

MEHANA AT KAPOLEI

EXCELLENT
INVESTMENT
OPPORTUNITY



458 MANAWAI ST | UNIT #307
KAPOLEI, HI 96707



CUSHMAN &
WAKEFIELD

ChaneyBrooks



PROTEAM
HAWAII

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.

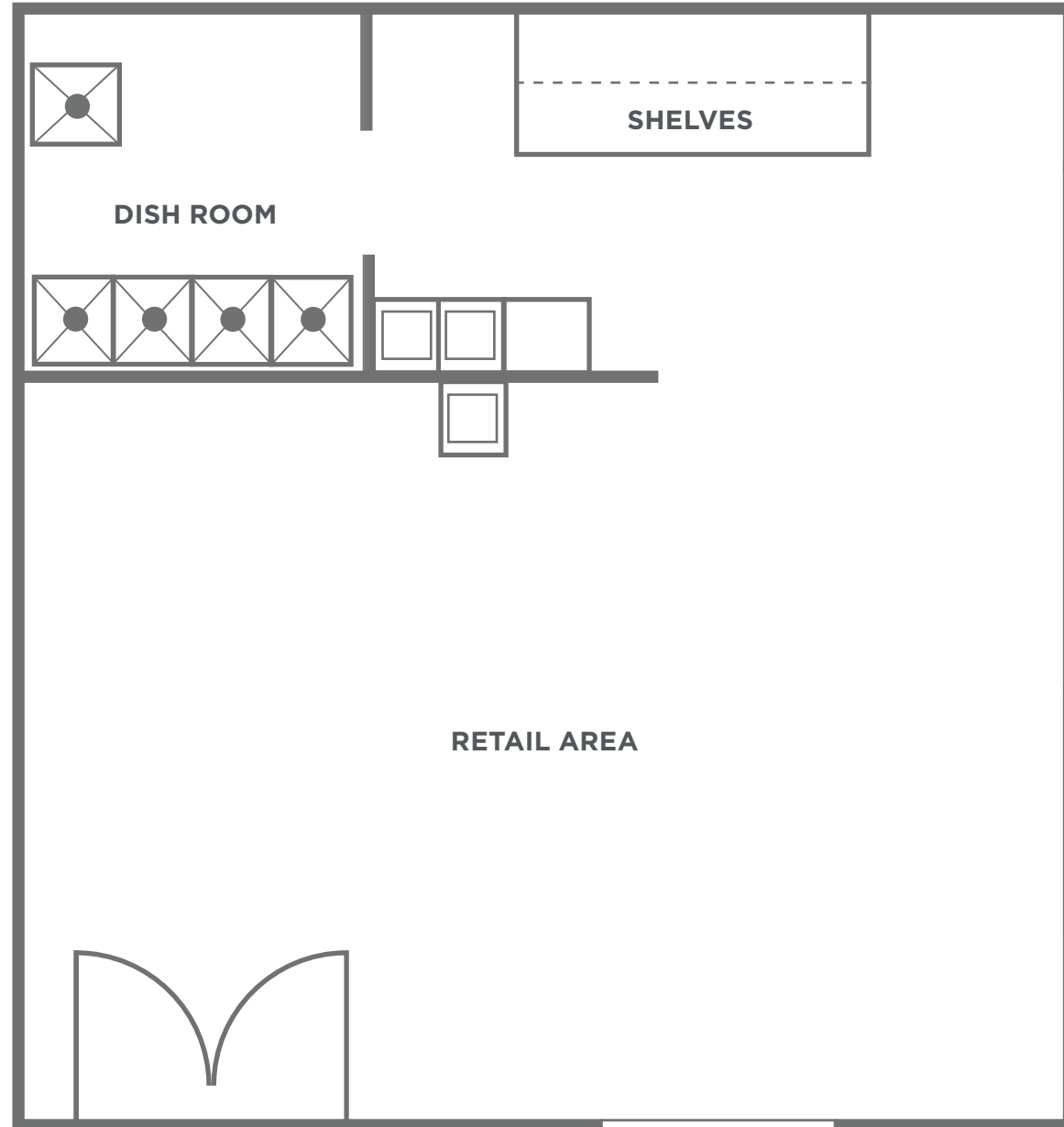
IDEAL LOCATION SERVICING THE LOCAL NEIGHBORHOOD

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





**458 MANAWAI ST
UNIT #307**

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





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

TREVOR BLAKE (S)

+1 808 778 7409

tblake@chaneybrooks.com



ChaneyBrooks



1440 Kapiolani Boulevard, Suite 1010 | Honolulu, Hawaii 96814 | Main +1 808 544 1600 | Fax +1 808 544 9574 | cushwake.com | 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.