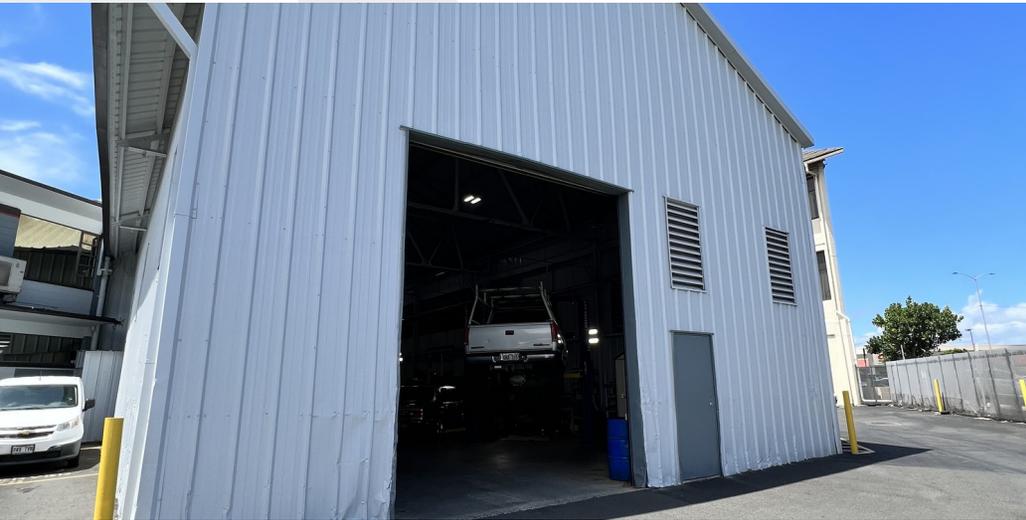


NNN Industrial Investment Opportunity

501 Sumner Street Apt. 6, Honolulu, HI 96817

FOR SALE



PROPERTY DESCRIPTION

Don't miss this turn-key Investment opportunity! Fee-Simple Industrial Condominium property in the heart of Downtown Honolulu. With 9,608 sq. ft of building space that includes separate office areas, and 4 parking stalls. This provides a stable income stream for an investor. A&A Motor Werkes has been in business for nearly 20 years, specializing in European automotive repairs.

Please do not disturb tenant. Call broker for more details and to schedule tours.

PROPERTY HIGHLIGHTS

- Single tenant NNN Lease
- 10 Year Initial Term, 7+ Years Remaining
- Annual Rental Increases

OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$4,250,000 |
| TMK: | 1-1-5-012-001-010 |
| Building Size: | 9,608 SF |
| NOI: | \$190,227.00 |
| Cap Rate: | 4.48% |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 14,861 | 47,755 | 80,921 |
| Total Population | 34,685 | 117,621 | 183,725 |
| Average HH Income | \$68,329 | \$83,985 | \$80,950 |

