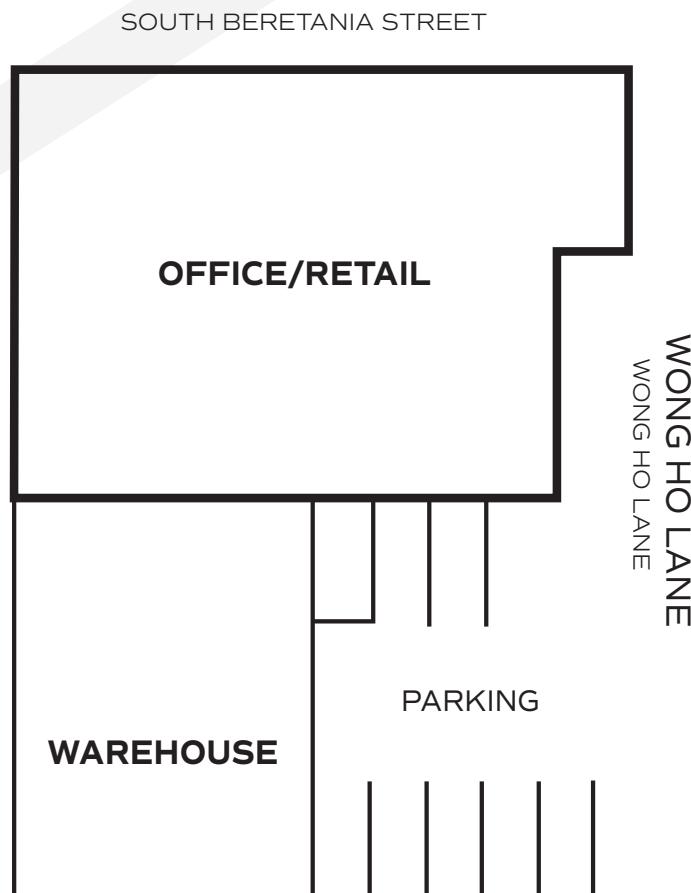
Property Highlights

- **PRIME LOCATION** with excellent street visibility benefiting from approximately 20,972 vehicles per day
- **CONVENIENTLY SITUATED** along one of Honolulu's major thoroughfares, minutes away from the H-1 exit and entrance
- **IDEAL FOR AN OWNER-USER** seeking to acquire an attractive mixed-use property, in a prime location for their business
- **EXCELLENT RETAIL EXPOSURE** on Beretania street, renovated office space, and functional warehouse space
- **WAREHOUSE SPACE** provides a unique opportunity for storage or additional parking
- **AMPLE PARKING** with up to 17 stalls FREE of charge on-site, and an additional 8 stalls available for rent within 1 block, for a total of 25 stalls
- **REDEVELOPMENT OPPORTUNITY** available within a BMX-3 zoned parcel
- **STRONG DEMOGRAPHIC AREA** within a commercial and residential area of urban Honolulu

