

# ORITA BUILDING

85-866 & 85-876 FARRINGTON HIGHWAY, WAIANAE, HI 96792



## HUGE PRICE REDUCTION



ChaneyBrooks



# OPPORTUNITY

Cushman and Wakefield Chaney Brooks is pleased to present the famous Orita Building for a fee-simple sale. The property includes two commercial buildings connected in the center by a walkway. This community business-zoned (B-2) parcel enjoys almost 151 linear feet of frontage along Farrington Highway providing easy access and premium visibility to all of its tenants. Currently occupied by Pearl Hawaii FCU in one building and largely vacant in the other, the Orita Building gives owner-users the opportunity to occupy or redevelop one building while collecting rent on the other or investors the option of filling the two-story building to maximize cashflow with synergistic tenants of their choice.





# PROPERTY DETAILS

	BUILDING 1	BUILDING 2
Price	\$2,700,000 <del>\$3,500,000</del>	
Address	85-866 Farrington Hwy, Waianae, Hawaii 96792	85-876 Farrington Hwy, Waianae, Hawaii 96792
TMKs	(1) 8-5-10: 6	(1) 8-5-10: 7
Zoning	B-2   Community Business	
Land Area	24,508 SF	
Building Area		
First Floor	2,624 SF	4,129 SF
Second Floor	N/A	3,412 SF
Total	2,624 SF	7,541 SF
Total Building	10,165 SF	
Year Built	1953 - 1962	
Construction	Masonry	
Parking	11 parking stalls in the front and a large parking area in the back	
Height Limit	40'	
Flood Zone	Zone XS -500-year Flood Plain	
SMA	Not in SMA zone	
Features	<p>Approximately 151 feet of street frontage along Farrington Hwy</p> <p>Large parking area in front and in the rear of the property</p> <p>2 driveways along Farrington Hwy</p> <p>2 wide lanes leading to the parking lot in the back</p>	

\* Building area per existing leases which differs slight from public records. Buyer to conduct its own due diligence.





# INVESTMENT HIGHLIGHTS

## Upside for Owner Users or Investors

The owner has decided to leave the two-story building largely vacant to maximize flexibility for the future owner. A Buyer can either occupy and enjoy the visibility and property access or lease up the vacancy and enjoy stable cashflow, or do both.

## Large Frontage

The parcels boast approximately 151 lineal feet of highway frontage.

## Abundant parking

The property features a large parking area fronting Farrington Highway and a secondary parking lot in the rear of the property.

## Large land parcel

The 24,508 SF of land gives one an opportunity to develop.

## Two curb cuts

The property features two curb cuts efficiently managing traffic circulation.

## West Oahu location

Prime business zoning located along Farrington Highway in Waianae, Oahu.



## FINANCIAL PROFILE

Total GLA	2,624 SF
Major Tenant	
Pearl Hawaii FCU	100% of Bldg 1



## MAJOR TENANT PROFILE



Pearl Hawaii Federal Credit Union

**Lease Term: 12/1/2016 - 11/1/2027**

Established in 1937, Pearl Hawaii FCU started as Pearl Harbor FCU. Today, Pearl Hawaii FCU has 6 branches and over 100 ATMS on Oahu.

[www.pearlhawaii.com](http://www.pearlhawaii.com)





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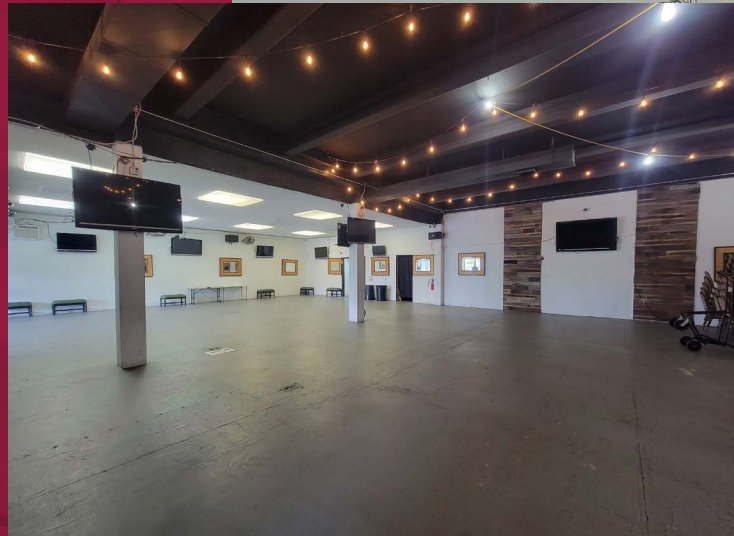
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