



CUSHMAN &
WAKEFIELD

ChaneyBrooks

EXCELLENT OWNER-USER
INVESTMENT OPPORTUNITY

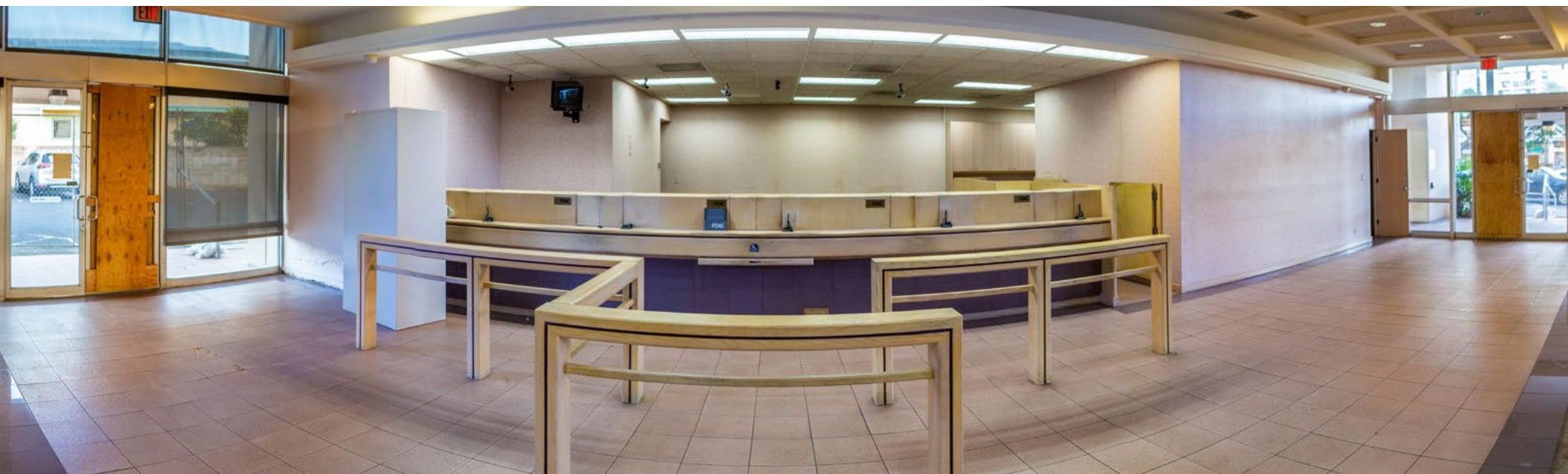
1420 Liliha Street

HONOLULU, HI 96817

HIGHLY MOTIVATED SELLER
CALL FOR PRICING



www.1420Liliha.com



The Offering

Cushman & Wakefield is proud to present 1420 Liliha Street - an excellent opportunity for business owners to acquire their own property or for investors or developers to enhance this fee simple property located on the edge of Honolulu's Central Business District. Architecturally designed and built in 1961, the building's open layout remains versatile and functional to many business types. Additional office spaces, most equipped with private restrooms, create a flexible design for a possible multi-tenant investment. The property enjoys just under 100 feet of frontage along the highly travelled Liliha Street and is positioned for easy access to the H-1 Freeway. The property's design, location and amenities make this a must see.



Investment Highlights

ARCHITECTURALLY-DESIGNED BUILDING

Built in 1961, this concrete building has retained its character and quality while remaining relevant and functional in today's market.

SIZEABLE, FEE SIMPLE PARCEL

The property's 12,334 square feet of B-2 zoned land provides an opportunity for future development or expansion.

CONVENIENT ACCESS TO THE FREEWAY

Westbound and Eastbound freeway entrances are located within minutes of the property.

GREAT VISIBILITY

Located just one building away from the main intersection of Vineyard Boulevard and Liliha Street, the property benefits from excellent visibility.

CONVENIENCES

Situated directly in front of the property are bus stops and a U.S. Postal drop box.

HIGH PEDESTRIAN AND VEHICULAR TRAFFIC COUNT

The property enjoys just under 100 feet of frontage along Liliha Street, averaging 24,497 cars per day, and large volume of pedestrian traffic.





Investment Highlights

DESIRABLE BUSINESS LOCATION

1420 Liliha is situated on the edge of Honolulu's CBD which provides quick access to the main business district without the hassle of downtown traffic.

ADDITIONAL HEIGHT AND BUILDABLE AREA

The maximum allowable floor area ratio is 2.5 which would allow an owner to build more rentable or floor area.

