

NEW MARKET RIGHT PRICE



For Sale

(Fee Simple)

509 Kawainui St
Kailua, HI 96734

~3,200 SF Commercial Opportunity in Kailua Town

- Great visibility and easy access from Oneawa St.
- Desirable demographics
- Outdoor lifestyle appeal
- B-2 zoning
- Concrete block construction

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Rare opportunity to own fee simple property in the thriving and supply-constrained Kailua town. Ideal fit for visionary owner-users looking for predictable space expense and the flexibility of either revenue from the remaining leased units or on-site housing. By executing strategic renovations, new ownership is poised to benefit from Kailua's rising retail and residential rental market.

98% Occupied

The property is 98% leased, providing immediate cash flow. Currently, there are four retail tenants on the ground floor and three residential tenants on the second floor (one vacancy pending renovations).

High-Visibility Signage

Benefitting from high-visibility signage, this property serves as a prominent location for retailers, ensuring they capture the attention of passersby.

Desirable Demographics

Kailua is a prosperous community with desirable demographics, ensuring a stable base of customers for the retail tenants. Residential units in Kailua garner rates that are higher than the majority of the island.

Outdoor Lifestyle Appeal

Kailua, renowned for its vibrant outdoor recreation culture, attracts both locals and visitors alike, bolstering a thriving retail environment.

B-2 Zoning

Flexible zoning accommodates diverse uses such as business services, catering, convenience shops, dining, music or dance schools, childcare etc.



Property Overview

Address	509 Kawainui Street, Kailua, HI 96734
Area	Kailua Town
TMK	(1) 4-3-59-50
Zoning	B-2
Tenure	Fee Simple
Asking Price	\$1,950,000
Land Area	5,646 SF
Building Area	~3,200 SF (4 Commercial Units* & 4 Residential Units**)
Year Built	1958
Total Floors	2
Parking	6 Stalls

*Existing retail use is permitted under B-2 zoning; residential is an existing, non-confirming use.

** Two studio units and two one-bedroom/one-bath units.

Demographics

	1-mile	3-mile	5-mile
Population	17,435	52,487	99,708
Households	6,384	18,078	31,844
Median Home Value	\$1,165,587	\$1,185,329	\$1,016,866
Median Age	42.3	44.4	39.5
Bachelors Degree +	23.8%	26.6%	24.7%

Ground Floor

~25 Commercial Space 1 Pawnshop 450 SF	~18
Commercial Space 2 Beauty Salon 350 SF	~14
Commercial Space 3 Tattoo Shop 350 SF	~14
Commercial Space 4 Tattoo Shop 450 SF	~18

Second Floor

Balcony ~6	~25 Apt A 1BR/1BA 450 SF	~18
	Apt B Studio/1BA 350 SF	~14
	Apt C (Vacant) Studio/1BA 350 SF	~14
	Apt D 1BR/1BA 450 SF	~18



The above site plan is for illustrative purposes only. Measurements provided are approximate. Neither the plan nor the measurements should be relied upon for specific planning or development purposes. Interested parties should consult with qualified professionals and conduct their own due diligence.

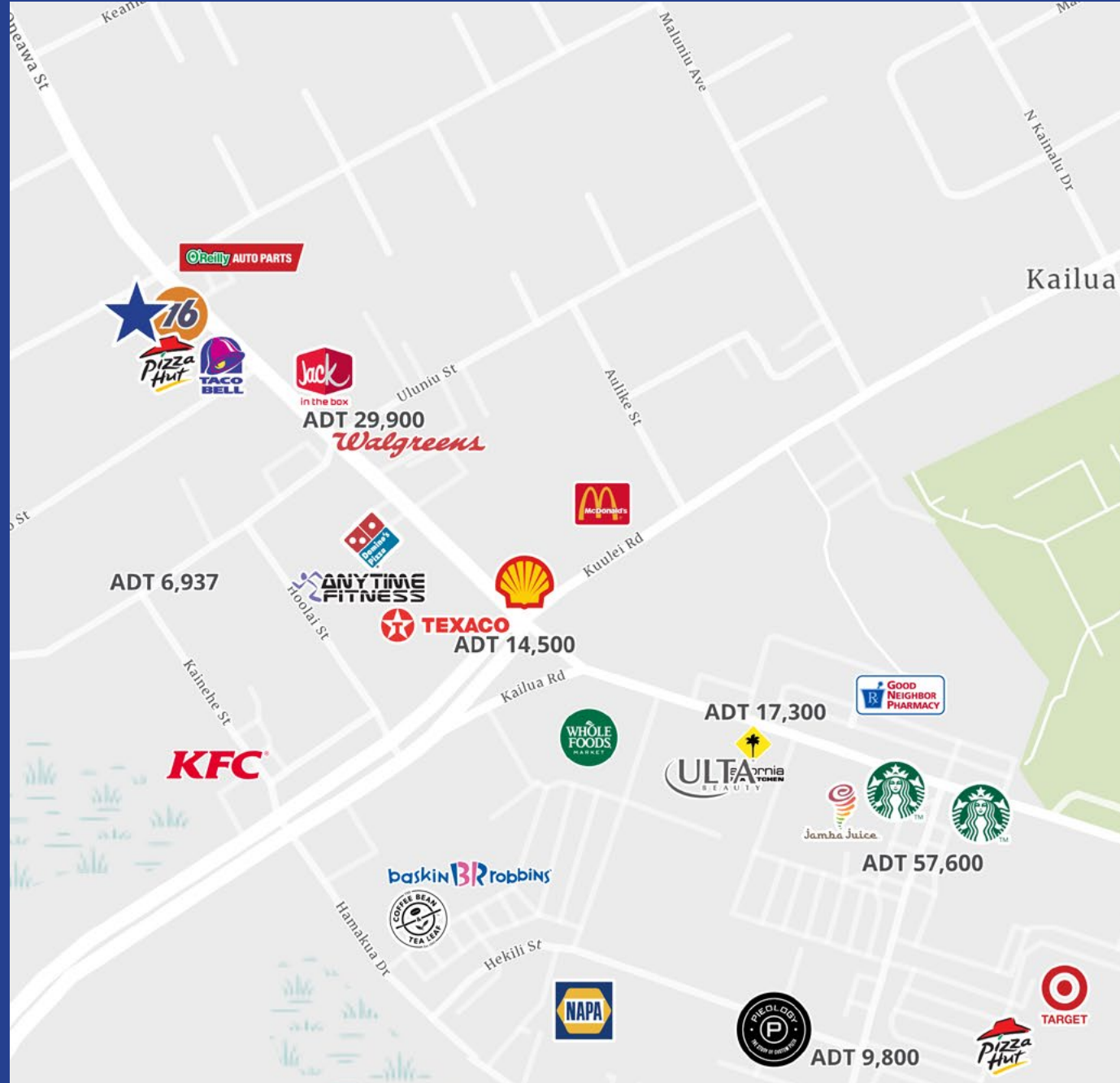


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