

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** Bldg Nm: **n/a**
 Nghbrhd: **UNIVERSITY** 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**

Site Information

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

Property Information

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** Bldg Sqft:
 Prop Cond: **Excellent**

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: Exp Date: **05/08/26**
 Lnd Recorded: **Land Court**
 Foreclos Number: Lock Box: **NONE**
 Listing Svc: **Full Service**

Agent: **Charles C Shin(R)**
 Ag Email: **charlesschin@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

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 charlesschin@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**
 Tenant Res Incl: **AC Maintenance, Electricity, Gas, Lease Rent**

Mgmt Co #: **808-545-4989**

Features

Roof: **Other**
 Loading: **Other**
 Cooling: **Individual**
 Amenities: **Private Restroom**
 Utilities: **Gas, Large Water Meter**
 Parking: **On Site, Unassigned**

Flooring: **Concrete**
 Construction: **Brick**
 Sewer: **Connected**

Tax & Financial Information

TMK: **1-2-8-028-026-0000**
 Taxes/Mnthly: **\$2,575** Tax Assess Imp: **\$407,800**
 Tax Year: **2024** Tax Assess Lnd: **\$2,083,700**
 Tax Assess Tot: **\$2,497,000**

Terms Acceptable: **1031 Exchange, Cash**
 Buy Finance:
 Spc Sales Cond: **None**

Exp Info Source: **Broker, Owner**





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

3036 Waiialae 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
Prop Cond: Above Average
Oth Sqft: 4,949
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: Exp Date: 04/30/26
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Agent: Charles C Shin(R)
Ag Email: charlesschin@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

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Show Inst: Appointment Only, Call Listor, 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/Mnthly: \$2,711 Tax Assess Imp: \$333,300
Tax Year: 2024 Tax Assess Lnd: \$2,290,700
Tax Assess Tot: \$2,624,000

Terms Acceptable: 1031 Exchange, Cash
Buy Finance:
SpC Sales Cond: None

Exp Info Source: Broker, Owner





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