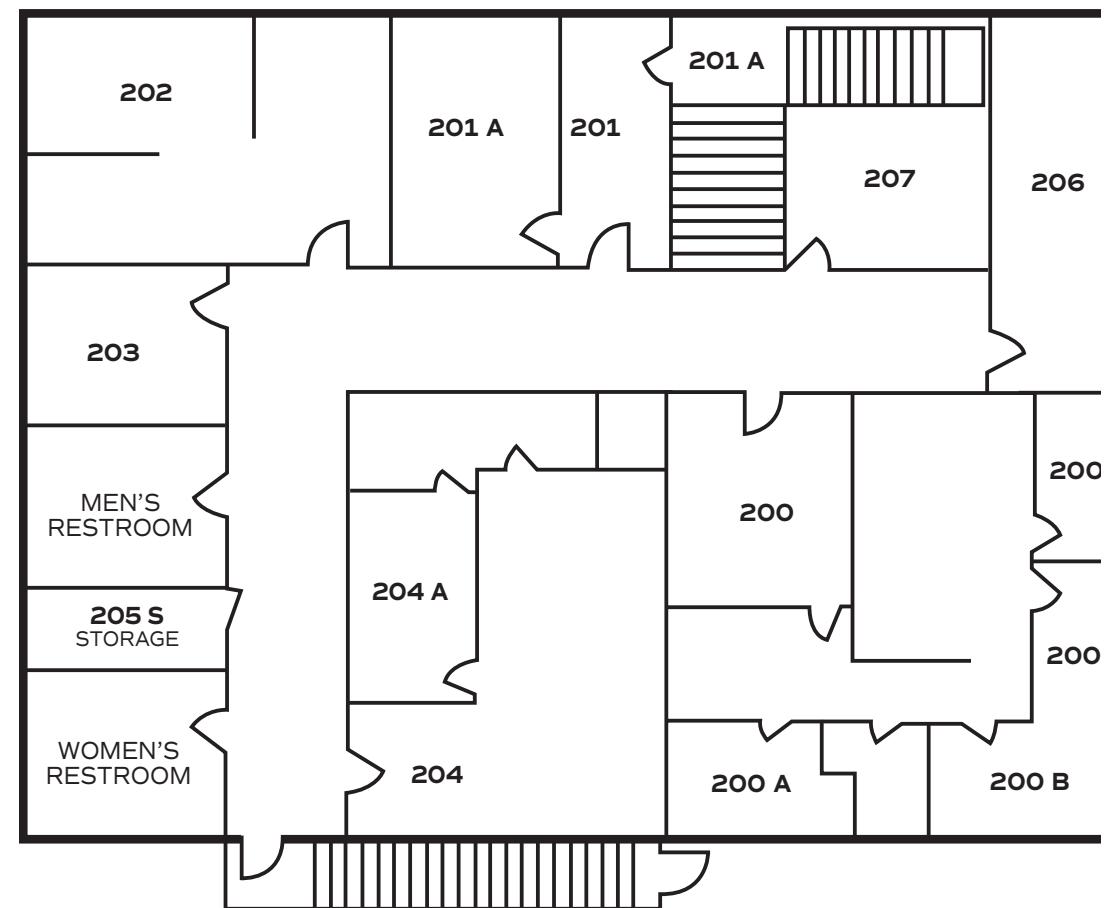


Floor Plans

GROUND FLOOR

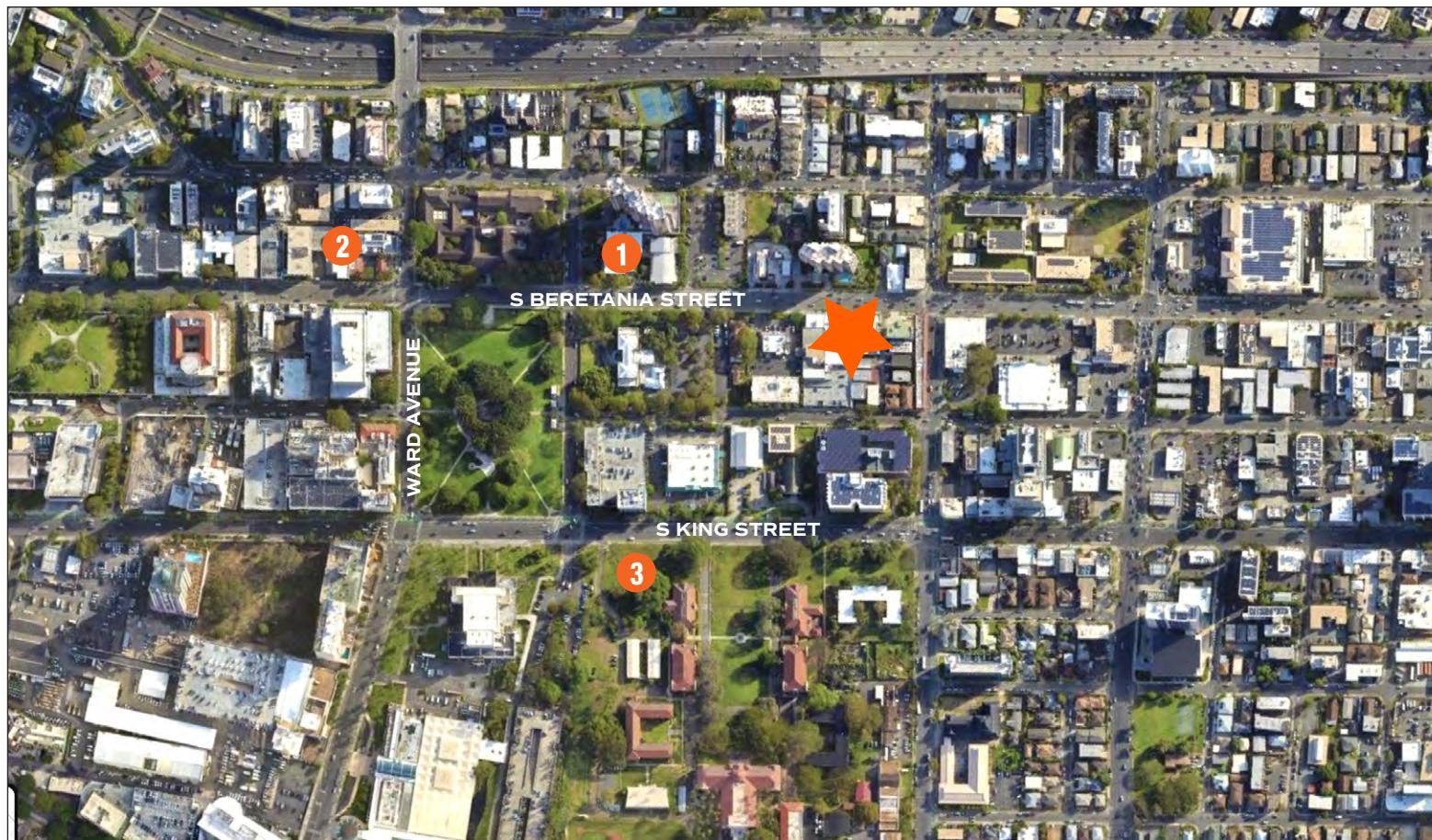


SECOND FLOOR



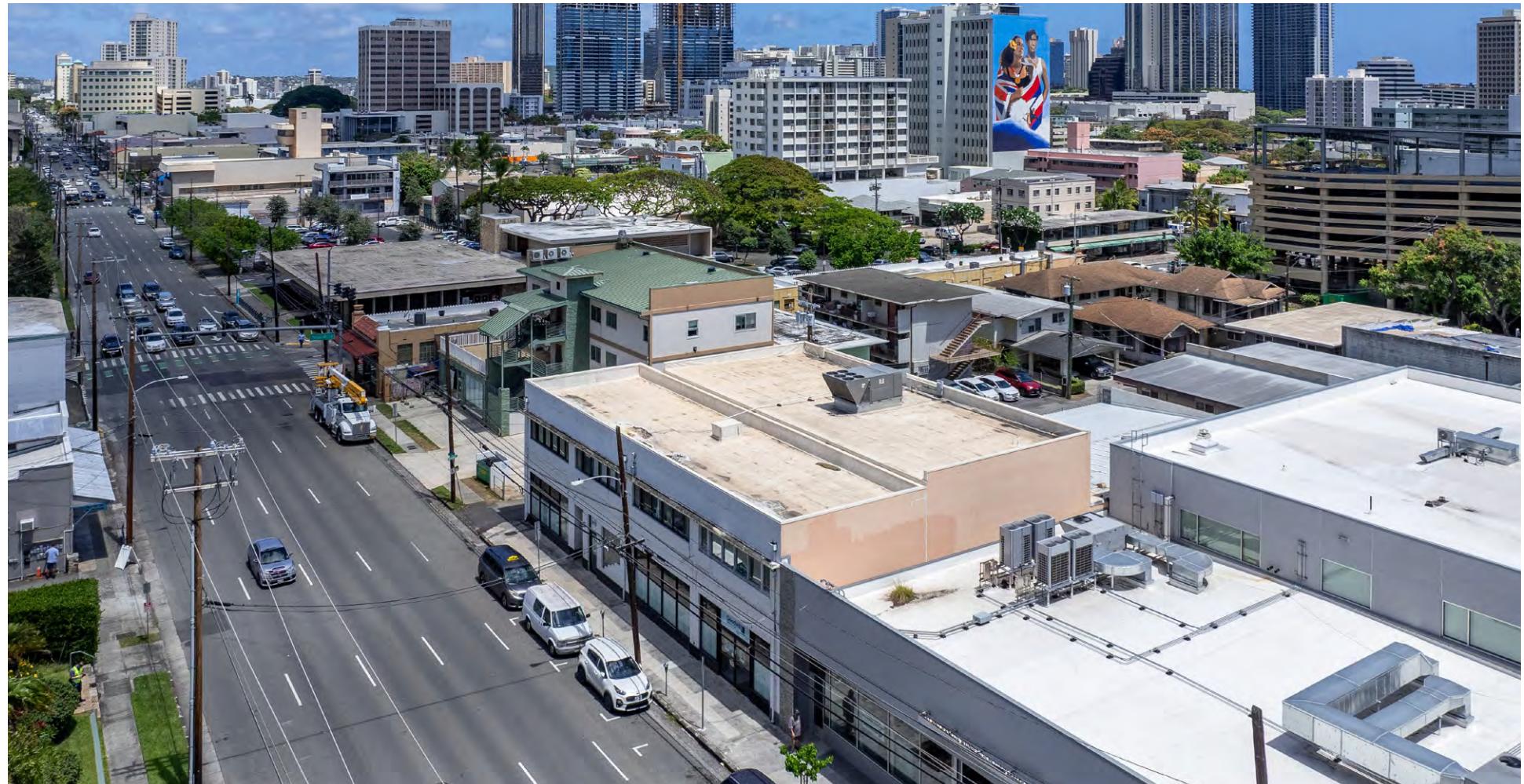
Parking Options

Property	Distance from 1079 S. Beretania St.	Parking Co.	Contact Number	Monthly Cost per Stall	Visitor Parking Rates
① FIRST UNITED METHODIST CHURCH 1020 S. Beretania St	0.2 miles/4 min walk	ProPark	808 971 7755	\$250.00/Reserved	
② 850 S. BERETANIA ST.	0.3 miles/7 min walk	Building Management	808 536 6084		\$3.00/half-hour \$36.00 max per day
③ NEAL S. BLAISDELL CENTER 777 Ward Ave.	0.2 miles/3 min walk	Elite Parking Services, LLC	808 909 5674		\$10.00/full day \$25.00 max per day



Location Description

The property's strategic location on South Beretania Street in Honolulu offers an unbeatable location for owner-users. Situated on a major thoroughfare, it ensures high visibility and easy access for both customers and employees. The nearby H1 freeway provides quick connections going both east and west bound, while the proximity to the Capitol District and downtown Honolulu enhances the property's appeal for businesses seeking a prestigious address. Additionally, there are numerous nearby restaurants and retail amenities, providing convenience for both employees and clients. Owning this property means being at the heart of Honolulu's economic and administrative hubs, making it an ideal spot for a thriving business.



PRESENTED BY



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