

Property Full with Photos

[1-2-8-028-026-0000](#)

MLS #: **202509693**
 Status: **Active**
 Lnd Tenure: **FS - Fee Simple**
 Listing Service: **Full Service**

3040 Waialae Ave, Honolulu 96816

Region: **Metro**
 Nghbrhd: **UNIVERSITY**

Bldg Nm: **n/a**
 Fee Options:

LP: **\$9,600,000**
 OLP: **\$9,600,000**



General Information

Prop Type: **Commercial/Industrial**
 Bus Name:
 Employees:
 Bus Type: **Retail Mall**
 Prop Front: **Main Street, Retail Mall**
 Easements: **Other**

DOM: **4**
 CDOM: **4**
 Year Built: **1955**
 Land Sqft: **9,062**
 Lot Acres: **.208**

Income/Expenses Information

Monthly Rent: **\$44,625**
 Mth Inc Other:
 Ttl Ann Inc: **535,500.00**
 Ann Op Exp: **\$104,164**
 Net Ann Inc: **\$431,336**

Floor Number: **1**
 Days Open: **7**
 Hours Open:
 Comm Space:
 Owner Type:

Total Sqft: **4,949**
 Total Park: **20**
 # Ttl Units:
 Year Est:

Franchise Fee:

Additional Information

Stories: **1** Story Type: **One**
 Zoning: **32 - B-2 Community Business Dis**
 Flood Zone: **Zone X**
 Int Sqft: **4,949** Oth Sqft: **0**
 Prop Cond: **Excellent** Bldg Sqft:

Recent: **05/15/2025 : NEW**

Listing/Agent/Office Information

Listing Date: **05/15/25** CA Date:
 List Type: **Exclusive Rights**
 S Indust Class:

Tmp Wth Date:
 Lnd Recorded:
 Foreclos Number:

Exp Date: **05/08/26**
Land Court
 Lock Box:
 Listing Svc:

Agent: **Charles C Shin(R)**
 Ag Email: charlesshin@hichoicerealty.com
 License #: **RB-20507**
 Office: **HI Choice Realty**

Agent Mbr #:
 Corp Office Lic #:
 Office Mbr #:

Agent Ph: **(808) 372-2482**
 RB-22165
 HICR Office Ph: **(808) 545-4989**

Remarks

Pub Rmks: **Prime Commercial Property Investment Opportunity Located in the Heart of Kaimuki | Near UH Manoa | Across from City Mill Kaimuki Presenting a rare opportunity to acquire a high-performing commercial asset in one of Honolulu's most dynamic and desirable neighborhoods — Kaimuki. This offering consists of two adjacent lots (TMK: 1-2-8-028-037, MLS 202511158), which must be sold together, and the listing price is the combined price of the two lots. Property Highlights: 6 commercial units currently occupied by 5 restaurants and 1 hair salon. 100% leased and fully operational 20 on-site parking stalls — a rare amenity in this high-traffic area Current Cap Rate: 4.5% Zoning and location support strong long-term potential for rent growth and property value appreciation Ideally situated just minutes from the University of Hawai'i at Manoa and directly across the street from City Mill Kaimuki, this property benefits from constant foot traffic, local demand, and excellent visibility.**

Agent Rmks: **Given its central location and fully leased status, this property offers an excellent opportunity for investors seeking reliable income and long-term value appreciation in the Honolulu commercial market. Please feel free to reach out if you would like a full offering memorandum, rent roll, or to schedule a private tour. I'd be happy to provide any additional details you may need. Call Listor Charles Shin at 808-372-2482 or email me charlesshin@hichoicerealty.com**

Documents: **Lease Documents, P&L**
 Show Inst: **Appointment Only, Call Listor, Confidential**
 Disclosures: **See Remarks**

Association/Condo Information

Mgmt Co: **Hi Choice Realty** Mgmt Co #: **808-545-4989**
 Tenant Res Incl: **AC Maintenance, Electricity, Gas, Lease Rent**

