

1709 KALANI ST

HONOLULU, HI 96819

OWNER-USER
OPPORTUNITY



PROPERTY SITE



ChaneyBrooks

PROPERTY SUMMARY



ASKING PRICE \$2,950,000

ADDRESS 1709 Kalani St
Honolulu, HI 96819

TAX MAP KEY (1) 1-2-3: 69

2025 PROPERTY TAX \$29,262.76

TENURE Fee Simple

BUILDING SIZE 6,546 SF

LAND AREA 5,000 SF

YEAR BUILT 1991

HEIGHT LIMIT 60 FT

ZONING IMX-1, Industrial-
Commercial Mixed Use



INVESTMENT HIGHLIGHTS



Fee Simple Mixed-Use Asset

This offering consists of a 6,546-square foot, 3-story building with a commercial kitchen on the 1st floor, open floor plan on the 2nd floor and accessory dwelling unit on the 3rd floor.

Owner-User Opportunity

This asset presents a unique opportunity for a buyer to occupy the entire property, or a portion of the building while offsetting ownership costs with rental revenue from the tenants occupying the remainder of the building.

Corner Location on Busy Thoroughfare

This corner parcel has great visibility along Kalihi Street, a 4-lane thoroughfare (most of Kalihi consists of 2-lane roads).

Desirable Improvements

The building benefits from the following improvements:

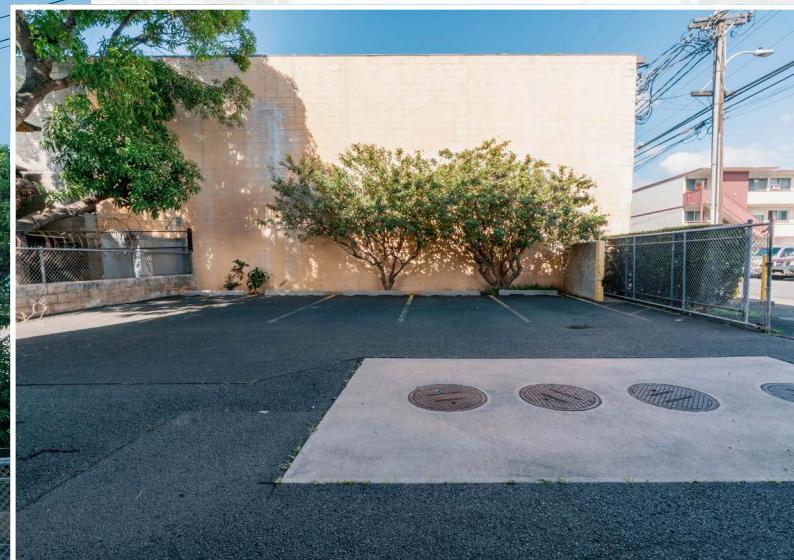
- Heavy Power
- Hydraulic Elevator and Two (2) Interior Stairwells
- Central A/C
- Walk-In Refrigerator
- 1,250 Gallon Grease-Trap
- Gas Cooking Kitchen
- LVO Washing System (pot and dishwasher)
- Large 3-Basin Hobart Sink with Disposal
- Hand Sink

