

🕒 5 Minutes to Downtown | 📍 4 Minutes to Ala Moana | 📍 Immediate H-1 Access

INVESTMENT OPPORTUNITY · CENTRAL HONOLULU

1079–1085 S. Beretania Street

Rare Fee Simple Urban Infill Opportunity in Central Honolulu

Owner-User | Value-Add Investment | Redevelopment Potential

\$5,750,000	10,926 SF	12,573 SF	BMX-3	Fee Simple	Up to 17
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BROKER'S PERSPECTIVE

"What attracted me to this opportunity is its rare combination of current utility and future flexibility. Buyers can occupy, lease, reposition, or redevelop the property while benefiting from one of Honolulu's most central commercial corridors."

Why Buyers Pay Attention

- ✓ Showroom Frontage
- ✓ Warehouse Functionality
- ✓ BMX-3 Zoning
- ✓ Professional Office
- ✓ Onsite Parking
- ✓ Redevelopment Optionality

INVESTMENT THESIS

<p>Owner-User</p> <p>Establish a permanent Central Honolulu address with showroom, office, warehouse, and parking.</p>	<p>Value-Add</p> <p>Modernize and stabilize the improvements to capture income and corridor appreciation.</p>	<p>Redevelopment</p> <p>BMX-3 zoning supports long-term mixed-use redevelopment potential, subject to buyer due diligence and approvals.</p>	<p>Housing Opportunity</p> <p>Explore housing, mixed-use, and adaptive reuse concepts within Honolulu's evolving redevelopment framework, subject to due diligence and approvals.</p>
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HONOLULU HOUSING & REDEVELOPMENT TAILWINDS

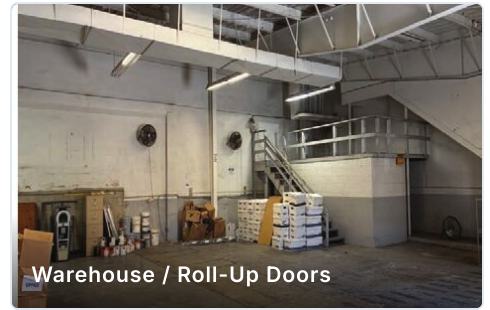
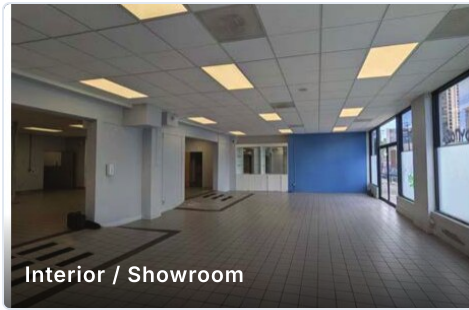


Honolulu continues to pursue policies intended to increase housing supply, encourage adaptive reuse, and support urban infill development within the urban core.

The property's BMX-3 zoning and Central Honolulu location may position it to benefit from future housing, mixed-use, adaptive reuse, and redevelopment opportunities. Ongoing City and County initiatives aimed at increasing housing production and supporting redevelopment within established urban corridors may enhance long-term optionality for qualified projects.

Buyers should conduct their own due diligence regarding zoning, development standards, housing incentive programs, permitting requirements, and governmental approvals.

This information is provided for general marketing purposes only and does not constitute planning, zoning, legal, architectural, engineering, or development advice.



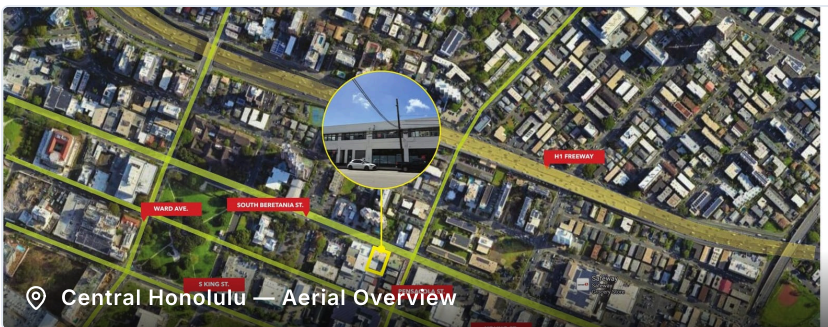
EXISTING IMPROVEMENTS

Street-front Retail / Showroom	4,970 SF
Second-floor Professional Office	4,970 SF
Rear Warehouse	2,633 SF
Roll-up Doors	3
Exterior Loading Area	Yes
Onsite Parking	Up to 17 Stalls

PROPERTY DETAILS

Address	1079-1085 S. Beretania Street
City / State	Honolulu, HI 96814
Asking Price	\$5,750,000
Land Area	10,926 SF
Building Area	12,573 SF
Zoning	BMX-3
Tenure	Fee Simple
Parking	Up to 17 Onsite Stalls
Occupancy	Contact Broker

LOCATION DRIVES VALUE



- Central Honolulu
- Near Downtown
- Near Kaka'ako
- Near Ala Moana
- Near Blaisdell Center
- Easy H-1 Access

MULTIPLE EXIT STRATEGIES

Occupy

Move in and operate today

Stabilize

Lease up for steady income

Reposition

Renovate and re-tenant

Redevelop

Build to BMX-3 potential



1079SBeretania.com

Scan for the full property website — request information and contact broker.

LISTING BROKER

KS

Ka'ala Shea

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