



FOR SALE | \$8,000,000
1022 BETHEL STREET | HONOLULU | HAWAII 96813

The Opportunity

Standard Commercial LLC is pleased to present a rare opportunity for an owner-user or investor to acquire the fee simple interest in the office property located at **1022 Bethel Street**. This property, serviced by an elevator, has been meticulously maintained with “Class A” finishes by its current tenant, Island Insurance. The tenant will be vacating at the end of 2024, making the property available for immediate occupancy.

The property features approximately 49,574 square feet of building area, including first-floor retail spaces with high visibility fronting South King and Bethel Streets. Situated in the heart of Honolulu’s downtown renaissance, it is adjacent to several significant redevelopments, including residential condominiums and retail spaces.

This is an exceptional opportunity for a business to establish a strong presence and legacy in downtown Honolulu, benefiting from the ongoing revitalization and growth of the area.

[CLICK HERE FOR A VIDEO TOUR OF THE PROPERTY](#)

Property Summary

Asking Price	\$8,000,000
Address	1022 Bethel Street, Honolulu, Hawaii 96813
Tenure	Fee Simple
Land Area	10,115 SF
Building Area	49,574 SF
Stories	Five
Building Occupancy	Vacant by end of 2024
Year Built	1940
Construction	Concrete
TMK	(1) 2-1-2-40
Zoning	BMX-4



