

# MEHANA AT KAPOLEI

**EXCELLENT  
INVESTMENT  
OPPORTUNITY**



**458 MANAWAI ST | UNIT #307**  
KAPOLEI, HI 96707



**CUSHMAN &  
WAKEFIELD**

ChaneyBrooks



**PROTEAM  
HAWAII**



# PROPERTY SUMMARY

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

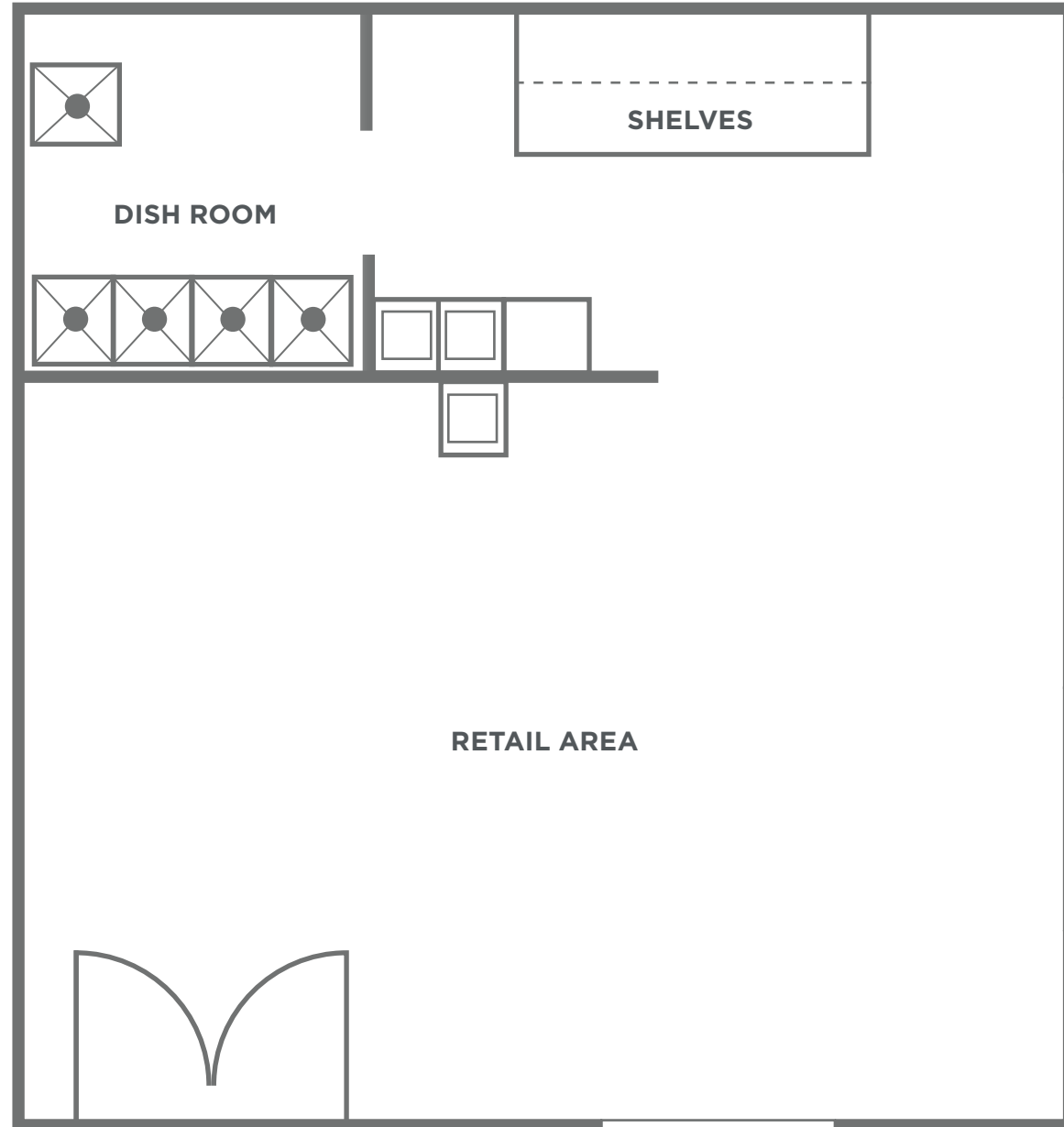
The site is located across the street from the Mehana Activity Center (MAC), next to Mehana Neighborhood Park, with over 23,935 cars passing by the property daily.

## 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





**CONTACT**

**ANTHONY PROVENZANO (B), CCIM, SIOR**  
+1 808 387 3444  
aprovenzano@chaneybrooks.com

**KELLY A. VEA (S)**  
+1 808 489 2703  
kvea@chaneybrooks.com

**ROBERT ZUQI HUANG (S)**  
+1 808 358 6217  
rhuang@chaneybrooks.com



1440 Kapiolani Boulevard, Suite 1010 | Honolulu, Hawaii 96814 | Main +1 808 544 1600 | Fax +1 808 544 9574 | [cushwake.com](http://cushwake.com) | [chaneybrooks.com](http://chaneybrooks.com)

©2024 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.