

OWNER-USER OPPORTUNITY

829 Isenberg Street, Honolulu, HI 96826



CBRE

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THE OFFERING

Fee simple single story free-standing building with ample parking in the heart of Moiliili area, ideal for an owner user. Currently, the building is being utilized as a dental office. Zoning (BMX-3 Business mixed use community) allows for a wide array of potential uses. The building was built in 2014 and specifically designed for a dental office/clinic. Conveniently located off Isenberg Street the main thoroughfare bordering McCully/ Moiliili and Waikiki areas within proximity of densely populated residential area, nearby retail, and future planned mixed-use developments.

INVESTMENT HIGHLIGHTS

 **ZONING:**
BMX-3

 **YEAR BUILT:**
2014

 **HEIGHT LIMIT:**
150 FT

 **FEES SIMPLE**

 **LAND AREA:**
12,065 SF

 **BUILDING AREA:**
2,356 SF

 **ASKING PRICE:**
\$5,200,000



PROPERTY OVERVIEW

ADDRESS	829 Isenberg St Honolulu, HI 96826
MARKET/SUBMARKET	Honolulu/ McCully – Moiliili
SQUARE FOOTAGE	2,356 SF
LOT SIZE	12,065 SF
YEAR BUILT	2014
OCCUPANCY	Vacant

Owner-user opportunity to purchase a free standing building built in 2014 zoned BMX-3 with 14 on site parking stalls in the heart of Moiliili. The property is located off Isenberg Street which connects to two main throughfares S King Street and Kapiolani Blvd.

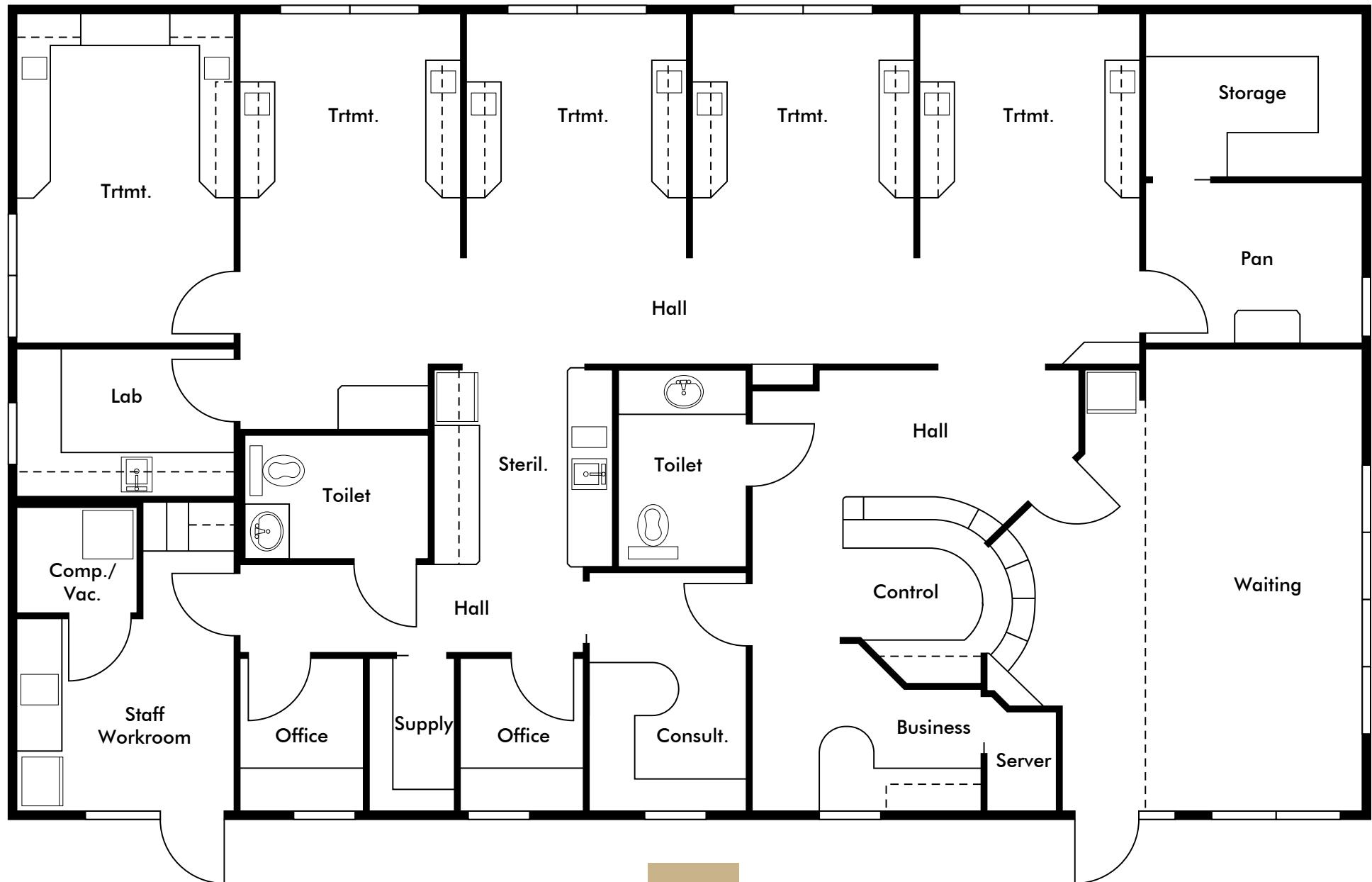
Designed by dental office specialist Architect Micheal Unthank of Unthank Design group.