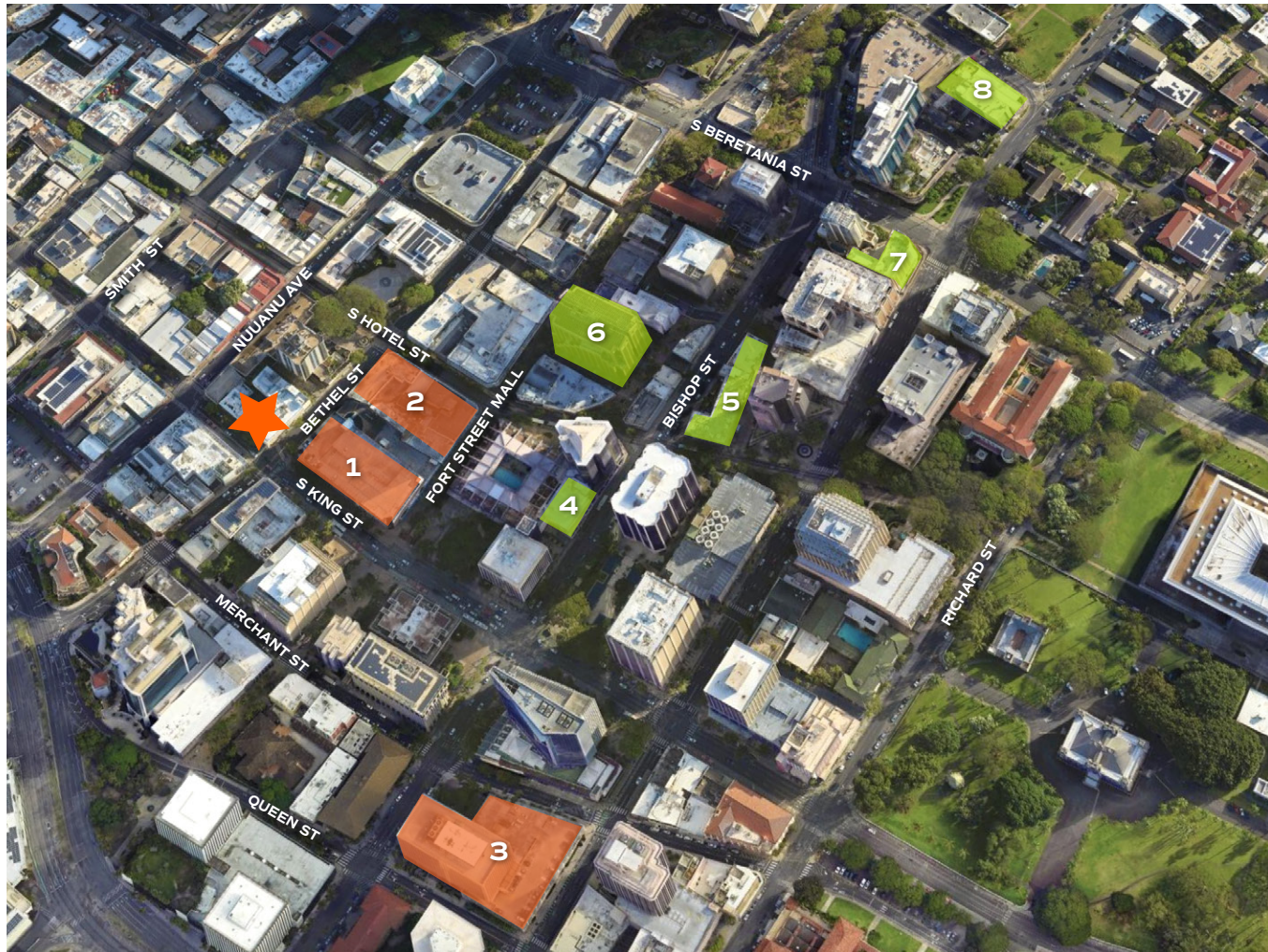
Property Highlights

- **PRIME LOCATION** at the corner of Bethel and South King Streets across from the previous Walmart location on Fort Street Mall
- **IDEAL FOR AN OWNER-USER** who intends to occupy part of, or the entire building, with its business
- **EXCEPTIONAL RETAIL SPACE** on two busy streets with ample visibility and high ceilings
- **EXCELLENT CONDITION** of interior spaces and common areas
- **SECURED ACCESS** off of Bethel Street
- **ABILITY TO HAVE NAMING RIGHTS** for the Property by a new owner
- **TWO ELEVATORS** providing convenient access throughout the building
- **THREE BACKUP GENERATORS** ensuring uninterrupted power supply
- **SERVER ROOM** with 24/7 dedicated A/C and a fire suppression system
- **POTENTIAL CONVERSION TO AFFORDABLE HOUSING** or a limited-service hotel
- **ABILITY TO PURCHASE PARKING STALLS** directly across Bethel Street, at the former Walmart building, separately from Avalon Development



The Downtown Honolulu Renaissance

Downtown Honolulu is undergoing a vibrant renaissance, with key office buildings being converted into residential units and a limited-service hotel, along with several mixed-use projects. This transformation is revitalizing the area, attracting new residents and tenants. Following is a comprehensive map illustrating completed and planned projects in the area:



