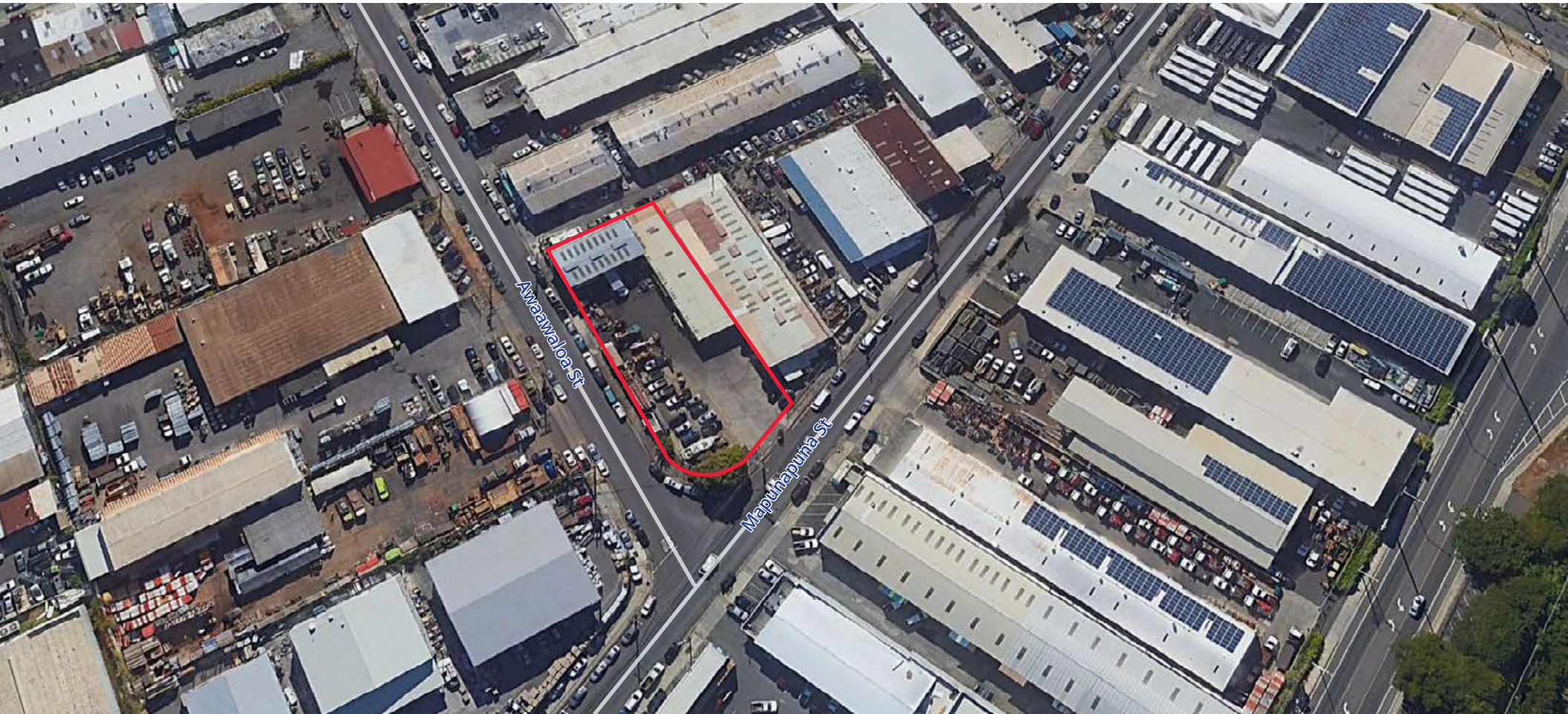


2857 Awaawaloa Street
40,011 SF | Mapunapuna Industrial Park

Long-Term Ground Lease Opportunity

THE
RMR
GROUP



William Froelich (B), JD, SIOR, CCIM
Lic# RB-21658
808 523 9711
william.froelich@colliers.com

Alika Cosner (S), SIOR
Lic# RS-69441
808 292 4599
alika.cosner@colliers.com

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com



Property Information

This corner lot provides a great opportunity for a user to secure a long-term ground lease with known rents in the Mapunapuna submarket. The 40,011 square foot lot is zoned I-2. Delivery of improvements is not guaranteed and is to be negotiated with the current ground lessee.

Property Details

Area	Mapunapuna
Address	2857 Awaawaloa Street Honolulu, Hawaii 96819
TMK Number	(1) 1-1-5-50
Land Area	40,011 SF
Zoning	Industrial (I-2)
Term	10 - 30 Years
Rental Rate and Annual Increases	Based on lease term and credit
Operating Expenses	Real Property Taxes
Date Available	April 1, 2027

Property Highlights



Highly desirable location situated minutes from Honolulu International Airport and Honolulu Harbor.



Great opportunity to secure a long term ground lease with known rents.





Demographics	1-Mile	3-Mile	5-Mile
Population	19,178	135,178	269,354
Households	7,381	39,657	99,150
Avg HH Income	\$94,535	\$104,953	\$101,980
Daytime Demos	23,287	130,716	295,271
Bachelors Degree+	33.8%	25.3%	33.7%

The property is situated in the heart of the Mapunapuna industrial submarket, just minutes from Honolulu International Airport and Honolulu Harbor, with convenient access to H1, Moanalua Freeway and Nimitz Highway as well as the future Honolulu Rail Lagoon Drive Station.

220 S. King Street, Suite 1800
 Honolulu, Hawaii 96813
 808 524 2666
 colliers.com



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.