PROPERTY ADDRESS

1684 Kalakaua Ave. Honolulu, HI. 96826



Commercial Investment Property

ASKING PRICE

$2,380,000

EXCLUSIVELY LISTED BY

Kynan Pang, (B) CCIM

Excel Commercial Realty
Principal | Owner

808-225-8776
kpang@excelcommercialrealty.com
excelcommercialrealty.com

EXCEL COMMERCIAL REALTY

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Investment Highlights

- 2,030 SF freestanding building | 7,267 SF BMX-3 zoned land
- Flexible open floor plan with plumbing and restroom
- Separate storage area with plumbing
- Currently occupied — $4K/month in-place rental income
- ~35,000 VPD traffic exposure on Kalakaua Avenue
- Ideal for owner-users or net lease investors

PROPERTY DESCRIPTION

Excel Commercial Realty is pleased to present 1684 Kalakaua Avenue, a freestanding commercial building offered for sale as an owner-user acquisition or NNN lease investment opportunity in the heart of Honolulu.

The property consists of a 2,030 square foot building constructed in 1979, situated on a 7,267 square foot parcel zoned BMX-3 (Community Business Mixed Use). The building features a large open-floor-plan area with plumbing and a restroom, plus a separate storage area also equipped with plumbing, well-suited for service businesses, light distribution, retail, or specialty use. The site includes 12 on-site parking stalls, a meaningful amenity for any commercial operator along this corridor.

The property is currently leased to One's Network Hawaii, a rental car operation, providing immediate in-place income for investors seeking a stabilized asset.

Location & Visibility

Positioned along one of Honolulu's most heavily trafficked corridors, the property benefits from exceptional street exposure with an estimated average daily traffic count of approximately 35,000 vehicles. The Kalakaua Avenue address places the asset within proximity to Waikiki, Ala Moana Center, Don Quijote, Kapiolani Blvd.

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LOCATION OVERVIEW

KALĀKAUA AVE. · FERN ST.



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LOCATION OVERVIEW

WAIKĪKĪ · DIAMOND HEAD



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LOCATION OVERVIEW

ALA MOANA · CONVENTION CENTER



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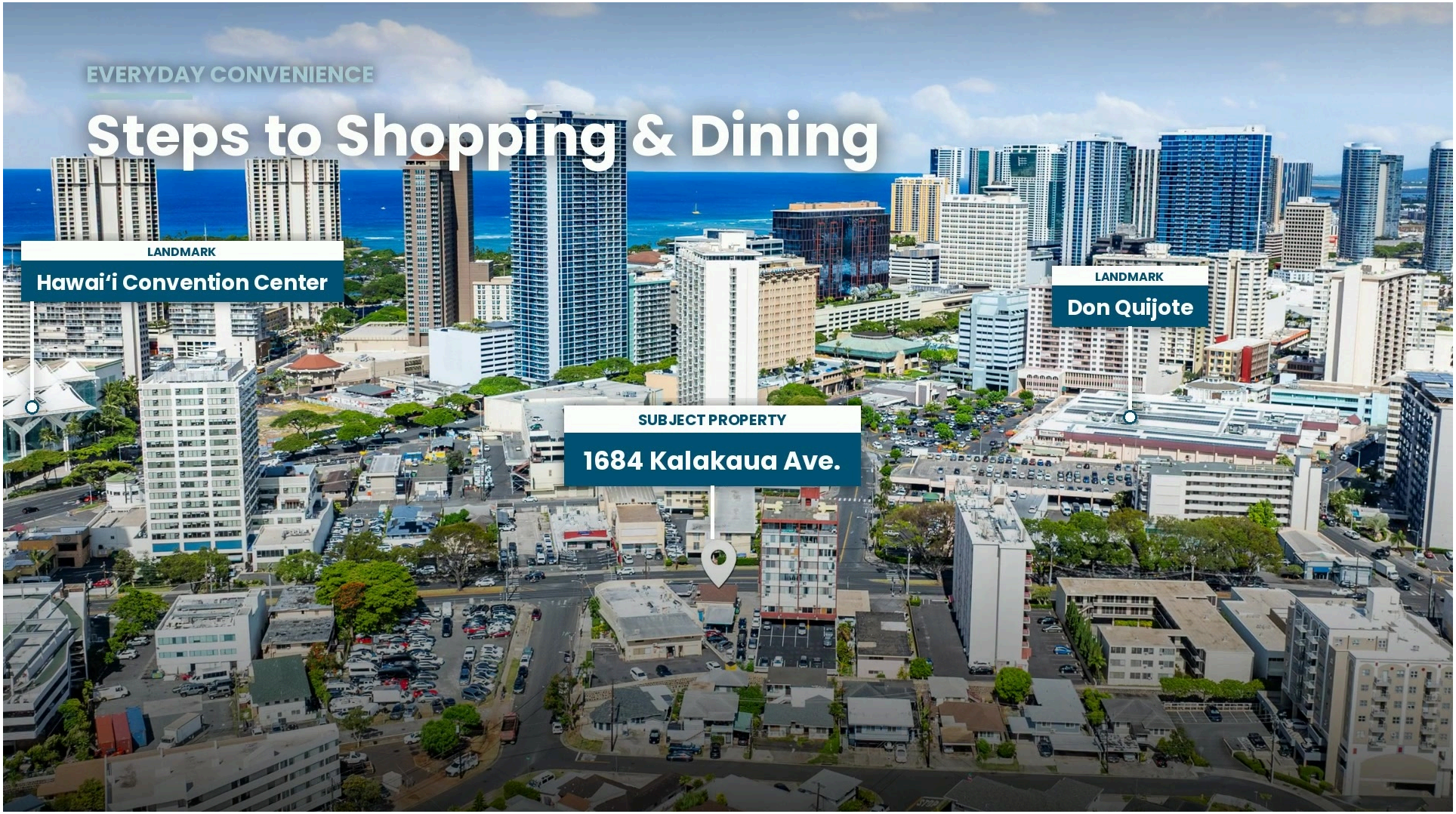
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LOCATION OVERVIEW