PROPOSED AND COMPLETED PROJECTS

PROPOSED

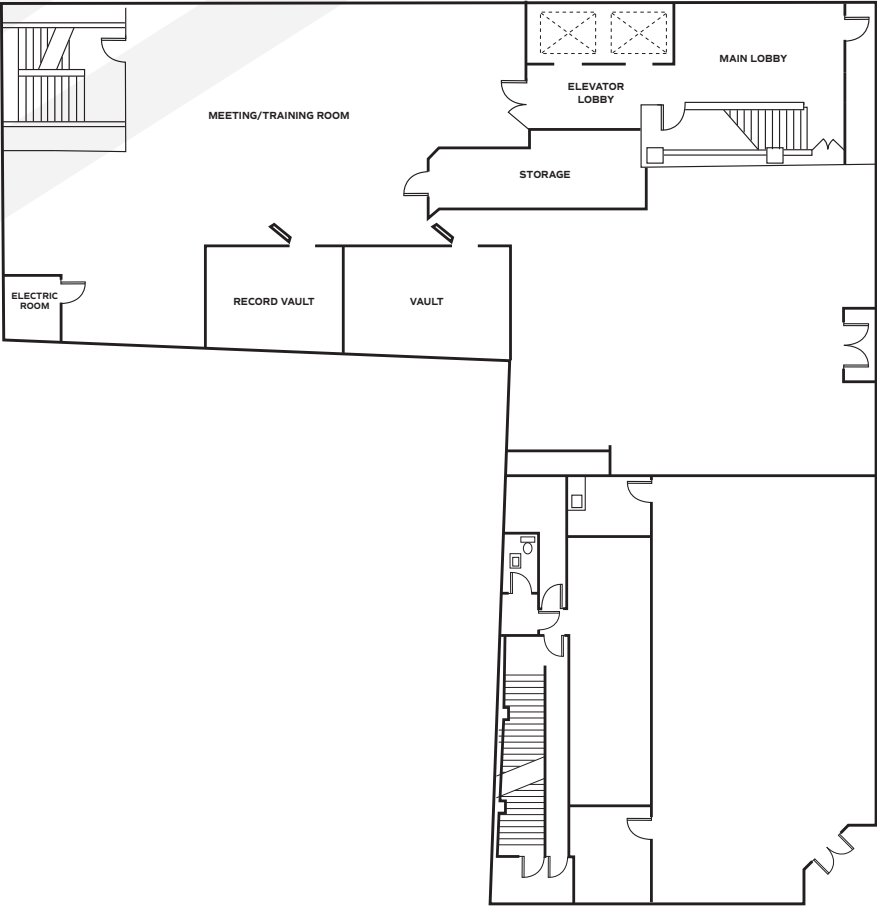
1. 1032 Bethel Street: 100+ residential condos for sale, restaurants, bars, pickleball court
2. HPU Lab and potentially an additional 300+ residential condos for sale
3. Modea: conversion of a large office property to 352 residential condos and a handful of commercial units

COMPLETED

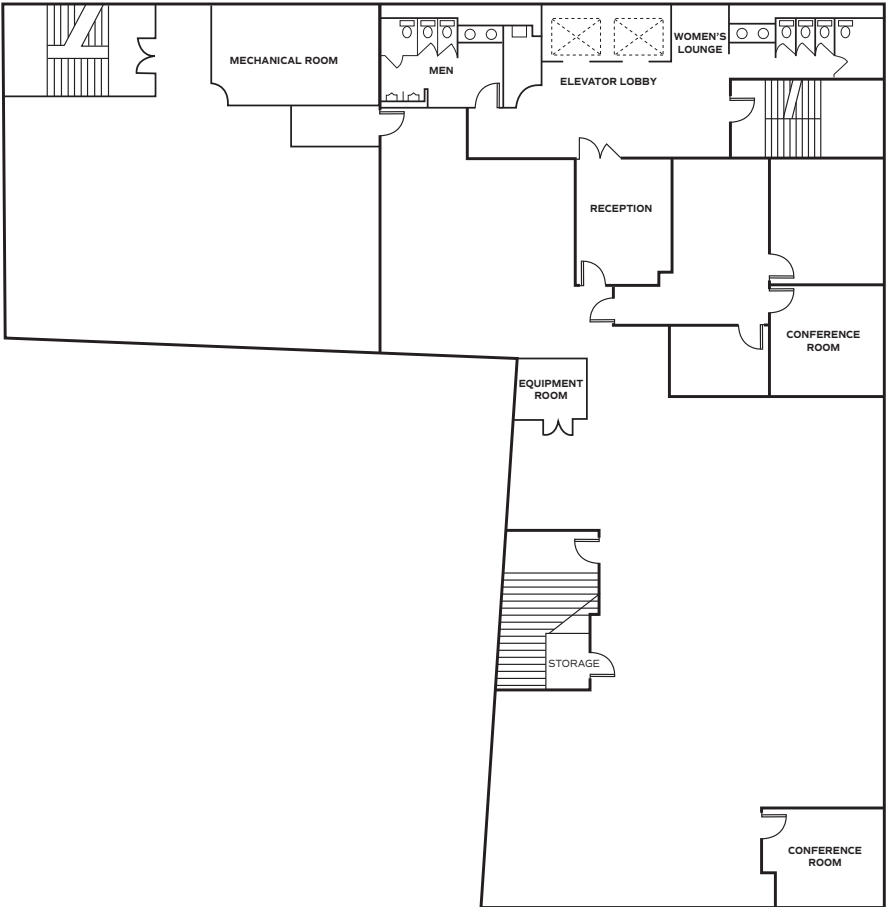
4. 1060 Bishop Street: Vacant office building converted to 52 residential rentals
5. AC Hotel by Marriott: Office/retail property converted to a limited-service hotel
6. The Residences: Large office property converted to 493 high-end residential rentals
7. Kokua Hale Apartments: Parking lot developed into an age restricted residential high-rise with 222 affordable rentals
8. Queen Emma Apartments: Vacant office building converted to 71 affordable rentals