William Elliott

503.442.9424

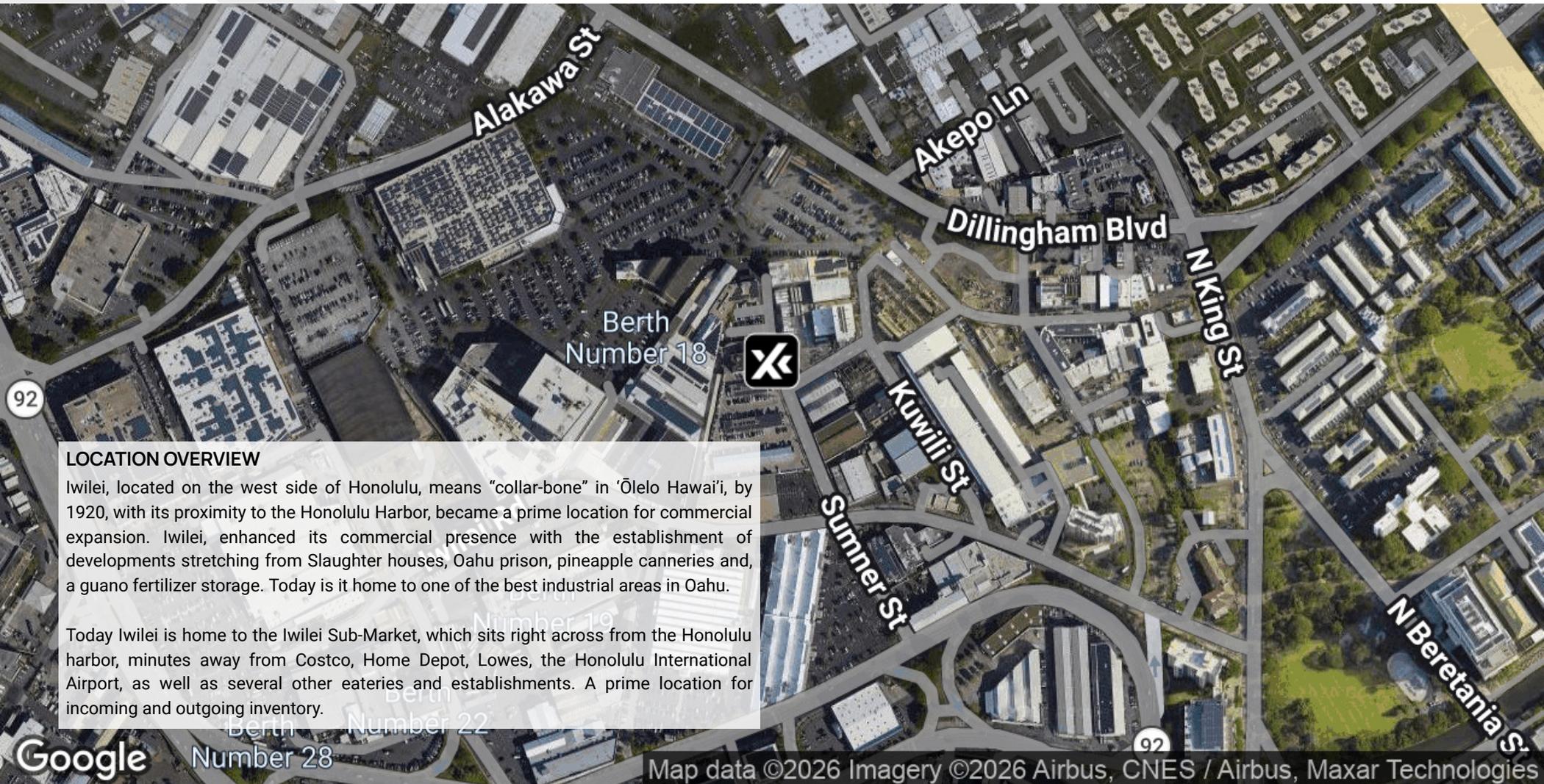
william.elliott@expcommercial.com



Location Map

501 Sumner Street Apt. 6, Honolulu, HI 96817

FOR SALE



LOCATION OVERVIEW

Iwilei, located on the west side of Honolulu, means "collar-bone" in 'Ōlelo Hawai'i, by 1920, with its proximity to the Honolulu Harbor, became a prime location for commercial expansion. Iwilei, enhanced its commercial presence with the establishment of developments stretching from Slaughter houses, Oahu prison, pineapple canneries and a guano fertilizer storage. Today is it home to one of the best industrial areas in Oahu.

Today Iwilei is home to the Iwilei Sub-Market, which sits right across from the Honolulu harbor, minutes away from Costco, Home Depot, Lowes, the Honolulu International Airport, as well as several other eateries and establishments. A prime location for incoming and outgoing inventory.