DON QUIJOTE · SHOPPING & DINING



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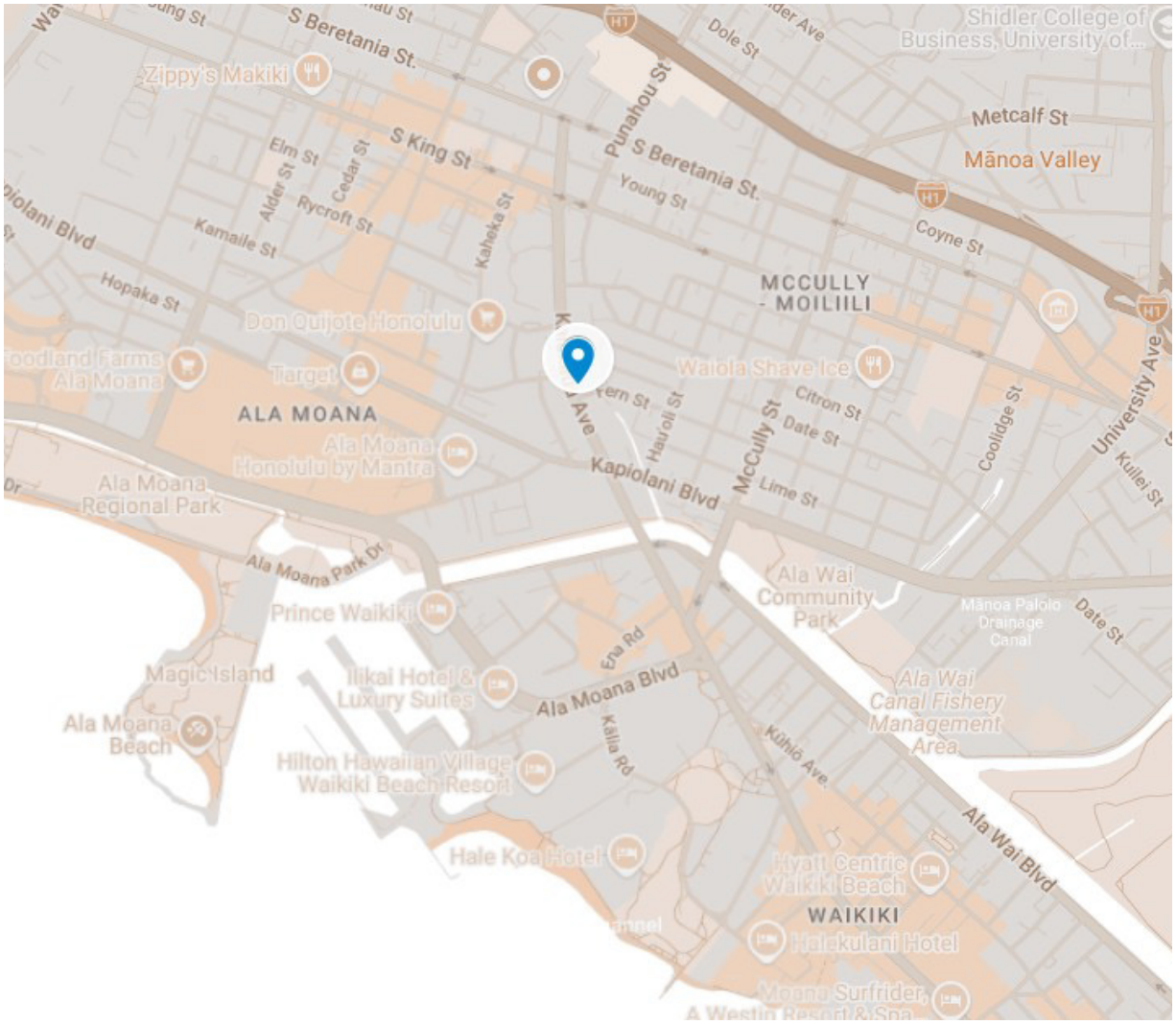
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LOCATION MAP



PROPERTY DETAILS

LIST PRICE	$2,380,000
ADDRESS	1684 Kalakaua Avenue Honolulu, Hi. 96826
TMK	1-2-3-023-002-0000
YEAR BUILT	1979
TYPE	Wood / Stucco
ZONING	BMX-3
LAND AREA	7,267 SF
BUILDING AREA	2,030 SF
FLOOD ZONE	X
TAX ASSESSED VALUE	$2,044,400
PARKING	12 Stalls

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FINANCIAL ANALYSIS

ANNUAL OPERATING DATA	PRO-FORMA
Scheduled Gross Income	$121,800
Less Expenses	$47,668

ESTIMATED EXPENSES	PRO-FORMA
Property Tax	$25,294
Management Fee	$9,744
Insurance	$5,097
General Excise Tax	$7,533
Total Expenses	$47,668
Net Operating Income	$74,132
CAP Rate	3.1%

$2,380,000
ASKING PRICE

7,267
LAND SF

2,030
BUILDING SF

$1,172
PRICE PER SF

3.1%
(PROFORMA CAP RATE)

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FOR MORE INFORMATION, PLEASE CONTACT

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SCAN TO VIEW PROPERTY WEBSITE

SCAN TO WATCH PROPERTY VIDEO

EXCEL COMMERCIAL REALTY