

# 2836 KAPIOLANI BOULEVARD

HONOLULU, HI 96826

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



**Huge Price Reduction**

**\$2,875,000**



**VIEW  
LISTING**

PRIME RETAIL OR OFFICE INVESTMENT



ChaneyBrooks

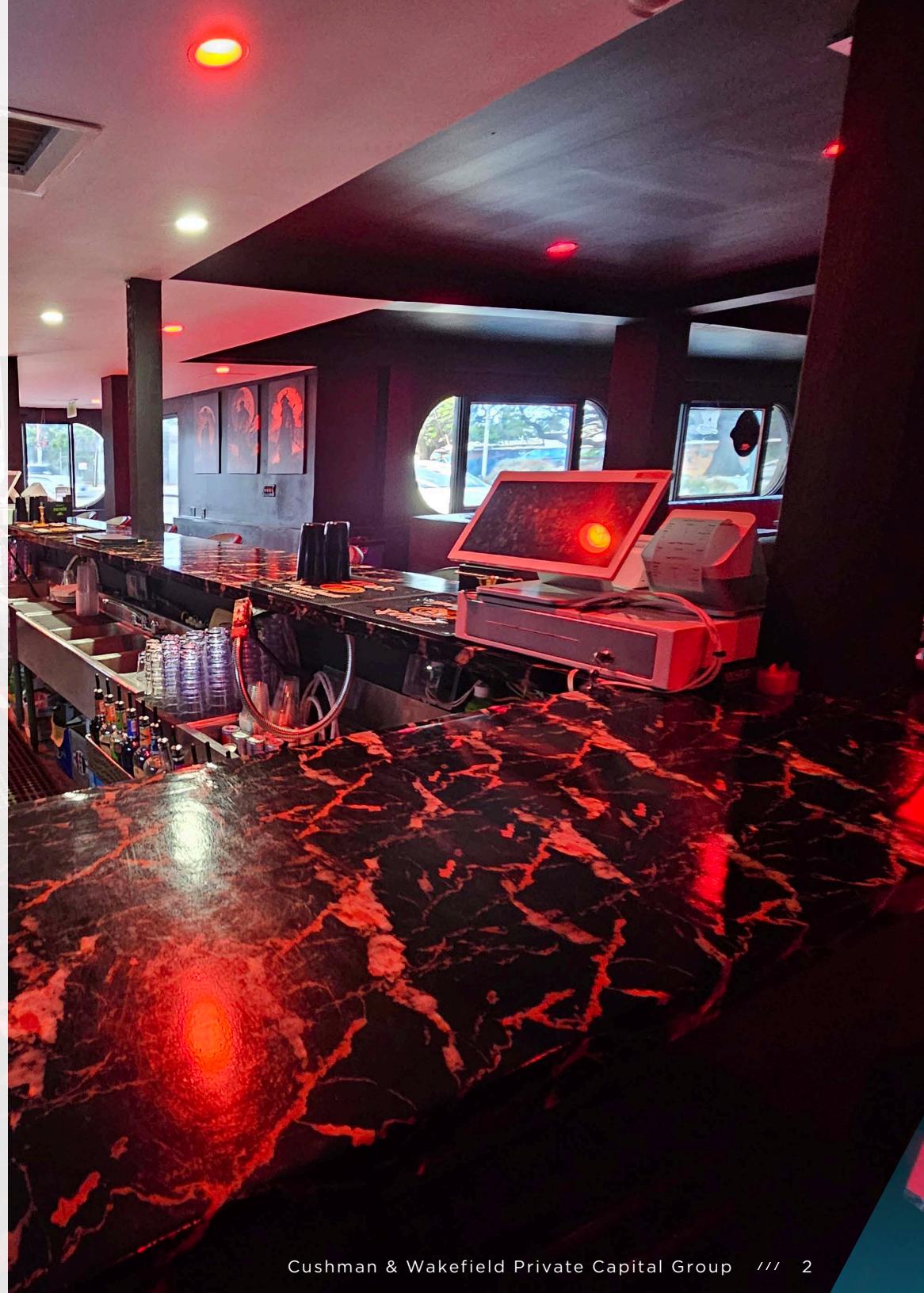
**FOR SALE**

# OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present this rarely available commercial property for sale. With close to 90 linear feet of frontage, the Property offers tremendous visibility to the approximately 22,000+ cars that pass by daily. 2836 Kapiolani is situated within walking distance of the planned 1,000+ condominium units of Kuilei Place which will bring a tremendous increase of households to the area in the near future. At less than a quarter mile from freeway entrances and exits, 2836 Kapiolani provides convenient access to employees and customers making this commercial property highly desirable to a wide range of businesses.

## PROPERTY DETAILS

<b>Price</b>	<del>\$3,500,000</del> <b>\$2,875,000 (FS)</b>
<b>Address</b>	2836 Kapiolani Blvd, Honolulu, HI 96826
<b>Submarket</b>	Kaimuki/University/ Mo'ili'ili
<b>TMK</b>	(1) 2-7-027: 3
<b>Zoning</b>	B-2, Community Business
<b>Land Area</b>	8,973 SF
<b>Building Area</b>	3,284 SF
<b>Parking</b>	12 stalls
<b>Year Built</b>	1966, renovations made in 2001 & 2006; current use - restaurant
<b>Building Type</b>	Masonry
<b>Flood Zone</b>	Zones AEF, AE, XS
<b>Utilities</b>	Hawaiian Electric, Board of Water, Gas Company, Spectrum
<b>Property Amenities</b>	Grease trap, kitchen, security lights, HVAC, three restrooms, storage, walk-in refrigerator/chiller, water heater





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# INVESTMENT HIGHLIGHTS

## Convenient Access

Multiple surface streets provide very convenient access to 2836 Kapiolani including the two freeway offramps to the University of Hawaii, Kapiolani Boulevard, Waialae Avenue and King Street.

## Strategic Location

This Property is situated within walking distance of the planned Kuilei Place [2026] which is slated to add more than 1,000 new residential condos to the neighborhood.

## Efficient Design

The single-story, concrete building, built on the rear and side property lines, capitalizes on building efficiency and maximizes highly coveted parking stalls.