PROPERTY DESCRIPTION

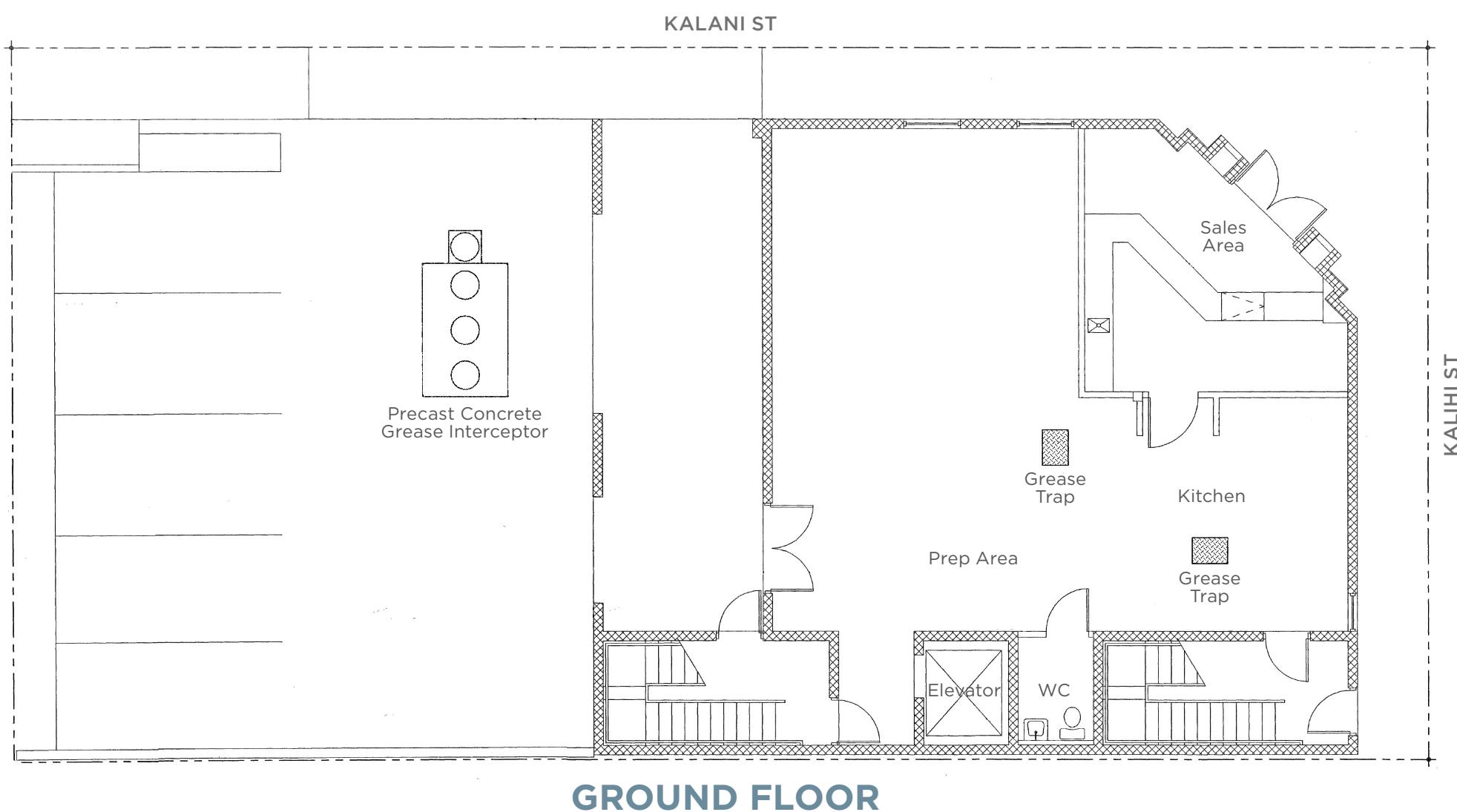
The property consists of a 5,000-square foot fee simple parcel located at 1709 Kalani Street, Honolulu, Hawaii.

Built in 1991, 1709 Kalani Street is improved with a 3-story, 6,546-square foot mixed-use building. Each level is made with concrete flooring poured in place. The first floor is built out with a commercial kitchen spanning approximately 1,922 square feet, which includes a small kitchen, refrigerator, 1,250-gallon grease trap,

hood vent, and three (3) large commercial kitchen basin sinks. A 2,346-square foot second floor has an open floor plan and can be used for manufacturing, production or an office. The 2,270-square foot third level is built out as a 2-bedroom, 2-bathroom accessory dwelling with walk-in closets, a large, oversized living area and kitchen. There is a small parking lot behind the building accessible via Kalani Street.