OPPORTUNITY ZONE

The property is located within an opportunity zone which may provide tax benefits for eligible investors.

DISCOUNT

The property is being offered at a significant discount to replacement costs and City assessed value.



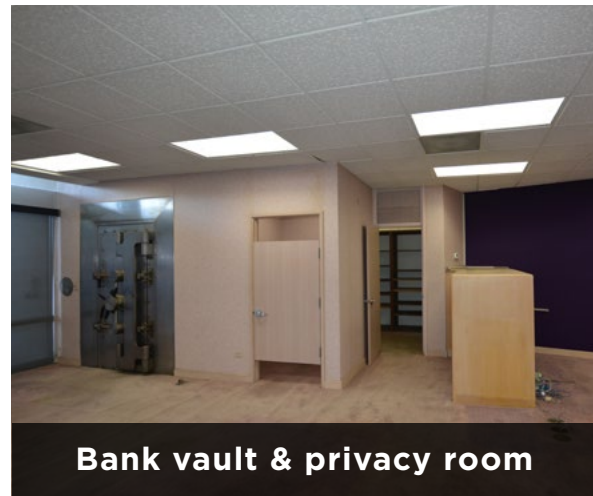
Property Summary

ASKING PRICE:	Highly Motivated Seller Call For Pricing
ADDRESS:	1420 Liliha Street Honolulu, HI 96817
TAX MAP KEY:	(1) 1-7-32: 23
TENURE:	Fee Simple
BUILDING SIZE:	7,410 SF
FIRST FLOOR:	3,603 SF
SECOND FLOOR:	3,807 SF
LAND AREA:	12,334 SF
YEAR BUILT:	1961, Effective 1976
PARKING:	10 Stalls
CONSTRUCTION:	Masonry
ZONING:	B-2 Community Business District
FAR:	2.5
HEIGHT LIMIT:	60'
FLOOD ZONE:	X, Beyond 500 Year Plain

Property Features



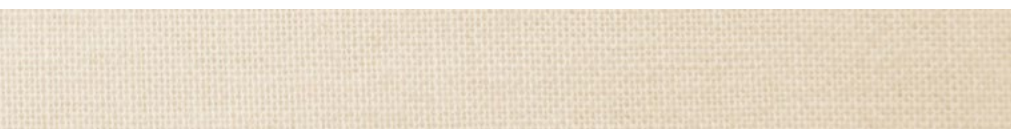
Previous drive-thru lane



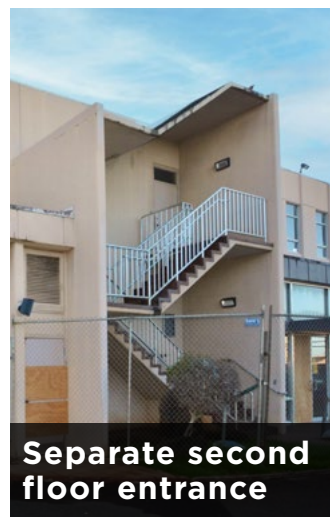
Bank vault & privacy room



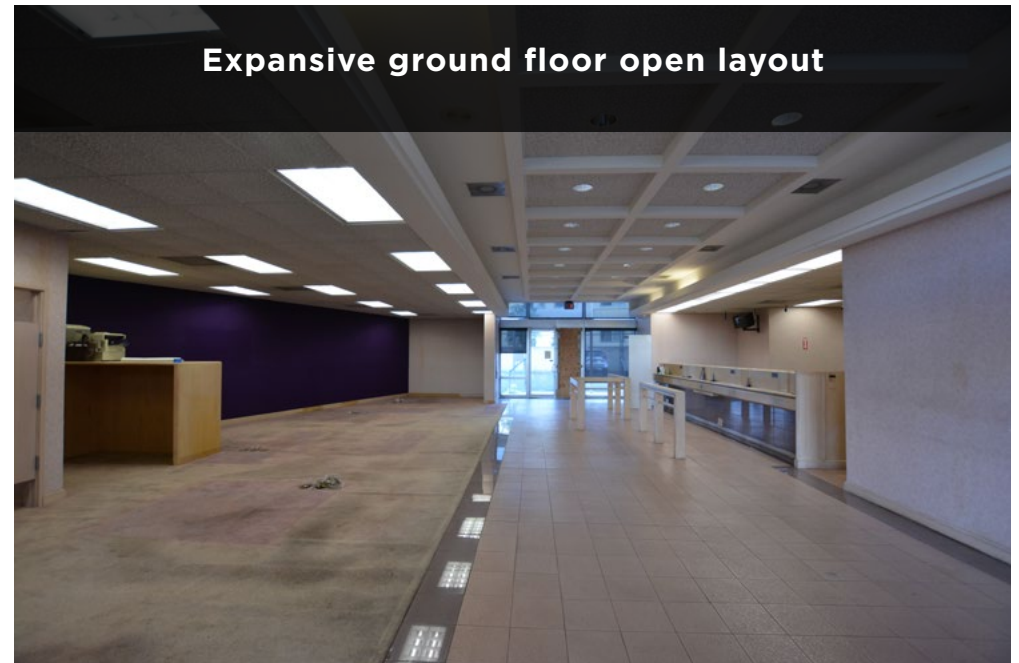
**Existing elevator shaft
currently used as storage**



