



# DEVELOPMENT OPPORTUNITY WITHIN THE TOD SPECIAL DISTRICT

**1080 KUALA STREET  
PEARL CITY, HAWAII**



# PROPERTY SUMMARY

ASKING PRICE:	\$6,288,888
ADDRESS:	1080 Kuala Street Pearl City, Hawaii
TAX MAP KEY:	(1) 9-7-24:36
LAND AREA:	1.62 Acres
HEIGHT LIMIT:	60 Feet 25 Feet
ZONING:	B-2 - Community Business District P-2 - General Preservation
SPECIAL DISTRICT:	TOD SPECIAL DISTRICT

# PROPERTY DESCRIPTION

The property presents an excellent development opportunity in the heart of Pearl City's retail mecca which is surrounded by densely populated residential neighborhoods. The 1.62-acre site is located less than ¼-mile from Honolulu's future Rail Transit Pearl Highlands Station. The asset falls within the Transit Oriented Development ("TOD") Special District which allows for an increased height limited and expansion of permitted uses similar to the business mixed-use, BMX-3 district.

The property is currently zoned both B-2 and P-2, with 45,500 square feet of B-2 zoning and the remaining 25,038 square feet zoned P-2. The paved parking lot is surrounded by a chain linked fence with a gate. Ingress/egress to the site is from Kuala Street, across from Pearl Highlands Center.

The asset is surrounded by several high traffic national and regional retailers including Pearl Highlands Center (Sam's Club, 24 Hour Fitness, Buffalo Wild Wings, Regal Cinemas, Ross Dress for Less, Roger Dunn Golf, Guitar Center, and the newly opened Liliha Bakery), Home Depot, Pearl City Gateway (TJ Maxx, Longs Drugs, BedMart Mattress Superstores, Petco, Sally Beauty, Foodland Farms), Walmart, and Sam's Club Gas Station.



# INVESTMENT HIGHLIGHTS

- Rare fee simple mixed-use development opportunity within the TOD Special District
- Walking distance from the future Pearl Highlands Rail Station to add more regional and urban Honolulu accessibility
- Well-located corner location on highly traveled road, adjacent to major retail centers and national big box retailers
- Centrally located near major thoroughfare, Kamehameha Highway, with nearby access to and from the H-1 and H-2 Freeways

## UTILITIES

The following utilities are stubbed to the site:

- Electricity/Power
- Irrigation
- Water
- Telephone
- Cable



# TRANSIT ORIENTED DEVELOPMENT

Construction for the Honolulu Rail Transit system is underway which will service 21 stations between East Kapolei and Ala Moana Center. Development and planning of the 20-mile line is progressing with the entire rail system anticipated to be fully functional in 2033. Over 60% of Oahu's population currently lives within this transit corridor, and the population in the corridor is projected to continue to grow faster than the rest of Oahu. Over 40% of Honolulu jobs are within the corridor. Rail transit provides an opportunity to help reduce the growth of traffic congestion by taking cars off the road, improve travel reliability, shorten travel times for most riders between home and work, and increase transportation options by transit, bicycle, and on foot.

The Department of Planning and Permitting ("DPP") has prepared neighborhood transit-oriented development (TOD) plans to help integrate land use and transportation planning around the rail stations in anticipation of the rail project. The plans are intended to address opportunities for new development and plan for orderly growth and improved accessibility around the stations.

The property falls within the Pearl Highlands Station Area - Recommended TOD Special District. The Pearl Highlands Station will be a major intermodal facility and connection point for riders coming from central Oahu and mauka directions. Ongoing infill and revitalization of the commercial district can carefully balance the needs of passengers and shoppers arriving via transit, walking and wheeling, and via automobile.

Click here for more info on the Aiea-Pearl City Neighborhood TOD Plan:  
[https://www.honolulu.gov/rep/site/dpptom/dpptom\\_docs2/Aiea\\_Pearl\\_City\\_TOD\\_Plan\\_Adopted.pdf](https://www.honolulu.gov/rep/site/dpptom/dpptom_docs2/Aiea_Pearl_City_TOD_Plan_Adopted.pdf)  
<https://hnl.doc.ehawaii.gov/hnl/doc/document-download?id=14866>



## PEARL HIGHLANDS / WAIAWA STATION #7

Serving the Pearl Highlands, Pearl Highlands Center, Pearl City, and outlying residential areas.

### Travel Time (including stops):

- 7 minutes to the Halawa Station
- 12 minutes to the Honolulu International Airport Station
- 24 minutes to the Downtown Station
- 28 minutes to the Ala Moana Station

# DEVELOPMENT SUMMARY

The site is located less than ¼-mile of the Pearl Highlands rail station and falls within the TOD special district which is recommended for increased density.

	CURRENT DISTRICT	PROPOSED TOD PRECINCT
ZONING	B-2	BMX-3 (TOD)
MAXIMUM FLOOR AREA RATIO (FAR)	2.5	3.5 with Minor Special District Permit
MAXIMUM BUILDING HEIGHTS	60 Feet	250 Feet
PERMITTED USES	Automobile sales and rentals; business services; convenience stores; eating establishments; financial institutions; medical clinic; office buildings; real estate offices; retail establishments; automobile service stations; repair establishments, minor; college, business.	Similar to BMX-3 Community Business Mixed-Use District, allowing for a range of office, retail, business services, as well as multi-family dwellings.



# ENTERPRISE ZONE

The Property is located within Honolulu County's Leeward-Pearl City-Ewa-Central Oahu Enterprise Zone.

## OVERVIEW

The Enterprise Zones (EZ) Partnership Program gives State & County benefits to eligible companies that have enrolled in the Program in an effort to stimulate business activity, job preservation, and job creation in areas where they are most appropriate or most needed.

## STATE BENEFITS

Businesses which satisfy annual requirements may qualify for the following State tax benefits for up to seven consecutive years:

- 100% exemption from the General Excise Tax (GET)
  - » The GET exemption applies only to revenues from EZ-eligible activities
  - » Licensed contractors are also exempt from GET on construction done for an EZ enrolled business at their EZ company site

## COUNTY BENEFITS

Honolulu County offers eligible businesses additional benefits.

- Two-year exemption from any increase in property taxes resulting from new construction by EZ firms at their EZ sites
- Waiver of building and grading permit fees for enrolled EZ firms



# DEMOGRAPHICS



**26,694 CPD**

Kuala St & Makolu St



**52,256 CPD**

Kamehameha Hwy & Acacia Rd



**POPULATION**

13,579  
Within 1 Miles

114,331  
Within 3 Miles

216,356  
Within 5 Miles



**AVG. INCOME**

\$103,264  
Within 1 Miles

\$114,713  
Within 3 Miles

\$119,360  
Within 5 Miles



**HOUSEHOLDS**

4,424  
Within 1 Miles

34,025  
Within 3 Miles

63,354  
Within 5 Miles





# CONTACT INFORMATION

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