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Additional Photos

501 Sumner Street Apt. 6, Honolulu, HI 96817

FOR SALE



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Demographics Map & Report

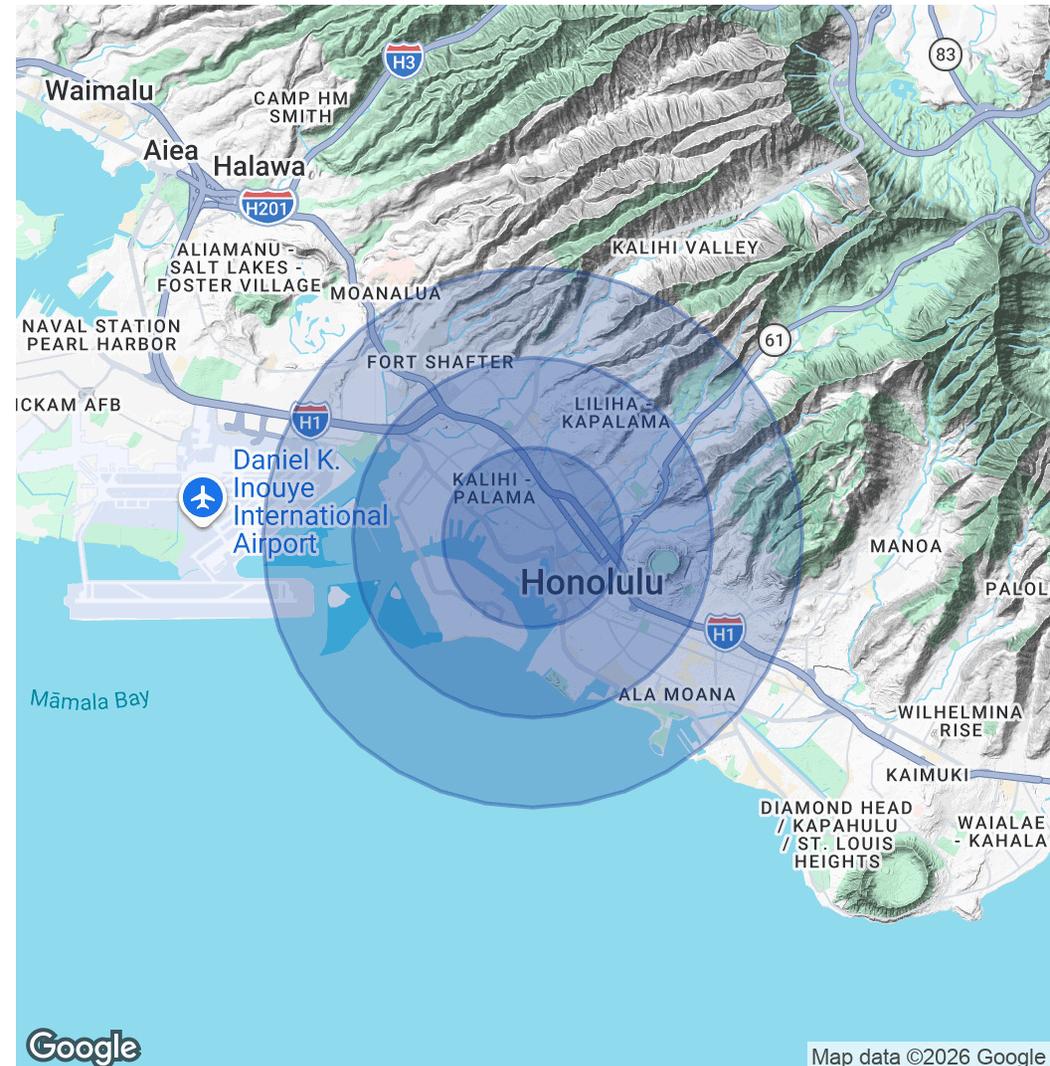
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FOR SALE

| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 34,685 | 117,621 | 183,725 |
| Average Age | 42.7 | 43.0 | 43.0 |
| Average Age (Male) | 40.6 | 41.8 | 41.4 |
| Average Age (Female) | 46.6 | 44.6 | 44.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 14,861 | 47,755 | 80,921 |
| # of Persons per HH | 2.3 | 2.5 | 2.3 |
| Average HH Income | \$68,329 | \$83,985 | \$80,950 |
| Average House Value | \$341,259 | \$520,330 | \$532,760 |

2020 American Community Survey (ACS)



Google

Map data ©2026 Google

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