

**MEADOWS AT  
ROYAL KUNIA  
94-944 ANOIKI ST, UNIT 1**

WAIPAHAU, HI 96797

9.57 ACRES FEE-SIMPLE LAND (P2)

**FOR SALE : \$1,400,000**



# 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



Disclaimer: Buyer to do own due diligence on permitted uses and alternative uses for the property.

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

ADDRESS	94-944 Anoiki Street, Unit 1, Waipahu, HI 96797
MARKET/SUBMARKET	Kunia
Z SQUARE 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





MEADOWS AT ROYAL KUNIA

Royal Kunia Country Club



Patsy T. Mink Central O'ahu Regional Park

Waipio

Walmart



Village Park



Waikaleo Country Club



Waikaleo Premium Outlets



Lowe's Home Improvement Centers



750

Kunua Rd

750

76

H1

Lumaina St

Paiwa St

99

H1

# 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'anāe 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***



# THE ALOHA STATE

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





# MEADOWS AT ROYAL KUNIA

94-944 ANOIKI ST, UNIT 1  
WAIPAHU, HI 96797

## CONTACT US

### Laren Eustace

Associate  
+1 808 354 9025  
RS-81401  
laren.eustace@cbre.com

### Austin O'Leary

Associate  
+1 808 541 5156  
RS-83544  
austin.oleary@cbre.com

### Andrew Reenders

Vice President  
+1 808 541 5146  
RB-21784  
andrew.reenders@cbre.com

### Eric Zheng

Associate  
+1 808 521 1200  
RS - 85703  
eric.zheng2@cbre.com



CBRE, Inc. | Capital Markets  
Investment Properties  
1003 Bishop St, Suite 1800  
Honolulu, HI 96813

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Meadows at Royal Kunia\_BRO\_Eustace\_v04\_TLJ 11/21/24