## High Visibility

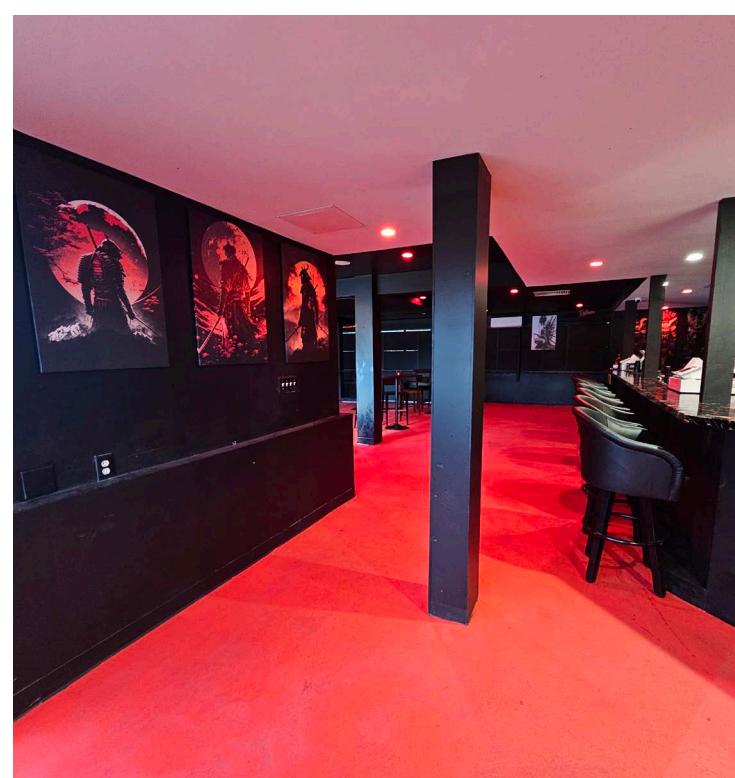
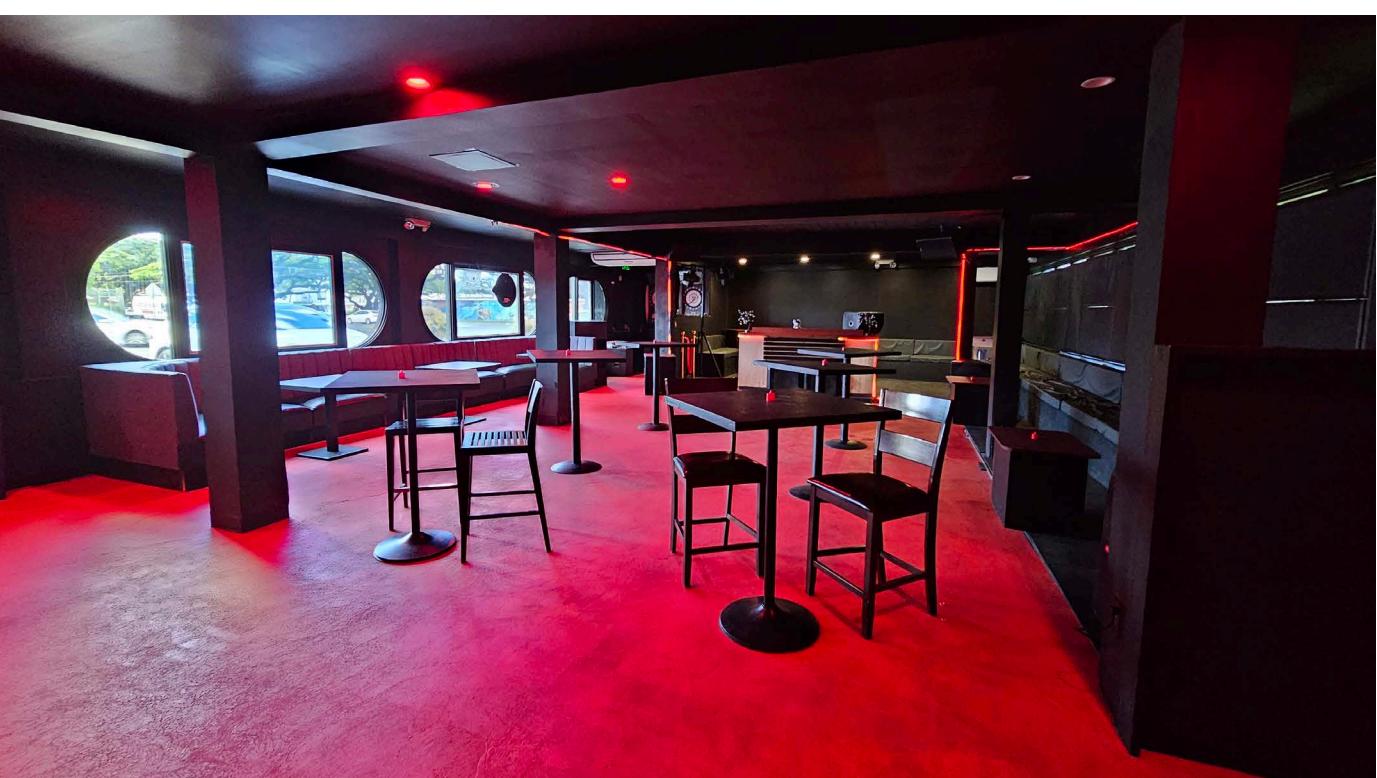
Approximately 22,000 cars travel pass the Property daily and with 92 linear feet of clear frontage, 2836 Kapiolani enjoys a superior visibility.

## Short-term Lease

The current lease has been preserved as a short-term lease with a restaurant operator to maximize an investor's flexibility to implement various, longer-term strategies.

