

1011 CALIFORNIA AVENUE

Wahiawa, HI

AVAILABLE FOR SALE

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CUSHMAN &
WAKEFIELD

ChaneyBrooks

PROPERTY SUMMARY

PROPERTY SUMMARY

ASKING PRICE	\$3,000,000
ADDRESS	1011 California Avenue Wahiawa, HI
TAX MAP KEY	(1) 7-4-12: 5
TENURE	Fee Simple
BUILDING SIZE	2,295 SF
LAND AREA	21,439 SF
YEAR BUILT	1968, 1970 Effective
HEIGHT LIMIT	60 Feet
ZONING	B-2 Community Business District



INVESTMENT HIGHLIGHTS



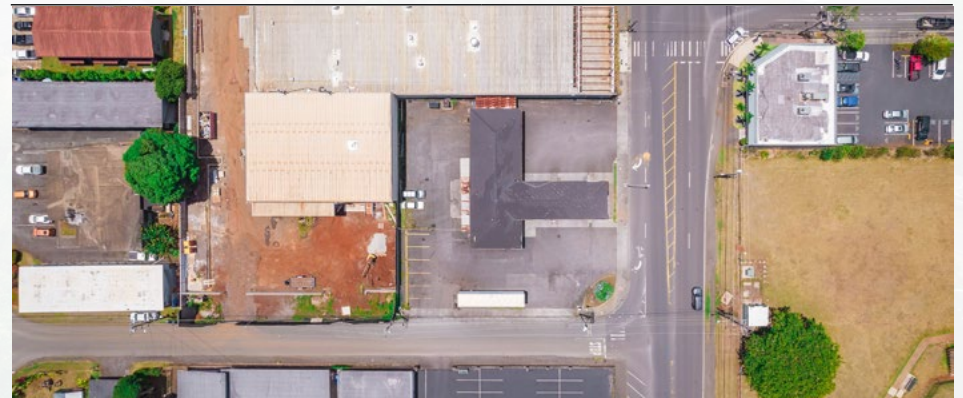
- **DIVERSE CONSUMER BASE** - The area is frequented by local residents, military personnel due to its close proximity to Schofield Barracks and Wheeler Army Airfield, and tourists on their way to the North Shore.
- **GREAT ACCESSIBILITY** - This corner lot has four (4) curb cuts with two (2) ingress/egress access points along California Avenue and two (2) on Plum Street.
- **OWNER-USER OR MAJOR TENANT OCCUPANCY** - This offering is prime for a buyer to occupy the property or an investor to lease the site to a major tenant.
- **EXCELLENT VISIBILITY** - The property enjoys excellent visibility along California Avenue, one of the most traveled roads in Wahiawa, with over 18,164 vehicles passing by the site daily.
- **REDEVELOPMENT OPPORTUNITY** - The corner lot is ideal to be redeveloped as a quick serve restaurant or another service-related use.
- **RARELY AVAILABLE LARGE PARCEL** - The 21,439-square foot site offers a larger footprint uniquely available in the submarket.
- **INCENTIVES AND BENEFITS** - A buyer may qualify for potential tax benefits due to the property being located within an Enterprise Zone, as well as preferential access to federal contracts through a HUBZone certification.
- **CLOSE PROXIMITY** - The site is conveniently located near the Wahiawa Shopping Center, bus station, and across from the Wahiawa District Park.