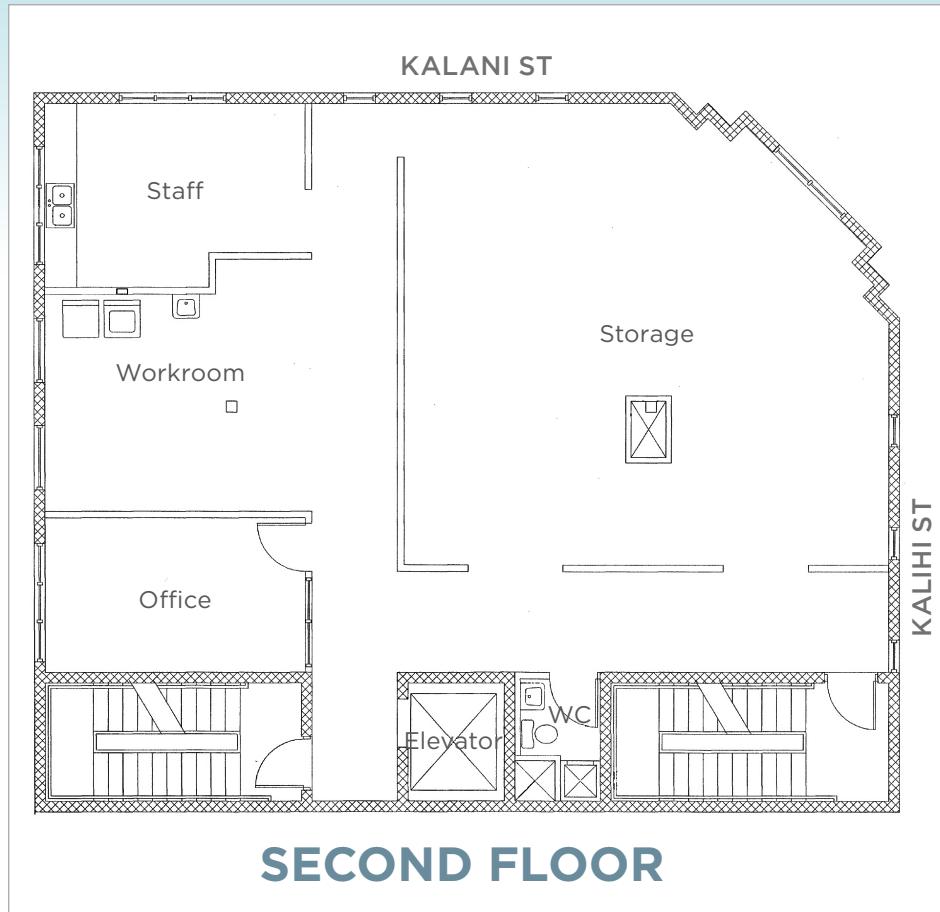
SITE PLAN



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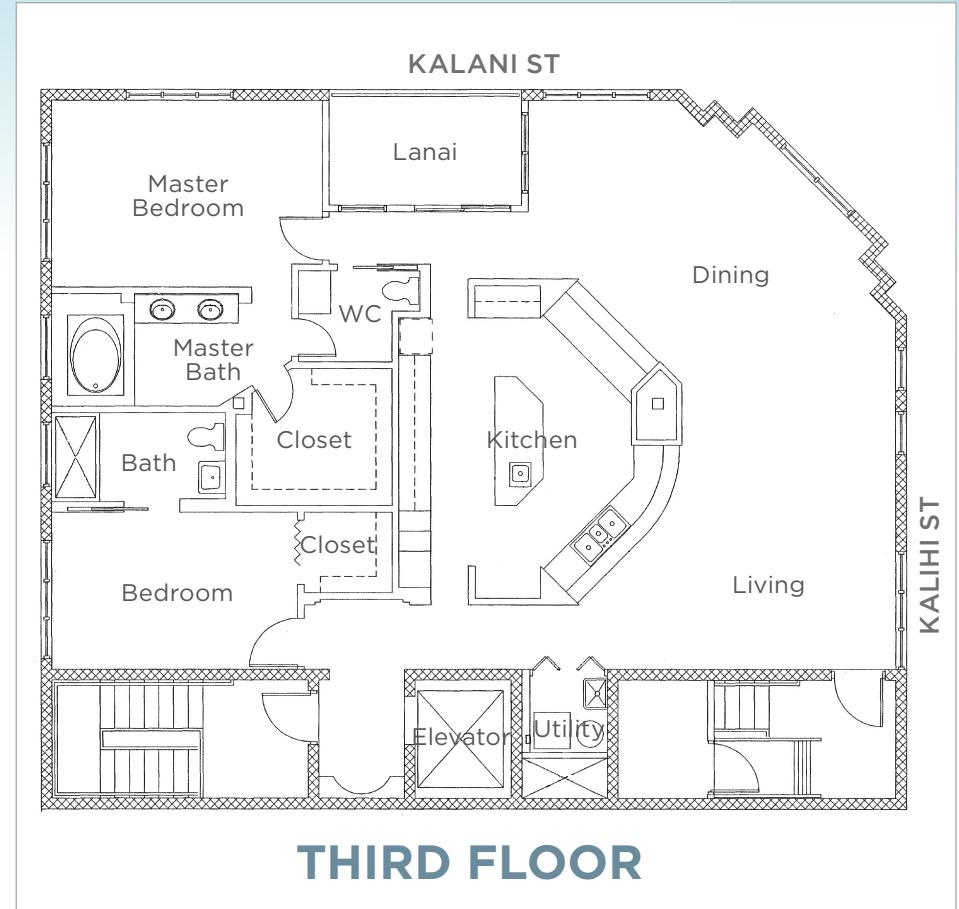
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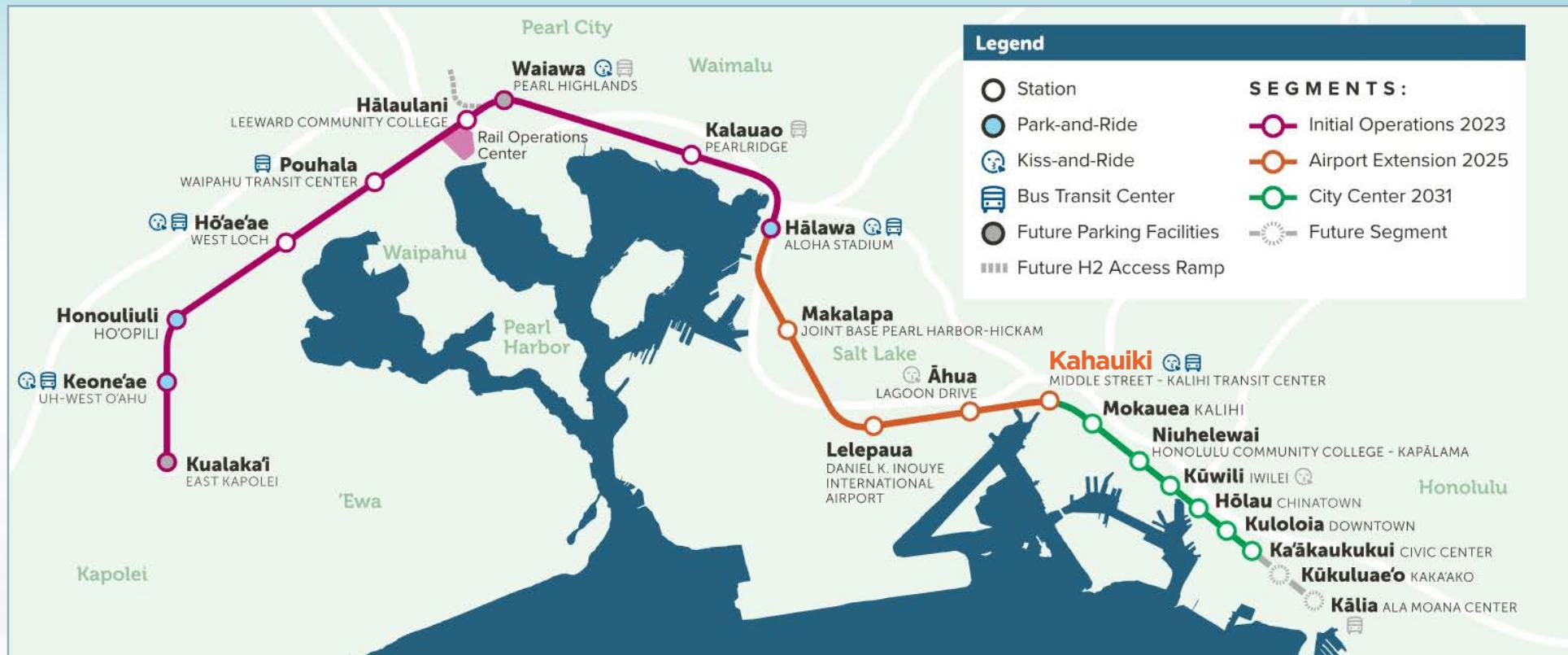


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TRANSIT ORIENTED DEVELOPMENT



The Honolulu rail transit system will feature 19 stations along a 18.9-mile long corridor on the south shore of Oahu between East Kapolei and the Civic Center. Initial operations of the first 9 stations, from East Kapolei to Aloha Stadium, commenced in 2023. The airport extension phase is anticipated to come online in 2025, with operations to the City Center in 2031. The final two stations (Kaka'ako and Ala Moana) will be completed in a separate project phase.

Over 60% of Oahu's population currently lives within this transit corridor, and the population

in the corridor is projected to continue to grow faster than the rest of Oahu. Over 40% of Honolulu jobs are within the corridor. Rail transit provides an opportunity to help reduce the growth of traffic congestion by taking cars off the road, improve travel reliability, shorten travel times for most riders between home and work, and increase transportation options by transit, bicycle, and on foot.

The Department of Planning and Permitting ("DPP") has created neighborhood transit-oriented development (TOD) and transit-

influenced zone (TIZ) precincts to help integrate land use and transportation planning around the rail stations in anticipation of the rail project. The plans are intended to address opportunities for new development and plan for orderly growth and improved accessibility around the stations.