Large customer service counter



**Separate second
floor entrance**



Expansive ground floor open layout

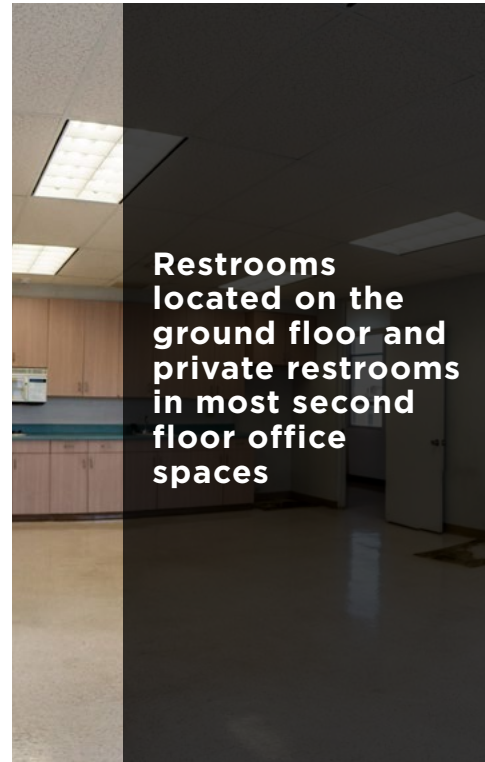
Property Features



Dedicated ingress and egress lanes



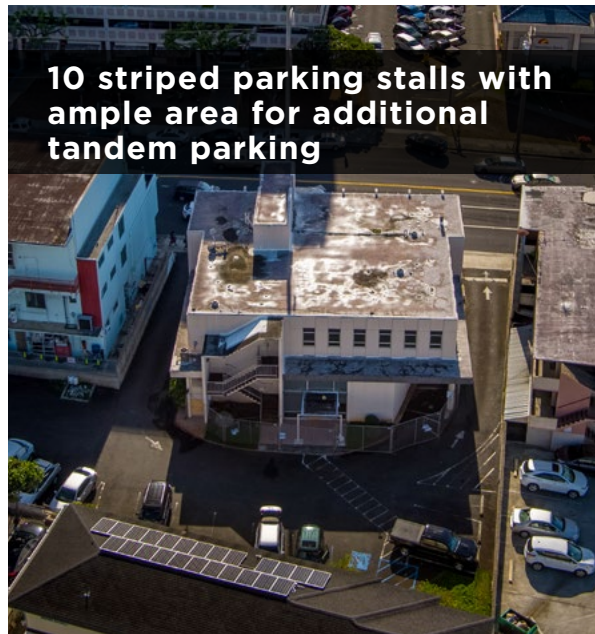
Solid concrete shell construction