Floor Plans

FIRST FLOOR



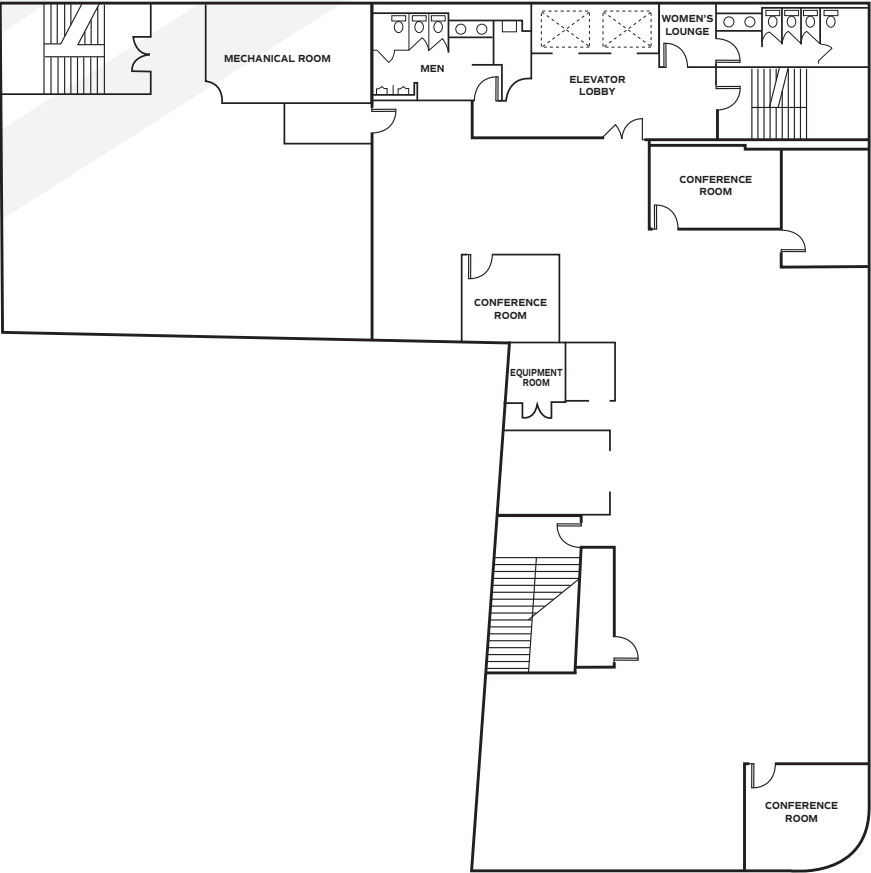
SECOND FLOOR



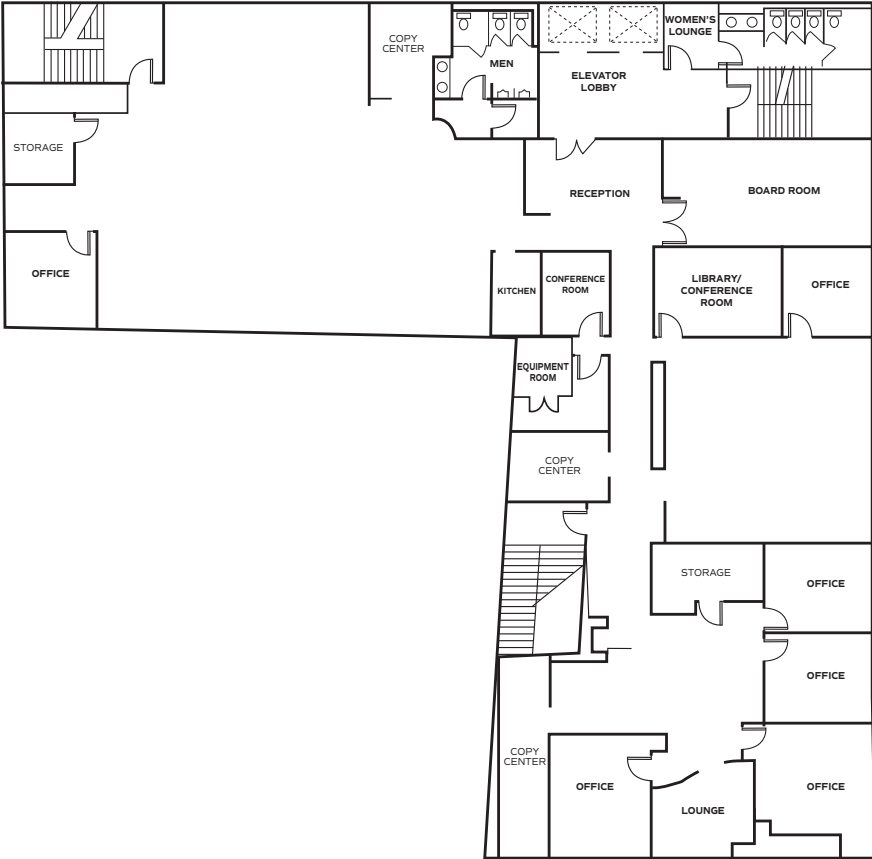
Notes: Floor plans are approximate and not to scale. They may not reflect the current as-built condition.

