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FOR SALE | FEE SIMPLE

# 1166 Fort Street Mall

FORT STREET MALL | DOWNTOWN HONOLULU

# 1166 Fort Street Mall

Jones Lang LaSalle Americas, Inc. (“JLL”) is thrilled to present this unique fee simple offering located in the heart of the Honolulu’s Central Business District at 1166 Fort Street Mall. Comprised of approximately 6,580 square feet of BMX-4 zoned land and 18,481 square feet of concrete commercial building improvements, this is a rare opportunity for a business to secure long term occupancy with controllable expenses, as well as the potential for future redevelopment. Be a part of the sweeping transformation of downtown Honolulu together with exciting new residential, retail, and hospitality developments which are already making an immediate impact.

The Property is ideally located in downtown Honolulu’s most iconic pedestrian corridors on Fort Street Mall and on one of Honolulu’s most vital vehicular arteries, Beretania Street.

- Located in the Heart of Downtown Honolulu
- 3-Mile Radius Daytime Population - 205,174 (2022)
- 24-Hour Average Daily Traffic 184,000+ Vehicles on Beretania Street
- Impressive 83 Linear Feet of Street Frontage Along Fort Street Mall
- 1 of 18 Properties that Encompass the Fort Street Mall Business Improvement District
- Pride of Ownership
- BMX-4 Flexible Redevelopment Potential



# Property Details

## ADDRESS

1166 Fort Street Mall, Honolulu, HI 96813

## YEAR BUILT

1932 / 1970

## LOCATION SUMMARY

TMK

LAND AREA (SF)

BUILDING AREA (SF)

ZONING

1-2-1-3-3

6,524

18,481

BMX-4

## ASKING PRICE

\$5,250,000 **\$4,500,000**

## FLOOD ZONES X

Beyond 500 Year Flood Plain

## HEIGHT LIMIT

400'

## NEIGHBORHOOD BOARD

13 - Downtown Board

## LOT RESTRICTION

None

## SPECIAL DISTRICT

Fort Street Mall Business Improvement

## SMA

Not in SMA

## STATE LAND USE

Urban District

## STREET SETBACK

None



# Points of Interest

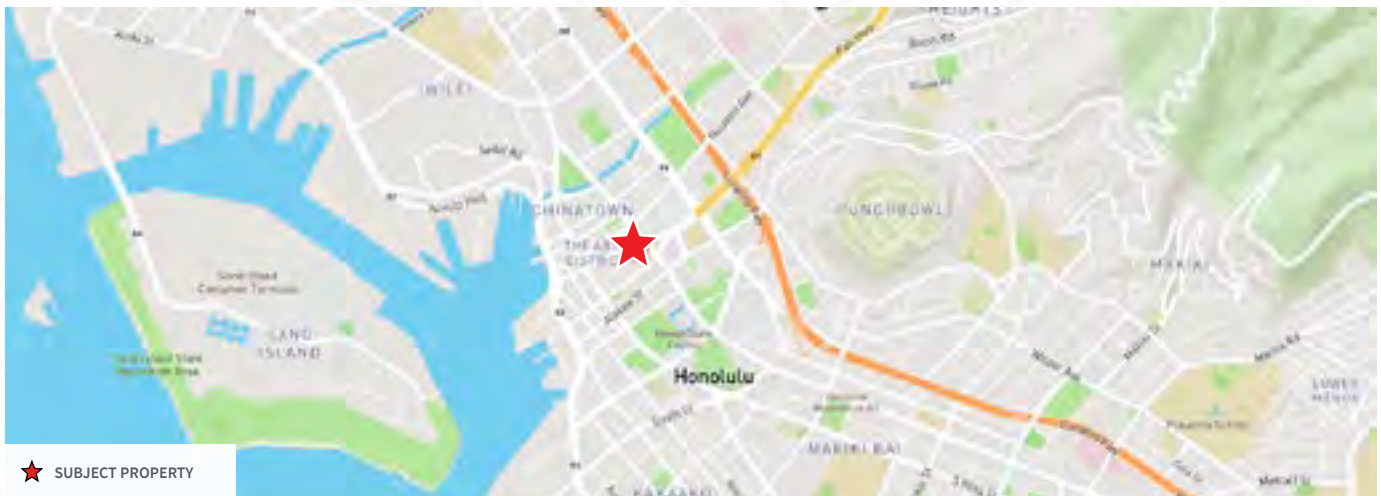


## CHINATOWN

A historical 15-block area situated on the western perimeter of Honolulu's financial district, this area has become the cultural hub for Honolulu's diverse arts and entertainment venues within the last 15 years. Home to a variety of cultures, Chinatown during the day has various markets for leis, antiques, exotic fruits, seafood and curiosities like the "thousand-year old egg" along with Japanese and Chinese temples and various theatres, restaurants and bars in the evening. Chinatown also holds many festivals including Chinese New Year, Mardi Gras, Cinco de Mayo, Hallowbaloo and St. Patrick's Day.

