

MEHANA AT KAPOLEI

EXCELLENT
INVESTMENT
OPPORTUNITY



458 MANAWAI ST | UNIT #307
KAPOLEI, HI 96707



CUSHMAN &
WAKEFIELD

ChaneyBrooks



PROPERTY SUMMARY

Asking Price	\$575,000
2024 Base Rent	\$37,448.04 NNN (Tenant Responsible for Expenses)
Cap Rate	6.1% Based on Base Rent
Address	458 Manawai St, Unit #307 Kapolei, HI 96707
Tax Map Key	(1) 9-1-160: 58, CPR No. 15
Tenure	Fee Simple
Building Size	456 SF
Occupancy	100% through October 31, 2025
Year Built	2016
Zoning	AMX-2, Apartment Mixed Use, Medium-Density
Parking	3 Reserved Stalls



INVESTMENT HIGHLIGHTS



FULLY-LEASED INVESTMENT PROPERTY

This corner unit is leased through October 31, 2025, with all known rents, to Mehana Snack Shop, serving snacks, soft-serve, shave ice, popcorn and drinks.

WELL-MAINTAINED PROPERTY

The building was recently constructed in 2016, providing for low maintenance and oversight.

INCENTIVES & BENEFITS

A buyer may qualify for potential tax benefits due to the property being located within an Enterprise Zone.

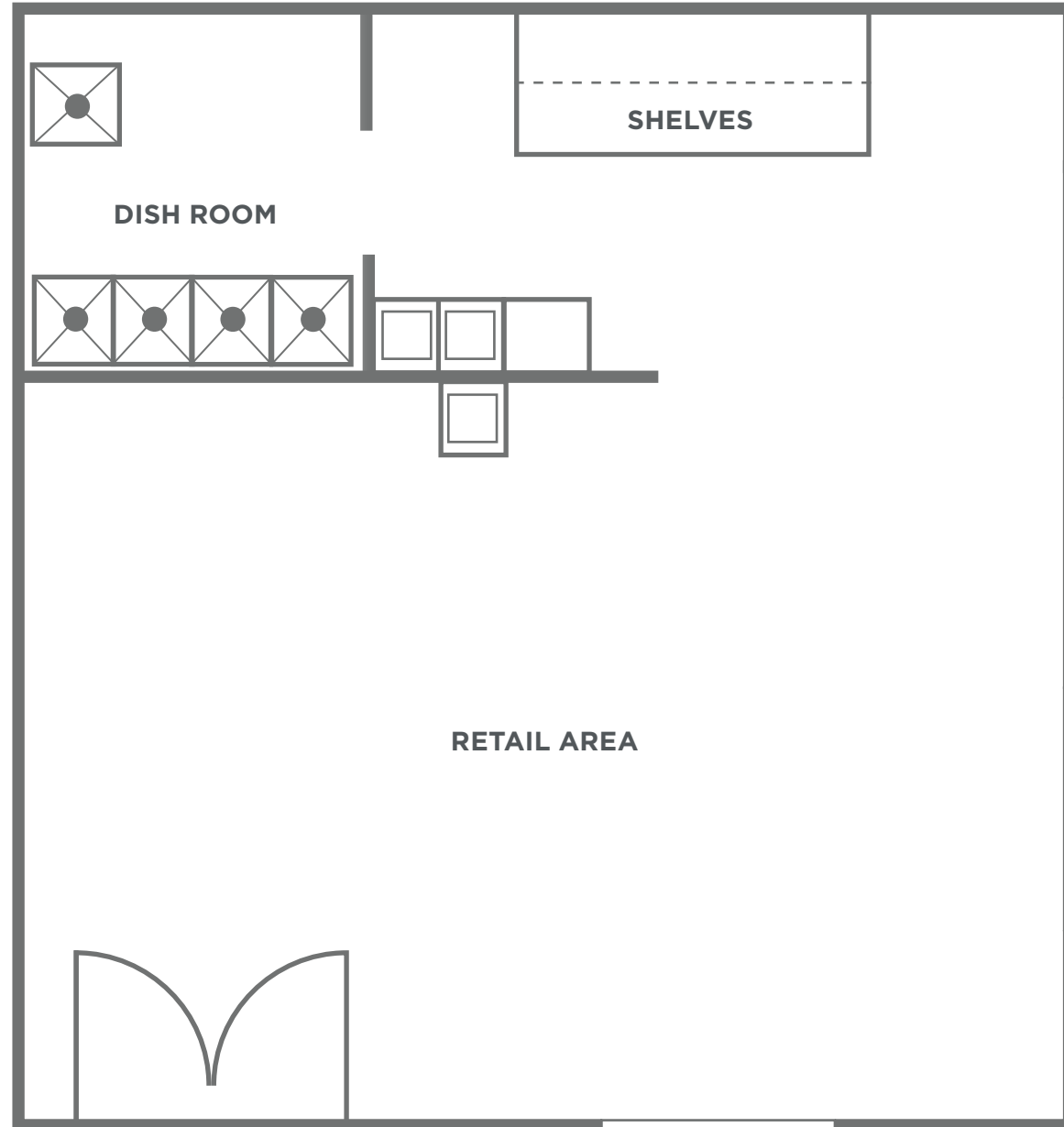
IDEAL LOCATION SERVICING THE LOCAL NEIGHBORHOOD

The site is located across the street from the Mehana Activity Center (MAC), next to Mehana Neighborhood Park, with over 23,935 cars passing by the property daily.

ESTABLISHED MASTER-PLANNED COMMUNITY

The property is located within Mehana at Kapolei, a 1,100-home live/work/play mixed-use community in Oahu's "Second City" of Kapolei. Mehana is a pedestrian friendly neighborhood with a 1-mile-long biking path

SITE PLAN





DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
TOTAL DAYTIME EMPLOYMENT	8,905 Employees	18,728 Employees	29,402 Employees
GOODS-PRODUCING INDUSTRIES	816 Businesses	1,648 Businesses	2,767 Businesses
2023 POPULATION	15,563	65,931	129,561
2023 HOUSEHOLDS	4,767	19,325	37,195
AVERAGE HOUSEHOLD INCOME	\$113,645	\$121,408	\$126,106



Source: CoStar



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