Floor Plans

THIRD FLOOR



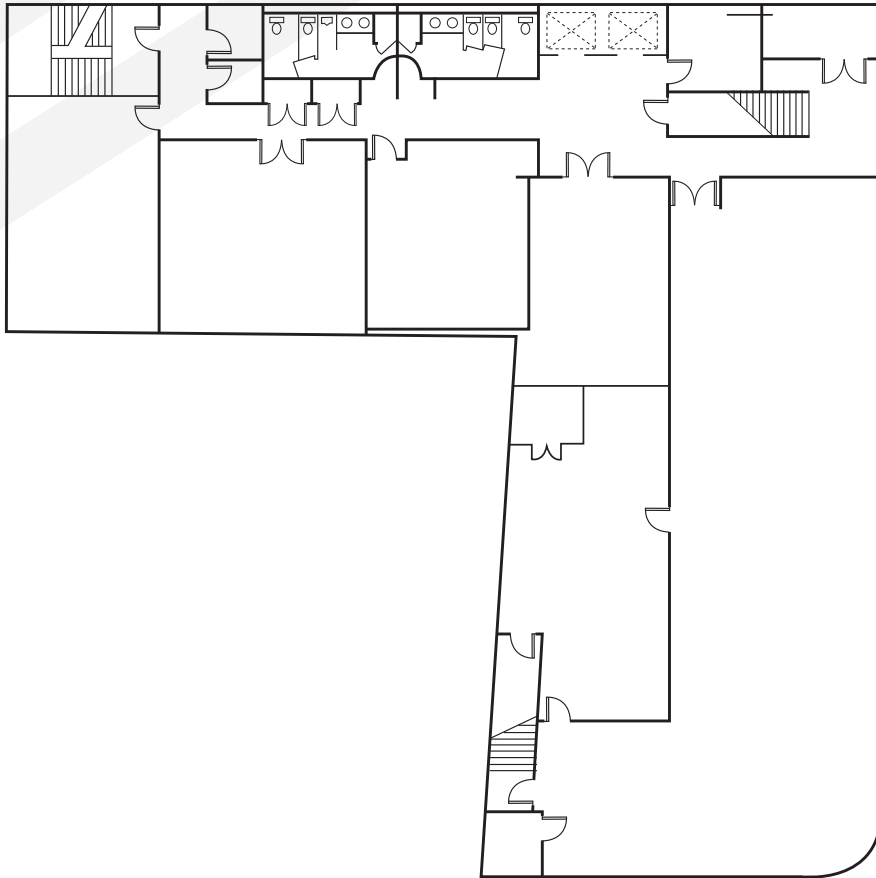
FOURTH FLOOR



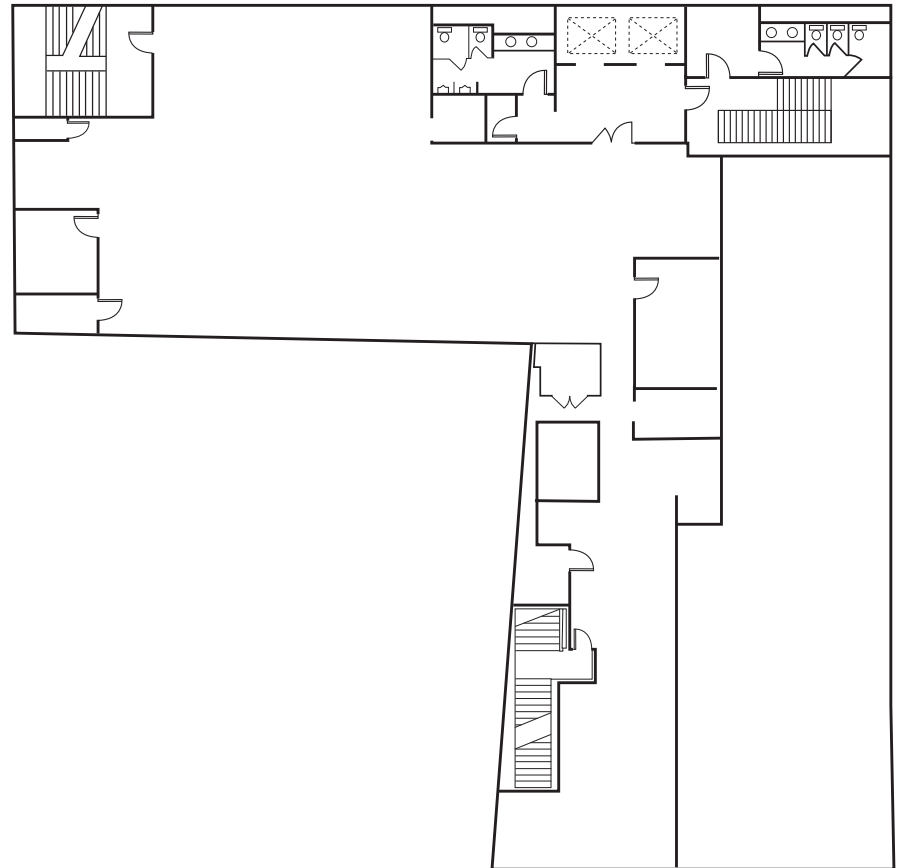
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Floor Plans