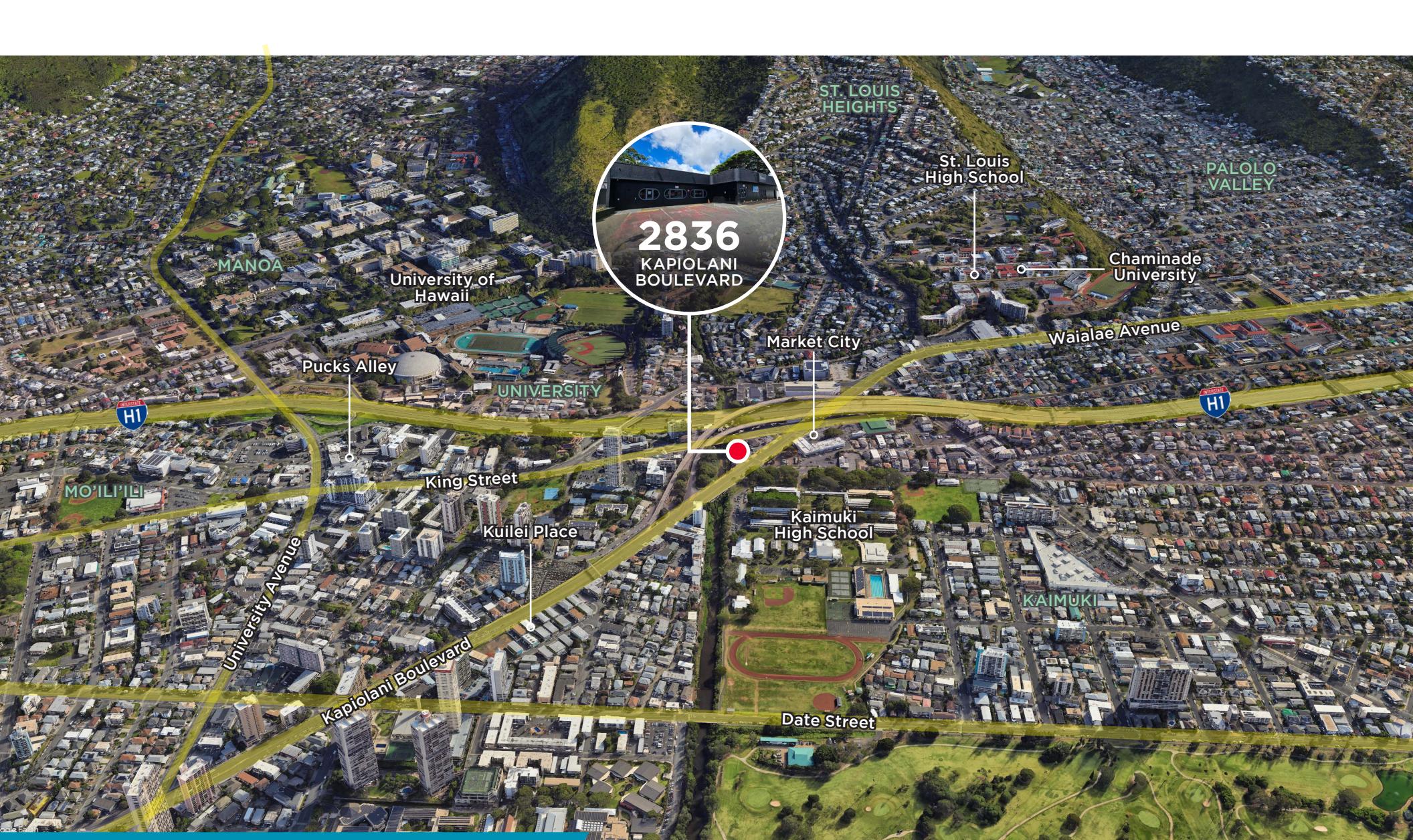
## Vibrant Neighborhood

2836 Kapiolani enjoys its unique location between the University of Hawaii's college-town vibrancy and the Kaimuki submarket with its foodie followers and mid to upper-income households.



# PROPERTY BOUNDARY





CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP

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