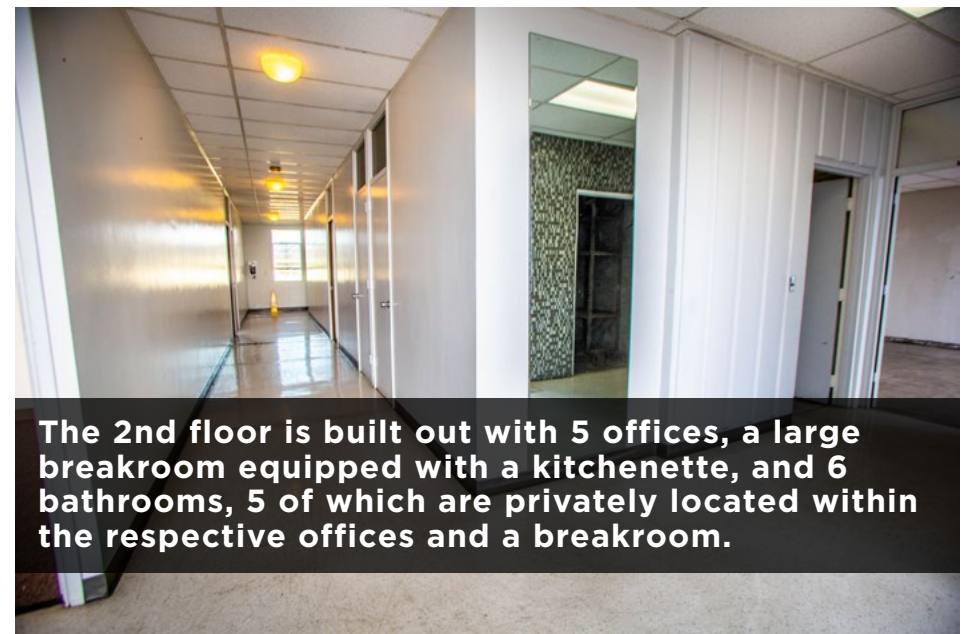
Restrooms located on the ground floor and private restrooms in most second floor office spaces



Deposit window, perfect for COVID situations



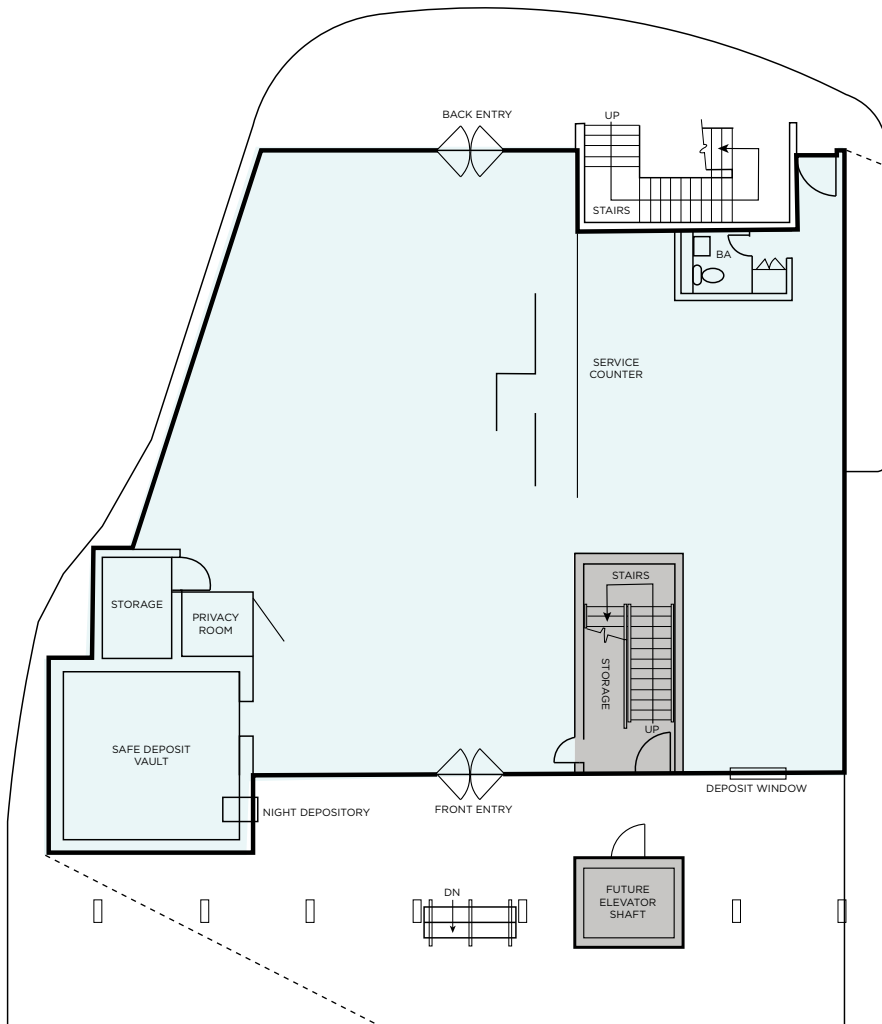
10 striped parking stalls with ample area for additional tandem parking



