



829

Isenberg Street
Honolulu, HI 96826

CBRE

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01

EXECUTIVE
SUMMARY

THE OFFERING

Fee simple single story free-standing building with ample parking in the heart of Moiliili area, ideal for an owner user or developer. Currently, the building is being utilized as a dental office. Zoning (BMX-3 Business mixed use community) allows for a wide array of potential uses. The building was built in 2014 and specifically designed for a dental office/clinic. Conveniently located off Isenberg Street the main thoroughfare bordering McCully/ Moiliili and Waikiki areas within proximity of densely populated residential area, nearby retail, and future planned mixed-use developments.

INVESTMENT HIGHLIGHTS

 ZONING:
BMX-3

 YEAR BUILT:
2014

 HEIGHT LIMIT:
150 FT

 **FEE SIMPLE**

 LAND AREA:
12,065 SF

 BUILDING AREA:
2,356 SF

 ASKING PRICE:
BEST OFFER





02

PROPERTY
DESCRIPTION

PROPERTY OVERVIEW

| | |
|------------------|------------------------------------|
| ADDRESS | 829 Isenberg St Honolulu, HI 96826 |
| MARKET/SUBMARKET | Honolulu/ McCully – Moiliili |
| SQUARE FOOTAGE | 2,356 SF |
| LOT SIZE | 12,065 SF |
| YEAR BUILT | 2014 |
| OCCUPANCY | Vacant |

Owner-user opportunity to purchase a free standing building built in 2014 zoned BMX-3 with 14 on site parking stalls in the heart of Moiliili. The property is located off Isenberg Street which connects to two main throughfares S King Street and Kapiolani Blvd.

Designed by dental office specialist Architect Micheal Unthank of Unthank Design group.





03

LOCATION
OVERVIEW

KEY LOCATION BENEFIT

Centrally located within Honolulu's urban district with Waikiki, Ala Moana, University, Kaimuki areas nearby.

Surrounded by a dense residential population and amenities including nearby parks, shopping, local restaurants, cultural attractions, healthcare facilities, and financial centers.

Easy access to nearby public transportation and pedestrian friendly area.

Conveniently located near the University of Hawaii at Manoa, Prince Jonah Kuhio Elementary, Punahou, Washington Middle Schools.

Large student population and several future planned retail and housing developments.





04 MARKET
OVERVIEW

MARKET OVERVIEW



2615 South King Street, Hale Mahana 14-story student housing project with 195 units and 20,000 sf of ground floor retail, completed in 2018.



New Rise student housing development, located across from University of Hawaii Manoa campus on the corner of University Ave and Metcalf St. features 219 dormitory units with an 11,000 square foot multi-purpose state of the art facility and ground floor restaurants.



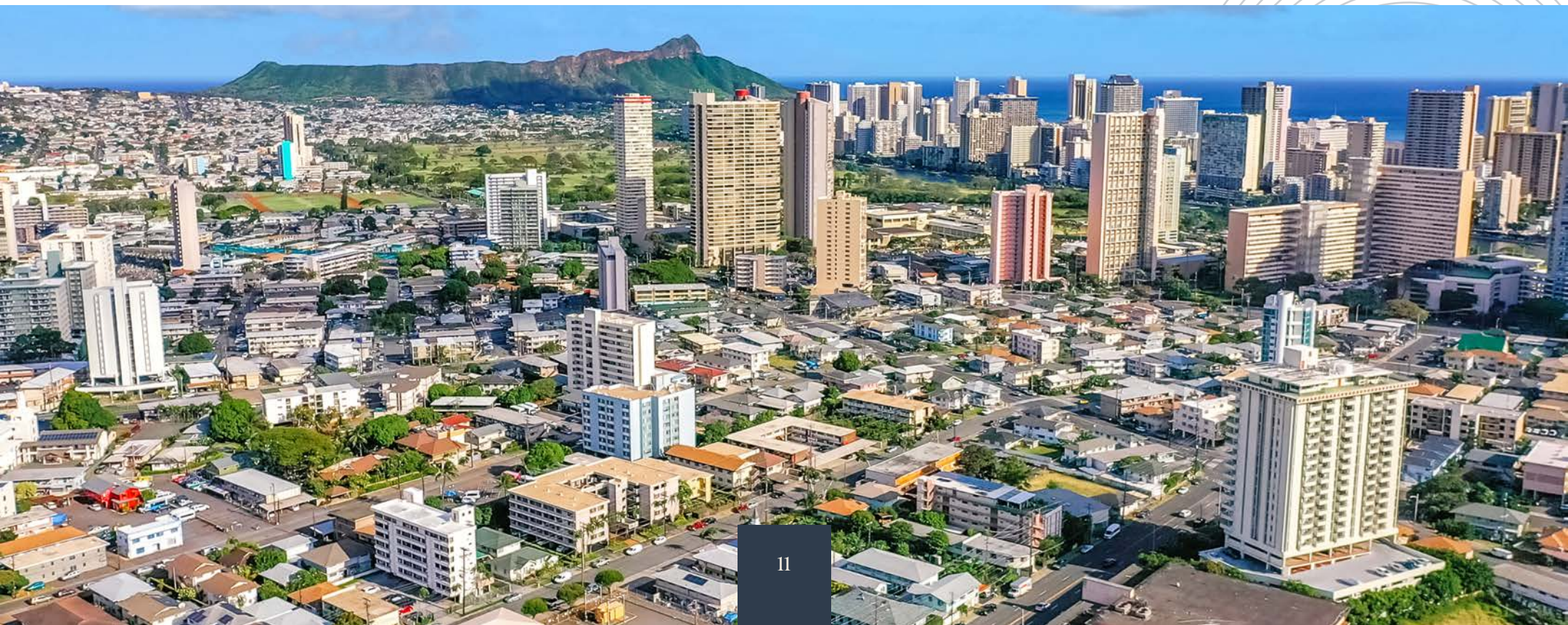
2599 Kapiolani Blvd, Kuilei Place a 43-story high rise condominium development with a mix of market and affordable housing units, totaling 1,005 residential units, estimated completion date late 2026.



820 Isenberg Street planned redevelopment for a 23-story, 278 affordable housing units.



Pucks Alley/ Varsity planned retail phased redevelopment located on University Ave and South Beretania St.





05

DEMOGRAPHIC
BRIEF

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|----------|-----------|-----------|
| 2023 Population Current Year Estimate | 68,699 | 225,021 | 315,964 |
| 2023 Households Current Year Estimate | 34,397 | 100,929 | 126,825 |
| 2023 Average Household Income | \$81,659 | \$104,276 | \$112,104 |



An aerial photograph of a city street, likely in Honolulu, Hawaii. The street is lined with various buildings, including residential houses and larger commercial or institutional structures. In the background, a hillside is visible with more buildings. A large green overlay with white text is positioned in the upper center of the image. The text includes the address '829 Isenberg Street, Honolulu, HI 96826' and contact information for two individuals: Nicholas J. Paulic and AJ Cordero. The CBRE logo is at the bottom of the page.

829

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