BASEMENT



MEZZANINE



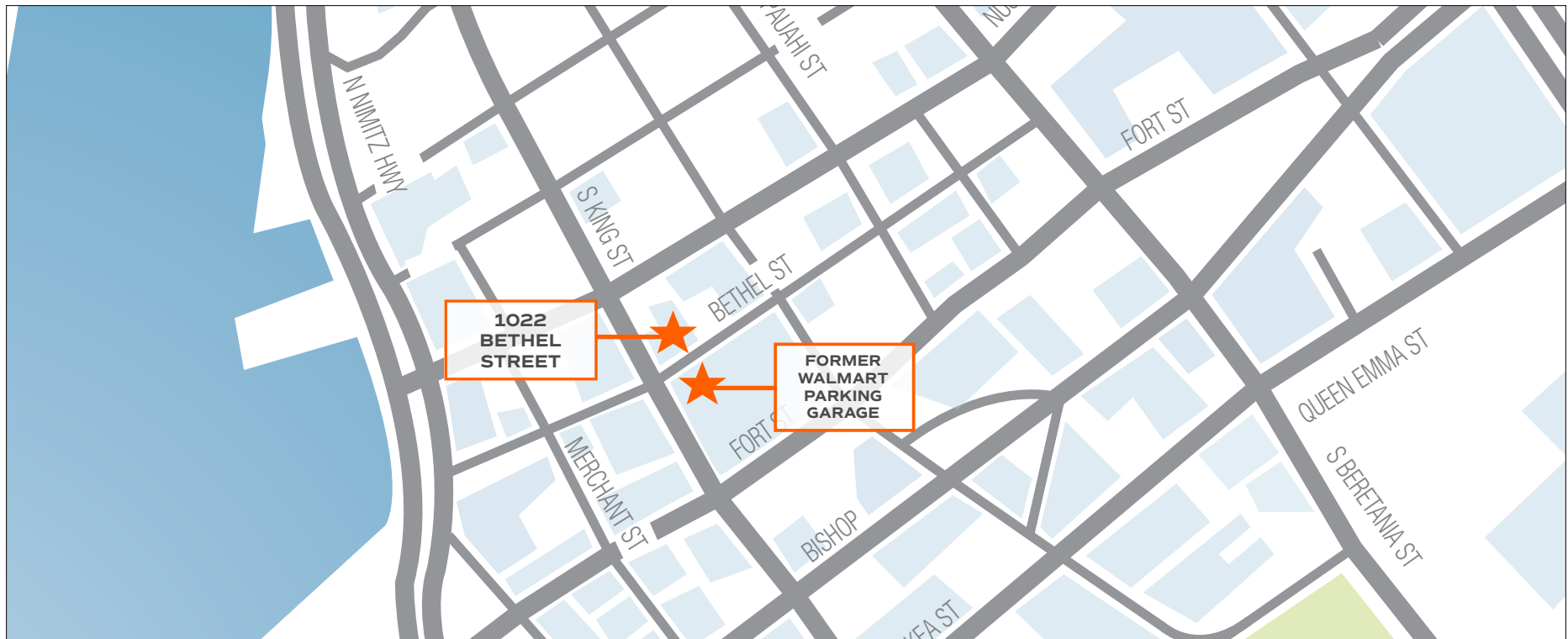
Parking to Purchase | Former Walmart Parking Garage, 1032 Bethel Street

There is currently an extremely rare opportunity for an investor to purchase parking stalls* in the former Walmart parking garage, directly across Bethel Street from the property. Avalon Development is offering the stalls for purchase at the following prices:

\$100,000 per stall: bulk purchase up to 25 stalls
\$95,000 per stall: bulk purchase up to 75 stalls
\$90,000 per stall: bulk purchase of 75 stalls or more

Please contact Avalon Development directly at (808) 587-7770 with any inquiries to acquire the parking stalls as those are not included with the sale of the property and must be purchased directly from Avalon Development.