REDEVELOPMENT SUMMARY

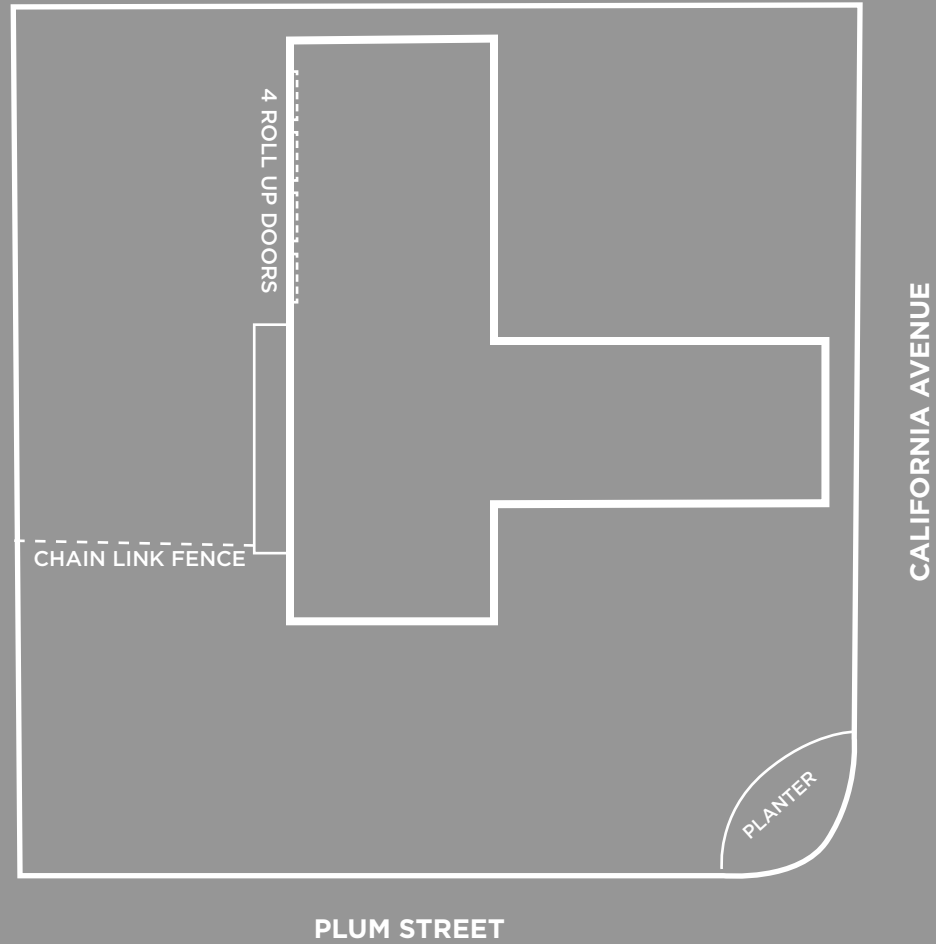
The property is improved with an auto repair and maintenance shop. Due to the larger footprint and corner location of the lot, the site is prime for redevelopment.



REDEVELOPMENT SUMMARY	
ZONING	B-2 Community Business District
LAND AREA	21,439 SF
HEIGHT LIMIT	60 Feet
FAR	2.5
DENSITY	53,597 SF
SELECT PERMITTED USES	Automobile sales and rentals; business services; convenience stores; drive-thru facilities; eating establishments; financial institutions; office buildings; retail establishments; repair establishments, minor; automobile service stations.



SITE PLAN



Drawing not to scale



ENTERPRISE ZONE



The Property is located within Honolulu County's North Shore-Mililani-Wahiawa 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

For more information on Enterprise Zones:
<https://invest.hawaii.gov/business/ez/#zones>

HUB ZONE

The property falls within a HUBZone. The HUBZone program fuels the growth of small businesses in historically underutilized business zones (HUBZones) by providing certification for preferential access to federal contracts. The federal government has a goal to award at least 3 percent of all federal contracting dollars to HUBZone-certified small businesses each year.

PROGRAM BENEFITS

- The government limits competition for certain contracts to businesses in historically underutilized business zones. It also gives preferential consideration to those businesses in full and open competition.
- Joining the HUBZone program makes your business eligible to compete for the program's set-aside contracts. HUBZone-certified businesses also get a 10% price evaluation preference in full and open contract competitions.
- HUBZone-certified businesses can still compete for contract awards under other socio-economic programs they qualify for.

For more information on the HUBZone Program:
<https://www.sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program>



PHOTOS



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