Due to its close proximity to the future Kalihi Rail Station #13, the property falls within the Kalihi Neighborhood TOD Plan which recommends a 2.5 FAR and a 60' height limit for the site.



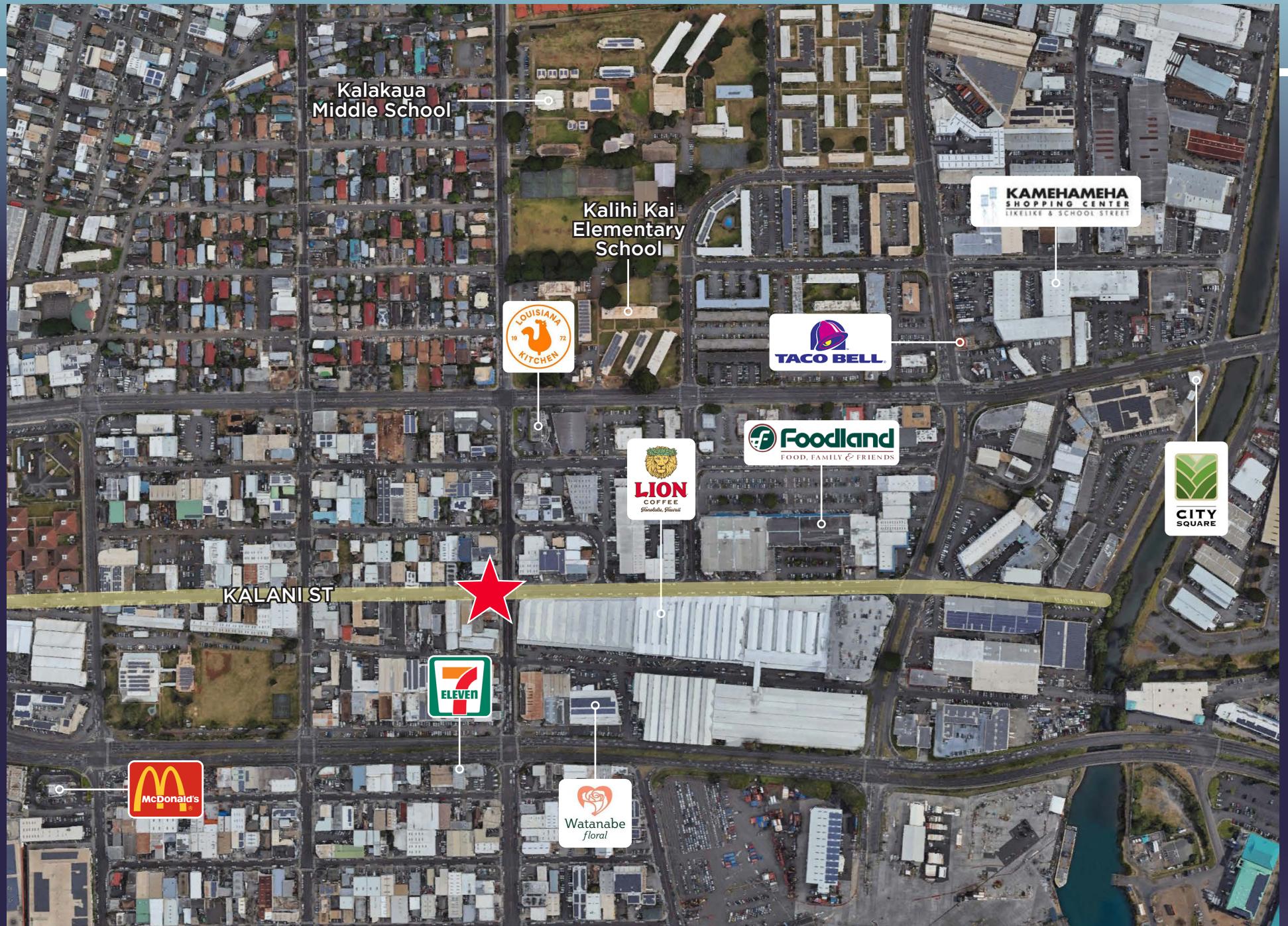
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2023 Population	21,911	161,868	309,346
2023 Households	5,060	55,870	115,681
Avg Household Income	\$89,342	\$99,177	\$97,572
Median Home Value	\$631,830	\$707,484	\$703,473
Median Age	38.9	42.3	41.6

Source: CoStar

1709
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