



CUSHMAN &
WAKEFIELD

ChaneyBrooks

NEWTOWN GOLF DRIVING RANGE

98-330 KAAHELE STREET
AIEA, HI 96701

*Rare Investment
Opportunity with
Upside Potential*

\$3,350,000



**CLICK FOR A
VIDEO TOUR**



Expansive 250+ yard range

THE OPPORTUNITY

Cushman & Wakefield Chaney Brooks is proud to present the rare opportunity to own your own turn-key driving range in the heart of Honolulu. This range includes 30 hitting stalls, an expansive 250+ yard range, restaurant facility with covered outdoor seating, putting green, pro shop, large parking area with 65 stalls plus land to expand, and operating equipment. Since the COVID pandemic began and due to related liability concerns, the owners have closed the driving range operations. This offering provides a new owner the opportunity to rebrand, reorganize, get innovative and create one of Honolulu's hottest gathering spots. There are numerous opportunities to increase profit including offering private lessons, hosting golf events, booking corporate retreats - the list of upside potential stretches as far as your imagination will take you.

INVESTMENT HIGHLIGHTS



Once-in-a-lifetime opportunity to own a turn-key driving range, pro-shop & restaurant facility



Huge upside through creative re-branding to make this a fresh, new social hotspot



30 ground-level hitting stalls positioned towards the valley into prevailing trade winds



Overhead lighting allows patrons to enjoy the facilities through the day and well into the night



Large 65-stall parking lot shaded with mature Monkeypod trees



Beautifully landscaped grounds with an array of fruit trees scattered throughout the property



Restaurant currently leased to a third-party vendor, Newtown Asian Grindz; former tenant obtained a liquor license - current tenant has not applied for the license



INVESTMENT HIGHLIGHTS



Architecturally designed to blend nicely with the Newtown neighborhood community



Maintenance equipment included with sale - Two John Deere utility vehicles, ball retrieving equipment, mower, ball washers, Toro Greenmaster



18 camera video surveillance system and equipment also included with sale



A significant portion of unused land provides additional upside potential opportunity



Visible from the H-1 freeway with the potential to draw a high volume of patrons; freeway exit located just past the property



Over 29,000 households within a 3-mile radius



Discount to replacement cost



Approximately 1 mile from the future Kalauao/Pearlridge Rail Station (currently under construction). When complete, the Rail will service 21 stations between East Kapolei and Ala Moana Center.





VALUE ENHANCEMENT OPPORTUNITIES

EXPAND THE ENTERTAINMENT OPTIONS AVAILABLE TO INCREASE THE CUSTOMER BASE

Market to a more diversified consumer base through additional entertainment options, group events, and promotions program

EXPANSION POTENTIAL

With 21 acres of preservation-zoned land, there may be an opportunity to expand the existing facilities or add alternative uses with approvals from DPP and the Newtown neighborhood board.*

LOWER OPERATING EXPENSES

Costs savings may be achieved through increased fiscal management and energy efficiency

REDESIGN AND INCREASE PARKING CAPACITY

Expanding the parking area will increase the overall capacity of venue patrons

UPGRADE THE AESTHETIC APPEAL

Additional income can be generation by upgrading the grounds and attracting more customers

(*For more info visit [http://www.honoluluodpp.org/Portals/0/LandUsePermitsDivision/LUO%202019%20\(10-1-2019\).pdf](http://www.honoluluodpp.org/Portals/0/LandUsePermitsDivision/LUO%202019%20(10-1-2019).pdf), Table 21-3 Master Use Table, and 21-3.1 P-2, Agricultural & County Districts Development Standards.)

