



# NIUE VALLEY CENTER

549 HALEMAUMAU ST  
HONOLULU, HI 96821

**FEE SIMPLE RETAIL  
INVESTMENT OPPORTUNITY**



ONE OF HONOLULU'S MOST

# Desirable Neighborhood

Colliers presents the opportunity to own an investment property in East Oahu - one of Hawaii's most desirable trade areas. Two commercial condominium units are available at Niu Valley Center, a free simple retail development on Kalanianaʻole Highway between Hawaii Kai and Aina Haina. Occupied by established and popular restaurant tenants, each unit provides a desirable investment asset in a stable, supply-constrained trade area.



HALEMAUMAU ST

Kalanianaʻole Hwy 56,800 ADT



Kalanianaʻole Hwy 56,800 ADT



# PROPERTY SUMMARY

	Unit B4	Unit B6
Price	\$1,850,000	\$1,800,000
NOI	\$112,913	\$119,029
TMK	1-3-7-10-53-002	1-3-7-10-53-004
Premise Size	2,484 SF	2,920 SF
Existing Lease Expirations	5/31/34	3/31/28
Tenant Option	One Option for 5 Years	One Option for 4 years, eleven months
Tenant	Hangang Korean Grill House	Beastside Kitchen
Use	Premium full-service Korean barbecue restaurant	Hawaiian Pacific fusion restaurant featuring live music and events
Zoning	B-1	B-1
Real Property Tax	\$2,225.70/Mo	\$2,599.97/Mo
CAM	\$3,080.16/Mo	\$3,393.39/Mo



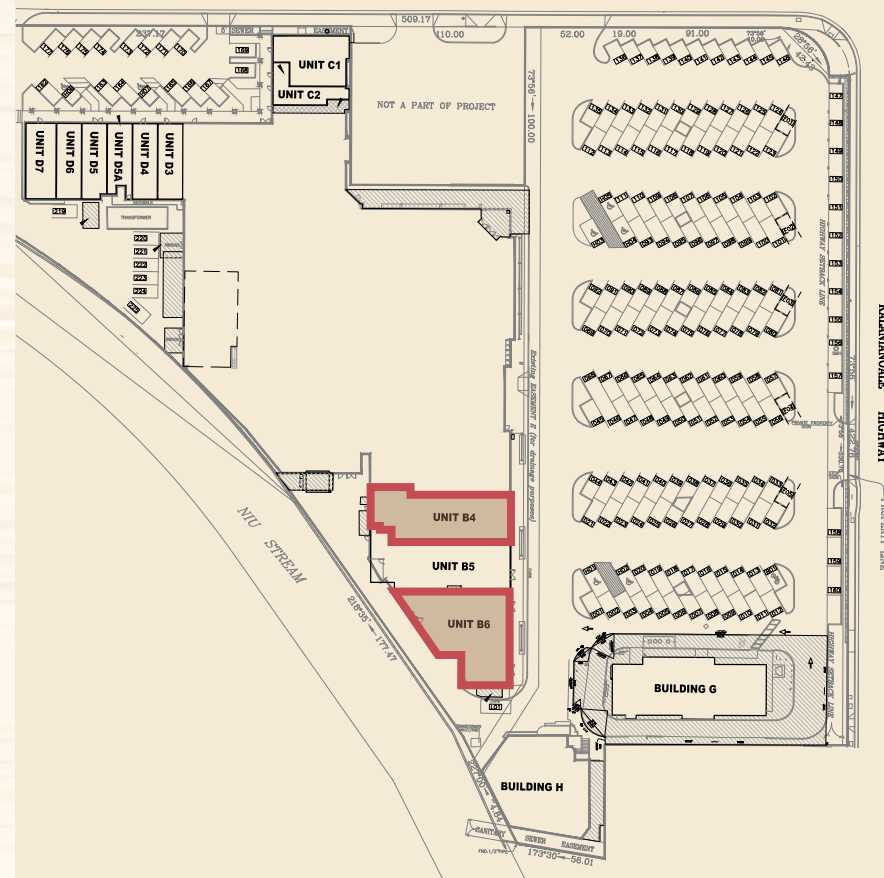


# DEMOGRAPHICS AND TRADE AREA



Demographics	1-Mile	3-Mile	5-Mile
Population	5,574	40,888	115,902
Daytime Population	3,615	30,940	93,853
Households	1,855	15,192	40,177
Avg HH Income	\$229,104	\$205,803	\$187,047
Bachelor Degree+	32.6%	35.3%	31.4%





## INVESTMENT HIGHLIGHTS

### Investor Opportunity

Units are currently occupied long-term by established, operating tenants having options to extend their leases.

### Strong Trade Area and Demographics

East Oahu has one of Hawaii's highest average household incomes, and a desirable market to reach affluent island residents and families.

### Pre-eminent Location on Major Thoroughfares

Kalanianaole Highway enjoys exposure to 56,800 vehicles per day, and is a popular route towards several visitor attractions along the southeastern coast of Oahu.





## CONTACT

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