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FLOOR PLAN



KEY LOCATION BENEFIT

Centrally located within Honolulu's urban district with Waikiki, Ala Moana, University, Kaimuki areas nearby.

Surrounded by a dense residential population and amenities including nearby parks, shopping, local restaurants, cultural attractions, healthcare facilities, and financial centers.

Easy access to nearby public transportation and pedestrian friendly area.

Conveniently located near the University of Hawaii at Manoa, Prince Jonah Kuhio Elementary, Punahou, Washington Middle Schools.

Large student population and several future planned retail and housing developments.



AMENITIES MAP



IMMEDIATE AREA MAP

KAHALA

UNIVERSITY OF HAWAII
AT MANOA

WAIKIKI

ALA MOANA
SHOPPING CENTER

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S King St - 16.2K VPD



Isenberg St - 8.4K VPD

820 Isenberg St
277 Affordable
Housing Units

HNL AIRPORT

Old Stadium
Park

MARKET OVERVIEW

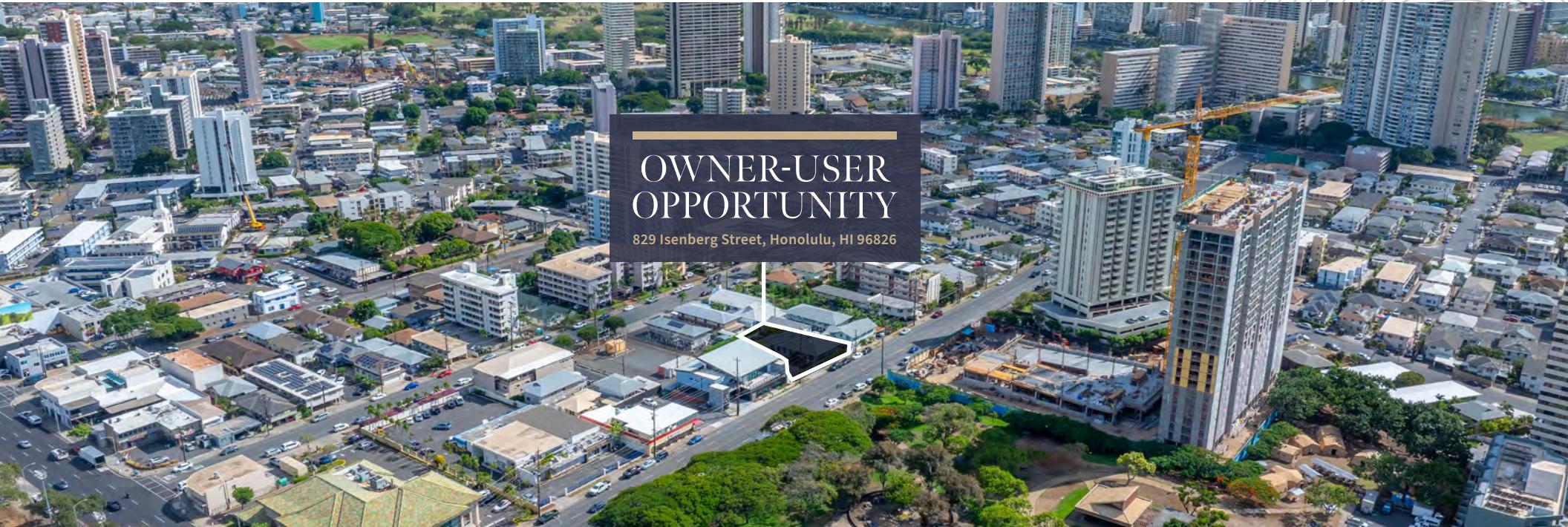
 2615 South King Street, Hale Mahana 14-story student housing project with 195 units and 20,000 SF of ground floor retail, completed in 2018.

 New Rise student housing development, located across from University of Hawaii Manoa campus on the corner of University Ave and Metcalf St. features 219 dormitory units with an 11,000 square foot multi-purpose state of the art facility and ground floor restaurants.

 2599 Kapiolani Blvd, Kuilei Place a 43-story high rise condominium development with a mix of market and affordable housing units, totaling 1,005 residential units, estimated completion date late 2026.

 820 Isenberg Street planned redevelopment for a 23-story, 278 affordable housing units.

 Pucks Alley/ Varsity planned retail phased redevelopment located on University Ave and South Beretania St.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population Current Year Estimate	69,515	230,476	321,228
2024 Households Current Year Estimate	34,814	103,381	129,003
2024 Average Household Income	\$97,279	\$122,602	\$130,979



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