PROPERTY SUMMARY

Price

\$3,350,000

Address

**98-330 KAAHELE STREET
AIEA, HI 96701**

Tax Map Key

(1) 9-8-60:2

Tenure

FEE SIMPLE

Building Size

2,176 SF

Land Area

21.12 ACRES

Year Built

1983

Height Limit

25 FEET

Flood Zone

**D - Undetermined Flood Hazard
X - Beyond 500 Year Flood Plain**

Zoning

**P-2 - GENERAL PRESERVATION
DISTRICT**

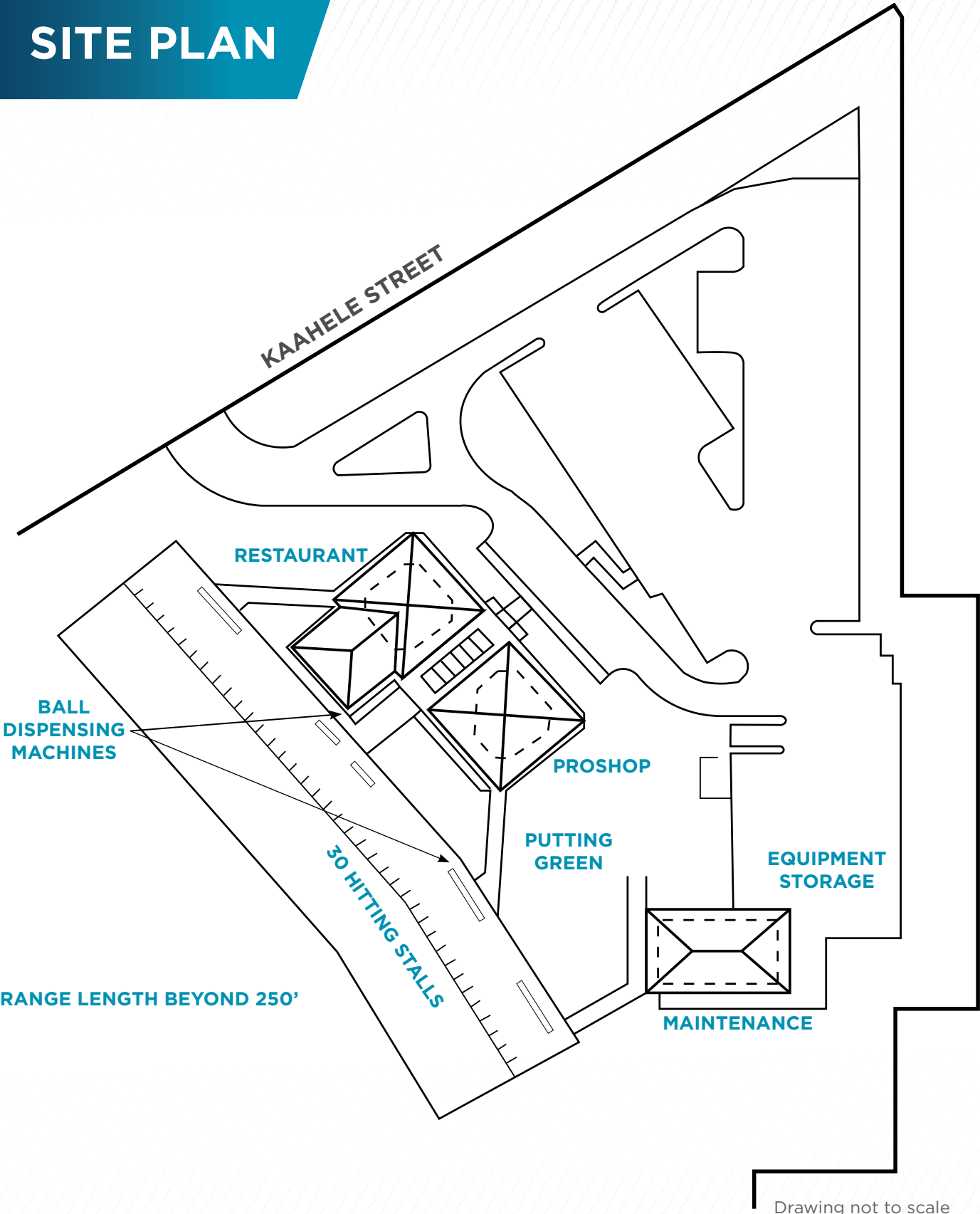
Parking

65 STALLS

Driving range operations have been closed since March 2020 due to COVID restrictions. Pending a sale of the property the owner has decided to allow the new owner the opportunity to re-brand and refresh the golf venue.



SITE PLAN



Drawing not to scale



DRIVING RANGE

30-stall golf driving range

PUTTING GREEN

Zoysia grass putting green



PRO-SHOP/OFFICE BUILDING

572 SF with retail area for pro-shop, an office area, storage closet

RESTROOMS

Three restrooms throughout property

AMENITIES



RESTAURANT BUILDING

644 SF with kitchen area, service counter

Occupied by Newtown Asian Grindz serving local comfort foods and Asian cuisine for breakfast, lunch and dinner



MAINTENANCE BUILDING

960 SF

PARKING AREA

Asphalt paved striped for 65 stalls (47 regular stalls, 16 compact stalls, and 2 ADA stalls)

SECURITY

Video security system in place

LOCATION



DEMOGRAPHICS





Ryan K. Sakaguchi (B)
+1 808 779 6509
rsakaguchi@chaneybrooks.com

Steve K. Sombrero, CRE (B)
+1 808 544 1798
ssombrero@chaneybrooks.com

chaneybrooks.com
cushmanwakefield.com



1440 Kapiolani Boulevard, Suite 1010 | Honolulu, Hawaii 96814
Main +1 808 544 1600 | Fax +1 808 544 9574

©2020 CUSHMAN & WAKEFIELD CHANEYBROOKS. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.