



Hawaii  
Commercial  
Real Estate

# 1303 RYCROFT ST

HONOLULU, HI 96814

OFFERING MEMORANDUM | MAY 2026



ONLINE  
LISTING



VIRTUAL  
TOUR

# INVESTMENT HIGHLIGHTS

## PRIME LOCATION

RARE OPPORTUNITY TO OWN  
IN HONOLULU'S HIGHEST  
POPULATION DENSITY

2,300+

CONDO UNITS DELIVERED WITHIN  
THE PAST 5 YEARS IN NEARBY  
THRIVING DEVELOPMENT AREA

## TOD ZONE

TRANSIT ORIENTED  
DEVELOPMENT ZONE WITH  
INCREASED FAR (DENSITY)

## CASH FLOW

IMMEDIATE STABILISED INCOME WITH  
RENT GROWTH POTENTIAL

4.96% CAP

GREAT IN-PLACE INVESTMENT  
WITH VALUE ADD OPPORTUNITY  
AND POTENTIAL REPOSITIONING

## VALUE-ADD UPSIDE

MARK-TO-MARKET WITH CLEAR  
PATH TO NOI GROWTH

# PROPERTY INFORMATION



**SALE PRICE:** \$6,995,000.00

**ADDRESS:** 1303 RYCROFT ST,  
HONOLULU, HI 96814

**TAX MAP KEY:** 1-2-3-14-6

**YEAR BUILT:** 1965

**ZONING:** BMX-3

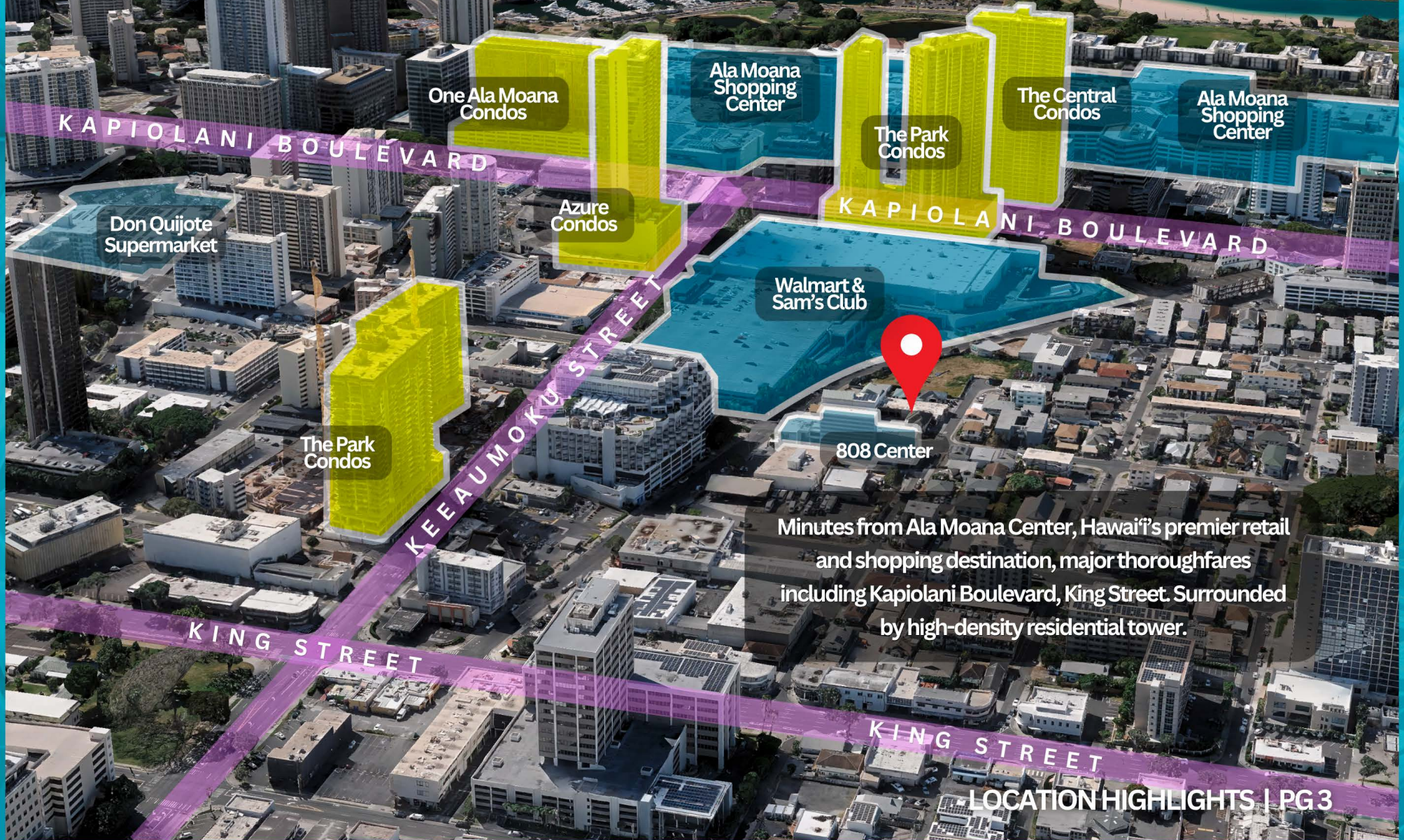