Features

Roof:	Other	Flooring:	Concrete
Loading:	Other	Construction:	Brick
Cooling:	Individual	Sewer:	Connected
Amenities:	Private Restroom		
Utilities:	Gas, Large Water Meter		
Parking:	On Site, Unassigned		

Tax & Financial Information

TMK:	1-2-8-028-026-0000	Terms Acceptable:	1031 Exchange, Cash
Taxes/Mnthy:	\$2,575	Tax Assess Imp:	\$407,800
Tax Year:	2024	Tax Assess Lnd:	\$2,083,700
		Tax Assess Tot:	\$2,497,000
		Buy Finance:	
		Spc Sales Cond:	None

Exp Info Source: **Broker, Owner**





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1-2-8-028-037-0000

MLS #: 202511158
 Status: Active
 Lnd Tenure: FS - Fee Simple
 Listing Service: Full Service

3036 Waialae Ave, Honolulu 96816

Region: Metro
 Nghbrhd: UNIVERSITY

Bldg Nm: n/a
 Fee Options:

LP: \$9,600,000
 OLP: \$9,600,000



General Information

Prop Type: Commercial/Industrial
 Bus Name:
 Employees:
 Bus Type: Free Standing, Retail Mall, See Remarks, Shopping Center
 Prop Front: Main Street, Retail Mall
 Easements: None

DOM: 4
 CDOM: 4
 Year Built: 1962
 Land Sqft: 9,409
 Lot Acres: .216

Income/Expenses Information

Monthly Rent: \$44,625
 Mth Inc Other:
 Ttl Ann Inc: 535,500.00
 Ann Op Exp: 104,164
 Net Ann Inc: 431,336

Site Information

Floor Number: 1
 Days Open:
 Hours Open:
 Comm Space:
 Owner Type:

Property Information
 Total Sqft: 7,644
 Total Park: 20
 # Ttl Units: 6
 Year Est:

Franchise Fee:

Additional Information

Stories: 1 Story Type: One
 Zoning: 32 - B-2 Community Business Dis
 Flood Zone: Zone X
 Int Sqft: 2,695 Oth Sqft: 4,949 Bldg Sqft:
 Prop Cond: Above Average

Recent: 05/15/2025 : NEW

Listing/Agent/Office Information

Listing Date: 05/15/25 CA Date:
 List Type: Exclusive Rights
 S Indust Class:

Tmp Wth Date:
 Lnd Recorded:
 Foreclos Number:

04/30/26

Exp Date:
Land Court
 Lock Box:
 Listing Svc:

NONE
Full Service

Agent: Charles C Shin(R)
 Ag Email: charlesshin@hichoicerealty.com
 License #: RB-20507
 Office: HI Choice Realty

Agent Mbr #: 20354 Agent Ph: (808) 372-2482
 Corp Office Lic #: RB-22165
 Office Mbr #: HICR Office Ph: (808) 545-4989

Remarks

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Documents: Lease Documents, P&L
 Show Inst: Appointment Only, Call Lister, Confidential
 Disclosures: Property Disclosure Stmt, See Remarks

Association/Condo Information

Mgmt Co: Hi Choice Realty
 Tenant Res Incl: AC Maintenance, Electricity, Gas, Lease Rent

Mgmt Co #: 808-545-4989

Features

Roof: Other
 Loading: None
 Cooling: Individual
 Amenities: Private Restroom
 Utilities: Gas, Heavy Electricity, Large Water Meter
 Parking: On Site, Unassigned

Flooring: Concrete
 Construction: Concrete Block, Concrete Tilt-up, See Remarks
 Sewer: Connected

Tax & Financial Information

TMK: 1-2-8-028-037-0000
 Taxes/Mnthsly: \$2,711 Tax Assess Imp: \$333,300
 Tax Year: 2024 Tax Assess Lnd: \$2,290,700
 Tax Assess Tot: \$2,624,000 Terms Acceptable:
 Buy Finance:
 Spc Sales Cond: 1031 Exchange, Cash
 None

Exp Info Source: Broker, Owner





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