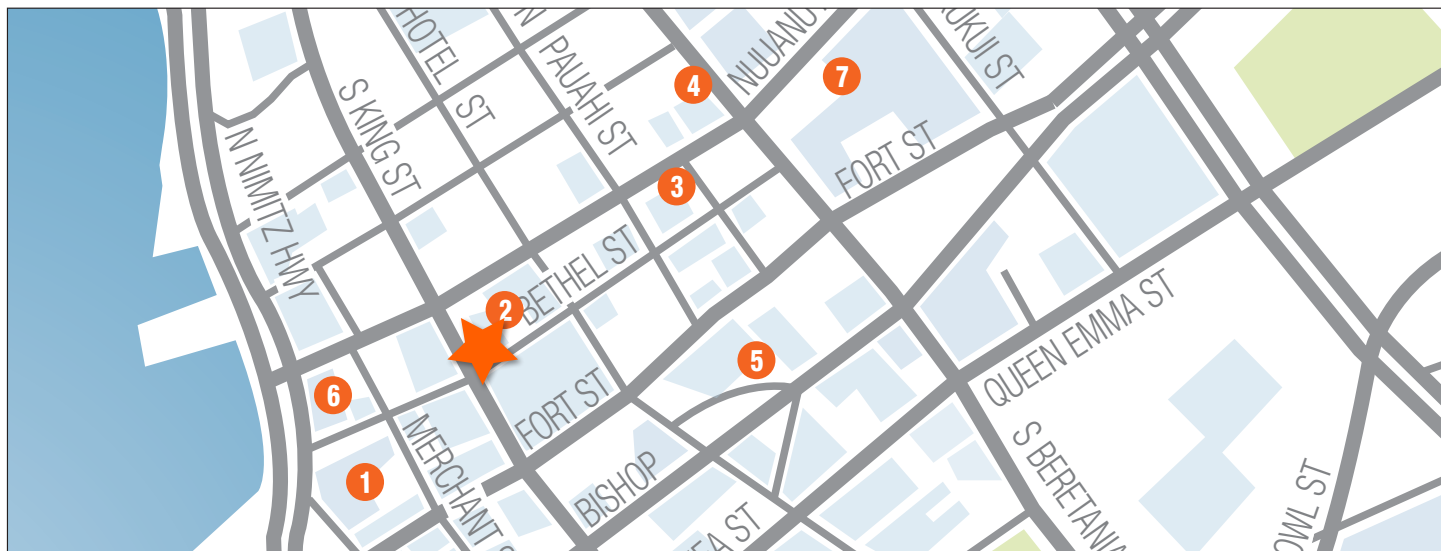
**Stalls are purchased in the form of an unreserved tenant-in-common interest in the parking garage, making them unreserved stalls. Buyers should inquire directly with Avalon Development to get more information. Standard Commercial LLC makes no representations or warranties about the parking stalls available for purchase at 1032 Bethel Street.*



Parking Options for Rent

Property	Distance from 1022 Bethel St.	Parking Co.	Contact Number	Monthly Cost per Stall	Visitor Parking Rates
1 WALMART GARAGE 1032 Fort Street Mall	260 ft	ProPark	808-509-8600	\$250.00/Unreserved \$335.00/Reserved	\$5.00/half-hour
2 CHINATOWN GATEWAY PARKING GARAGE 1031 Nuuanu Ave.	72 ft	Republic Parking	808-524-3737	\$150.00/Unreserved	\$0.75/half-hour \$4.50/2 hours
3 MARK'S GARAGE 21 Chaplain Ln.	0.1 mile	Premium Parking	808-545-8184	\$263.25/Unreserved \$367.75/Reserved	\$3.00/half-hour
4 SMITH/BERETANIA STRUCTURE 1170 Nuuanu Avenue	0.2 miles	ProPark	808-207-2854	\$125.00/Unreserved	\$0.75/half-hour \$3.00/2 hours
5 EXECUTIVE CENTER 1088 Bishop Street	02. miles	SP+ Parking	808-532-2675	\$235.60/Reserved	\$4.00/half-hour
6 HARBOR COURT 847 Bethel Street	0.4 miles	ABM Parking Services	808-522-1240	\$300.00/Unreserved \$305.00+/Reserved	\$0.75/ half-hour \$3.00/2 hours
7 KUKUI PLAZA 1255 Nuuanu Ave	0.3 miles	ProPark	808-521-1956	\$100.00/Unreserved	\$0.75/half-hour \$3.00/2 hours

The information contained herein has been obtained from sources believed to be reliable. While we know of no reason to doubt its accuracy, we make no guarantee, warranty or representation to its accuracy or completeness.



PRESENTED BY


STANDARD  COMMERCIAL
REAL ESTATE ADVISORY GROUP

IAN P. CLAGSTONE (B) CCIM

President

808.208.8101

ian@standardcommercial.com

201 Merchant Street | Suite 2228 | Honolulu, HI 96813 |  808.208.8100