

View Virtual  
Walkthrough



View Suite 105

# For Sale

## Fee Simple Office Space at Wahiawa Medical Building



### Contact

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## 302 California Avenue

### Suite 105 | Key Highlights

- Close proximity to public transportation with easy access from Kamehameha Highway
- Central location allows for service from Waiialua, North Shore, and Wahiawa areas
- Ample free customer and tenant parking
- ADA accessible building entrances
- Exterior facing ground floor signage
- Break room and restroom in the unit
- Rare opportunity to own a fee simple medical office
- Located within an [Enterprise Zone](#)

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## Property Description

The Wahiawa Medical Building is a readily recognized medical office building located in the quaint town of Wahiawa. This suburban submarket serves not only its community's residents, but also the neighboring Schofield/Wheeler military bases, Mililani, Waialua, and the North Shore of Oahu. The building features an open aired courtyard with second level accessibility via a central stairwell or elevator. With a diverse tenant mix, the project includes a community health center, diagnostic lab, dentistry, physical therapy, pediatrics, and other specialized medical services. There is ample parking for both customers and tenants with public transportation stops nearby. Situated right off of Kamehameha Hwy, the location is just minutes from the H-1 Freeway.

## Suite Description

Suite 105 is the first ground floor space visible as you enter the parking lot of the building. Highly desirable, it is one of the only units with both interior and exterior entrances. This corner unit has multiple signage opportunities along the building façade. Formerly housing a pharmacy, the open layout allows for the opportunity to design the space to suit the needs of the incoming business. The suite includes a small back storage area with a private restroom.

Address	302 California Avenue, Wahiawa, HI
TMK	(1) 7-3-4-36-3
Zoning	B-2
Unit Size	Suite 105 (795 SF)
Asking Price	\$360,000 (Fee Simple)
RPT	\$340.07/Month (Estimated 2024)
CAM	\$1,546.49/Month (Estimated 2024)
Parking	Tenant and customer parking



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