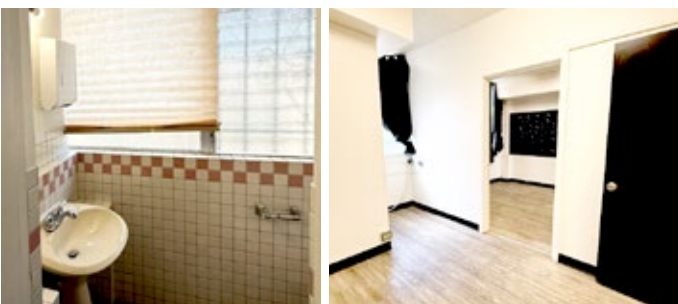


FOR SALE - OFFICE/RETAIL CONDOS - UNIVERSITY PLAZA

PRICE IMPROVEMENT - \$275,000



INVESTMENT / OWNER-USER OPPORTUNITY

FEE SIMPLE COMMERCIAL CONDOS in University Plaza on the 2nd floor of this 3-story walk-up feature an open floor plan. Space is ideal for office or retail use.

RARE OPPORTUNITY for Owner/Users and Investors to own commercial space in this prime location between UH Manoa and Waikiki.

- ADDRESS: 931 University Ave, Honolulu, HI 96826
- FEE SIMPLE
- HIGH VISIBILITY 2ND FLR Spaces with a traffic count of 21,500 Vehicles/day*
- EXCELLENT LOCATION near UH Manoa, Waikiki and Waianueue, the first phase of the Kapa'akea's mixed-use development.
- ACCESS to H-1 and Kapiolani Blvd and King Street
- ZONING: BMX-3
- OPEN FLOOR PLAN
- ON-SITE Customer Parking

SAVE \$70,000

| UNIT | TMK | SIZE (SF) | ASKING PRICE | UPDATED ASKING PRICE |
|------|---------------|-----------|-------------------------|----------------------|
| 201 | 1-2-7-16-2-34 | 571 | \$345,000.00 | \$275,000.00 |
| 202 | 1-2-7-16-2-35 | 590 | \$345,000.00 | \$275,000.00 |
| 203 | 1-2-7-16-2-36 | 590 | \$345,000.00 | \$275,000.00 |
| 204 | 1-2-7-16-2-37 | 590 | \$345,000.00 | SOLD!!! |
| 206 | 1-2-7-16-2-39 | 642 | \$345,000.00 | \$275,000.00 |
| 208 | 1-2-7-16-2-41 | 642 | \$345,000.00 | \$275,000.00 |
| 209 | 1-2-7-16-2-42 | 620 | \$345,000.00 | \$275,000.00 |

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Demographics



| HONOLULU, HI 96826 | 0.5 MILE | 1 MILE | 3 MILE |
|---------------------------|----------|----------|----------|
| 2024 Population | 19,188 | 59,382 | 218,232 |
| Households | 8,340 | 26,141 | 98,119 |
| Median Age | 37.3 | 42.8 | 45.8 |
| Median Household Income | \$63,326 | \$65,352 | \$79,410 |
| High School Graduate | 24.6% | 22.4% | 20.3% |
| Some College/Assoc Degree | 31.2% | 28.2% | 26.1% |
| Bachelor/Grad/Prof Degree | 38.5% | 44.0% | 48.3% |
| Total Businesses | 571 | 2,863 | 15,479 |

Source: Data provided by Esri (2024,2029) ©2024 Esri
September 13,2024



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