

THE OFFERING

CBRE is pleased to present the rare opportunity to acquire nearly 10 acres of Fee Simple land within the Royal Kunia subdivision on the Island of Oahu. The property is zoned P-2 which permits uses such as: aquaculture, crop production, forestry, game preserves, livestock grazing and cemetery.

Conditional uses: Composting, amusement and recreational facilities, biofuel processing facilities, resource extraction, waste disposal and processing, vacation cabins

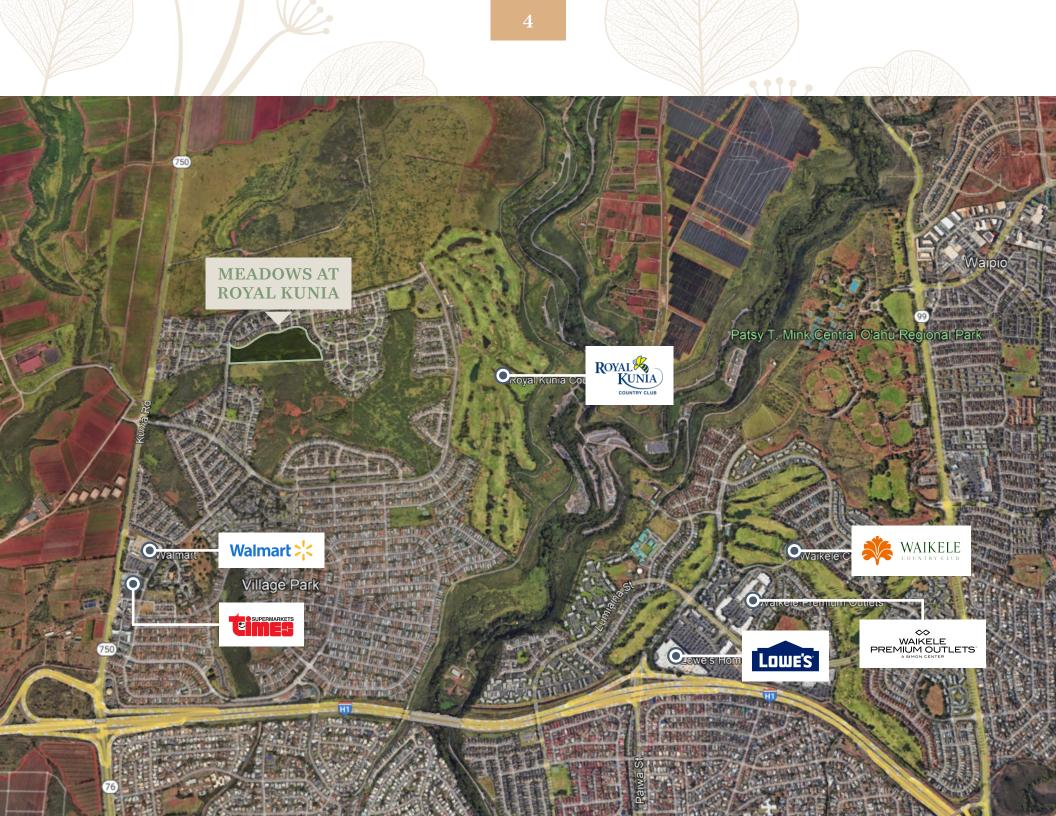


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PROPERTY OVERVIEW

PROPERTY DESCRIPTION		
ADDRESS	94-944 Anoiki Street, Unit 1, Waipahu, HI 96797	
MARKET/SUBMARKET	Kunia	
ZSQUARE FOOTAGE	416,869 SF	
LOT SIZE	9.57 Acres	
ZONING	P-2	
TMK	1-9-4-2-64-1	
OPERATING EXPENSES	N/A	
PROPERTY TAXES	\$1,637.04	





ROYAL KUNIA

Royal Kunia is a 270-acre master planned community located on the plains of Central O'ahu and nestled between the rugged Wai'anae and Ko'olau mountains, high above the Ewa plain.

There are 1929 units within Phase I (existing) of the Royal Kunia Subdivision which was completed in 2006.

The Meadows at Royal Kunia Website









Comprises a chain of 137 islands in the Central Pacific Ocean, including eight major islands. The archipelago is one of the most isolated land masses in the world and lies 2,400 miles from the west coast of the U.S. Mainland. Honolulu, the state capital, is located on the island of Oahu. Hawaii's approximately 1.5 million residents are joined each year by 10.5 million visitors, who enjoy the state pleasant climate, famous beaches, surf, active volcanoes and Polynesian cultural heritage.

Hawaii's economy is centered around the tourism industry: transportation, accommodation and food services, and retail trade sectors represent a significant fraction of total jobs. About a fifth of the Hawaii's jobs are in the government sector—with both state and federal civilian components, as well as a large military component. Non-tourism service sectors such as health care, business, administrative and professional fields have generally grown faster than the economy overall, contributing to gradual diversification of the economy.

Six point two million of Hawaii's tourists hail from the U.S. mainland. A further 2.27 million visitors are from Asia with the biggest group being the 1.5 million Japanese who predominately visit Waikiki. The Chinese, Korean, and Japanese visitors boast the highest per person per day spending and plays a large part of Kalakaua Avenue ranking as the 5th strongest street in the United States for retail sales and landlord rents.*

*If you count New York and Los Angeles markets as a whole.



PROPERTY DESCRIPTION	STATE OF ALOHA
HOUSEHOLDS	468,562
AVERAGE HH INCOME	\$107,368
AVERAGE HOME VALUE	\$689,699
BUSINESSES	48,128
EMPLOYEES	641,918
EDUCATION (AGES 25+)	1,000,968





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CBRE

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