## CHINATOWN STATION #17

In 2012, The City and County of Honolulu commenced on the construction of the Island of Oahu's first rail system with its first segment to open in 2021 in Kapolei and is expected to eliminate an estimated 40,000 vehicles from Oahu's congested roads once fully completed in 2031. The Chinatown station, named "Holau," will serve the immediate areas of Chinatown, Pali, Downtown and outlying residential areas. The station will be located at Nimitz Highway and Kekaulike Street and is currently slated for completion as early as 2025.



★ SUBJECT PROPERTY



## HONOLULU HARBOR

The main seaport for the State of Hawaii and Administered by the State of Hawaii Department of Transportation Harbors Division. It is one of the busiest container points in the United States as it is the main shipping link between the State and the continental United States, the Far East and the Pacific Rim, in addition to the other Hawaiian Islands. It is estimated that the Honolulu Harbor handles over 11 million tons of cargo annually.

## CENTRAL BUSINESS DISTRICT (CBD)

Honolulu's Central Business District is the historic, economic and government hub for the Island of Oahu. Many Hawaii-based companies have their headquarters located within this area in addition to being home to the Hawaii State Capitol, Washington Place (governor's mansion), Honolulu Hale (Honolulu's City Hall), and most of the Federal, state and governmental buildings.

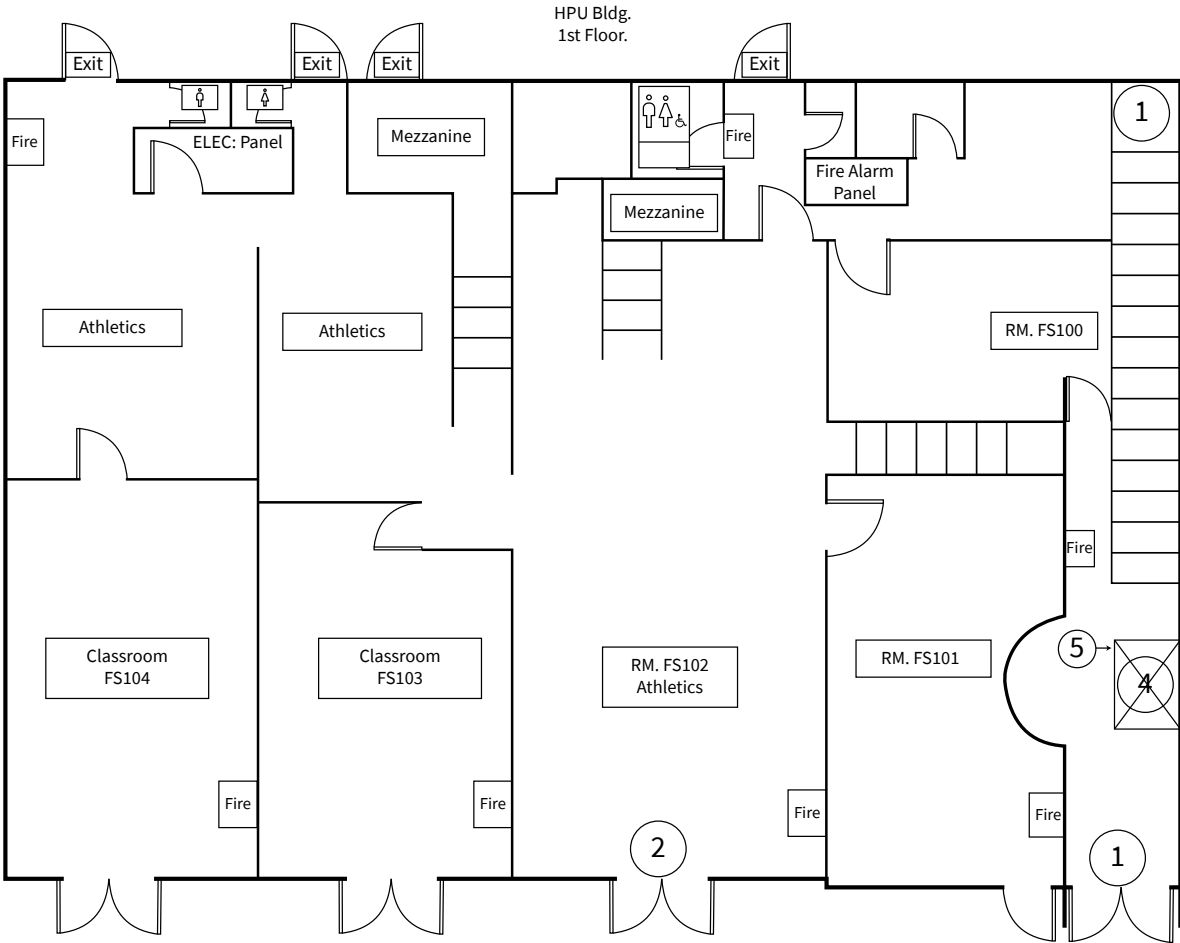


## KAKAAKO

Encompassing nine city blocks to the southeast of Honolulu's Central Business District, Kamehameha Schools and the Howard Hughes Corporation is currently developing Kakaako into an urban community that embraces the island lifestyle and Hawaiian culture. Once an industrial and retail district with warehouses and various low-rise retail shops, plans for this mixed-use master planned community includes open-air gathering places, networked walking paths, unique retail experiences and up to 8,000 vertical low- and high-rise residential units to support families of various income levels.

# Stacking Plan

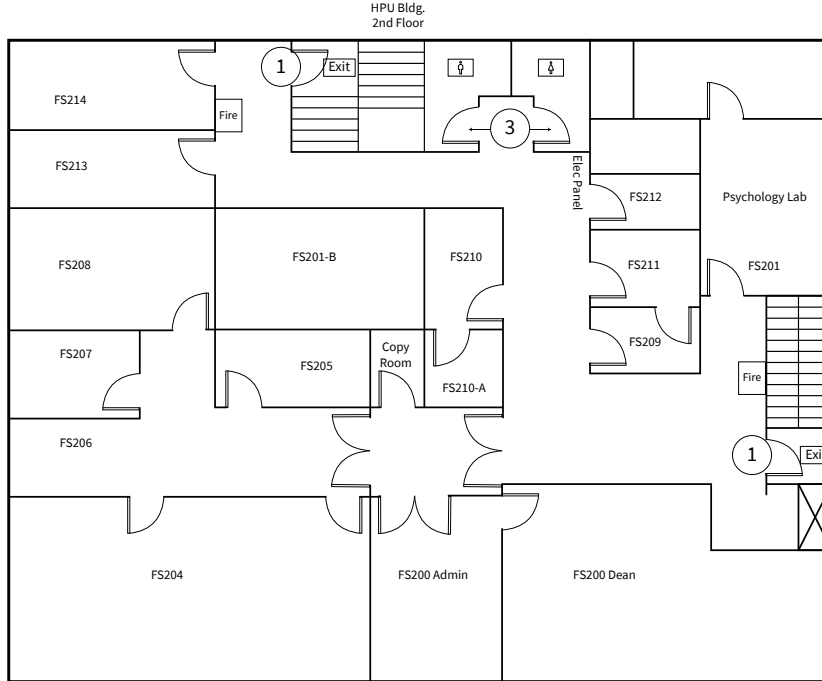
## FIRST FLOOR



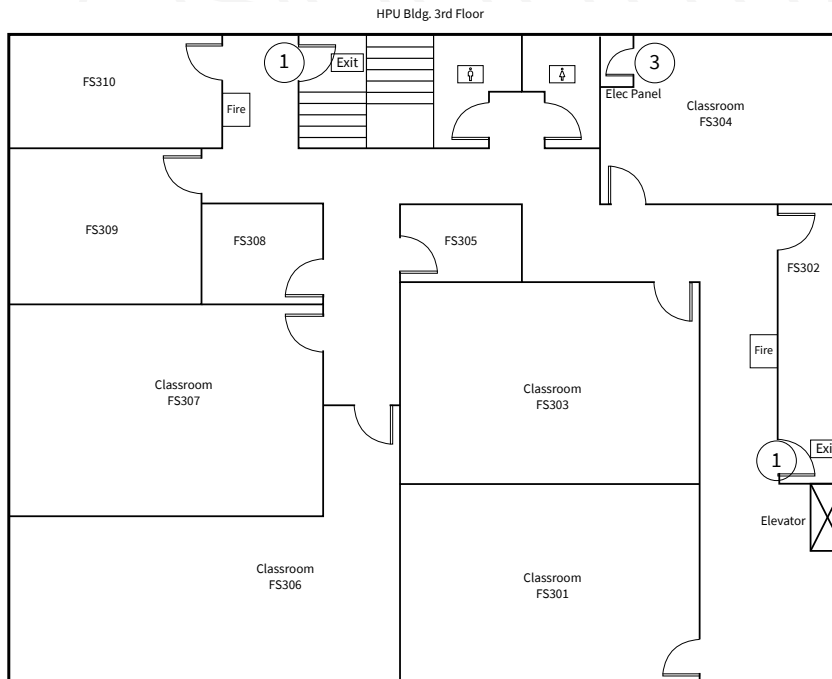
[Matterport Video](#)  
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# Stacking Plan

## SECOND FLOOR



## THIRD FLOOR





# 1166 Fort Street Mall

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