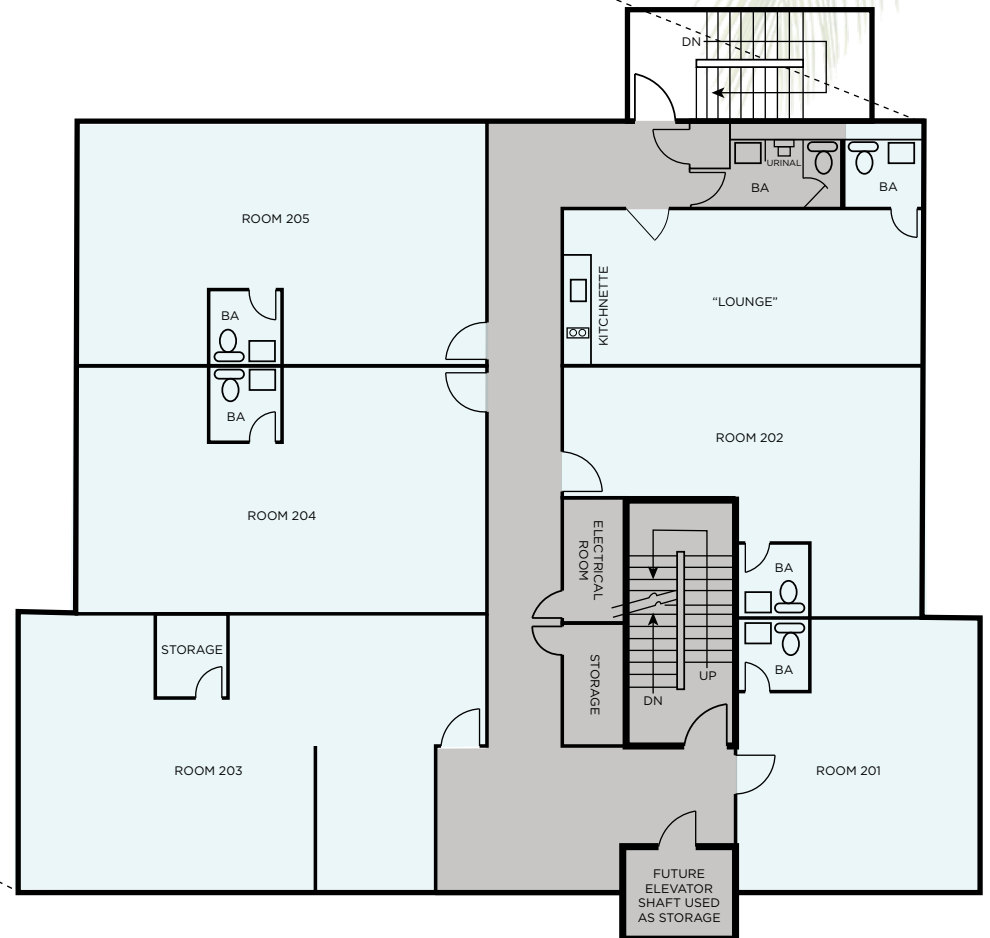
The 2nd floor is built out with 5 offices, a large breakroom equipped with a kitchenette, and 6 bathrooms, 5 of which are privately located within the respective offices and a breakroom.

Site Plan

First Floor



Second Floor



Drawing not to scale.



Value Enhancement Opportunities

- Expansion Potential
- Upgrade the Aesthetic Appeal of the Common Areas
- User or Major Tenant Occupancy
- Lower Operating Expenses by Further Enhancing Energy Efficiency
- Rail Stop to Add More Regional and Urban Honolulu Accessibility
- Potential Repositioning to an Alternative Use
- Additional Revenue from Increasing Gross Leasable Area
- Separate second floor entrance



Demographics

	Population	Avg HH Income	Households
1-Mile	51,879	\$81,600	19,124
3-Miles	199,914	\$91,512	78,088
5-Miles	335,884	\$92,728	127,922



Owner-User Financing SBA 504 Loan Program

The SBA 504 Loan Program provides small business owners the opportunity to acquire property through a specialized and highly advantageous loan program with the following benefits:

- 10% of purchase price - equity from borrower
 - » Upon qualification, a borrower can purchase a property with only 10% down
 - » Standard commercial loans would require 20% - 30% of equity from borrowers
- 40% of purchase price - loan with SBA
 - » Fully amortized over 10 years, 20 years, or 25 years
 - » The SBA's interest rate is fixed for the full term of the loan unlike standard commercial loan rates which reset after 3, 5 or 10 years
- 50% of purchase price - commercial loan with lender
- Current effective rates with SBA (subject to change)
 - » 10 year - 2.254%
 - » 20 year - 2.50%
 - » 25 year - 2.54%

More information can be found on the HEDCO website <https://www.hedcoldc.com/504-loan-program> or you can contact HEDCO LDC directly at (808) 521-6502.





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