**TENURE:** Fee Simple

**LAND SIZE:** 12,767 SF

**BUILDING SIZE:** 6,211 SF

**PARKING:** 21 stalls

# LOCATION HIGHLIGHTS



One Ala Moana Condos

Ala Moana Shopping Center

The Central Condos

Ala Moana Shopping Center

The Park Condos

KAPIOLANI BOULEVARD

Don Quijote Supermarket

Azure Condos

KAPIOLANI BOULEVARD

Walmart & Sam's Club

The Park Condos

KEAUMOKU STREET

808 Center

Minutes from Ala Moana Center, Hawaii's premier retail and shopping destination, major thoroughfares including Kapiolani Boulevard, King Street. Surrounded by high-density residential tower.

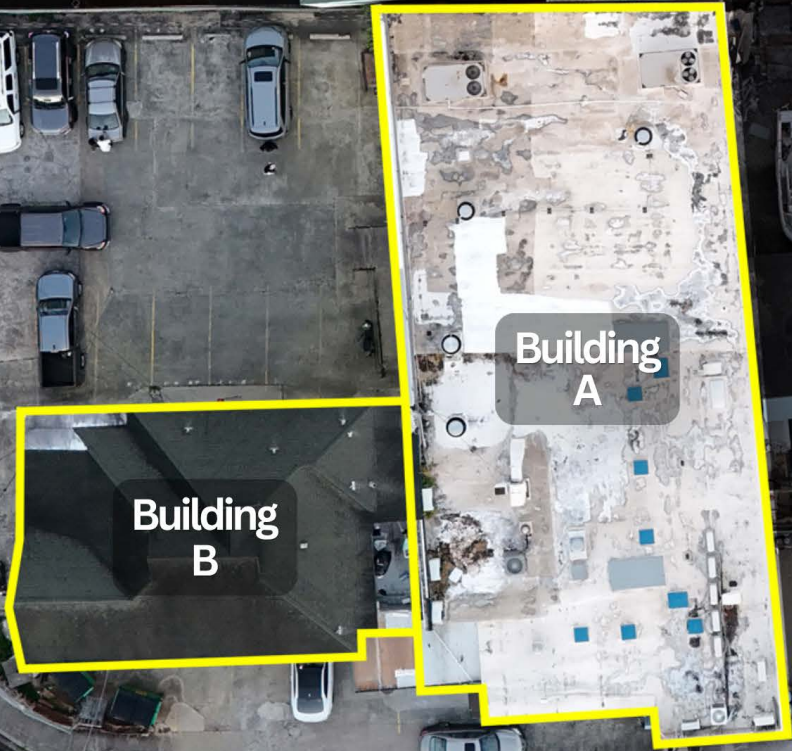
KING STREET

KING STREET

# PROPERTY LAYOUT

RYCROFT ST

CEDAR ST



# CONTACT INFORMATION

Please feel free to contact us to schedule a private tour or to discuss this rare investment opportunity!



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