



ChaneyBrooks



1709 Kalani Street

For Sale or Lease



Built in 1991, this fee simple mixed-use industrial asset is located in the Kalihi/Mapunapuna corridor, one of O'ahu's core industrial submarkets. The property features a 6,546 square foot, three-story concrete building situated on a 5,000 square foot IMX-1 zoned parcel (TMK: 1-1-2-3-69). Improvements include a fully built-out commercial kitchen, heavy power, hydraulic elevator, grease trap, gas service, and central air conditioning. The flexible layout allows for industrial, office, and accessory residential uses, making it an excellent opportunity for an owner-user or value-add investor. The property benefits from strong street visibility in a supply-constrained urban location.





**Asking Price: \$2,800,000**

**Lease Base Rent: \$2.25/sf/month NNN**

**Tax Map Keys: (1) 1-2-3-69**

**Land Tenure: Fee Simple**

**Land Area: 5,000 square feet**

**Zoning: IMX-1**

**Height Limit: 60 feet**

**Flood Zones: X**

**Property Tax: \$29,262.76**

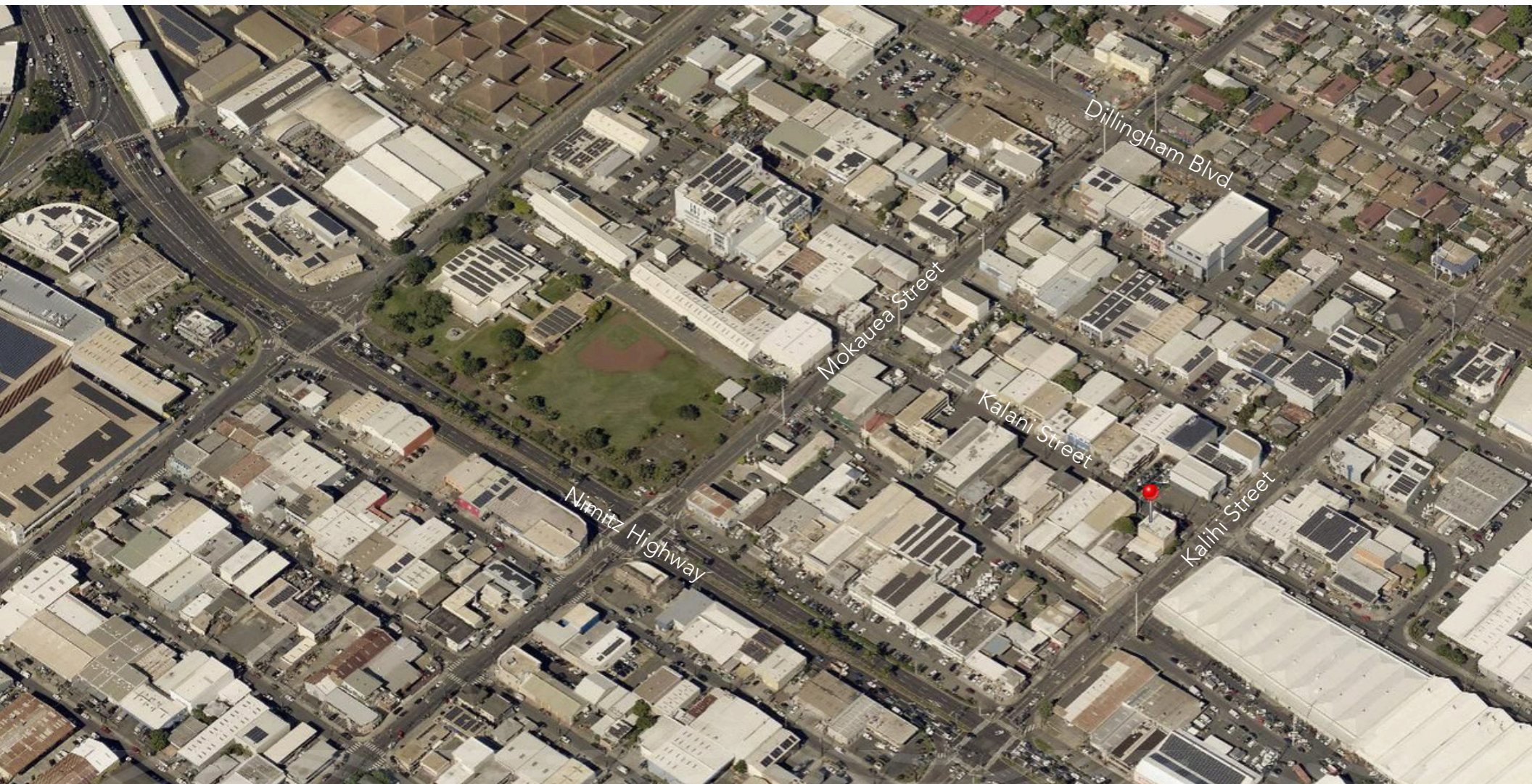
**Improvements: (approximate)**

- 3-Story Concrete Building (6,546 SF)
- Commercial kitchen w/ 1,250 gal. grease trap
- Hydraulic Elevator
- Accessory Dwelling Unit (2 bdrm/2 bath)

**Demographics\*:**

	1 Mile	3 Mile	5 Mile
• 2023 Population	21,911	161,868	309,346
• 2023 Households	5,060	55,870	115,681
• Avg. Income	\$89,342	\$99,177	\$97,572

\*CoStar



**EXCLUSIVE CO-LISTING AGENTS:**



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Information deemed reliable but not guaranteed. \*Parties to do their own due diligence to verify any and all information.