

4050-E KEANU ST HONOLULU, HI 96816



**Housing Development
Opportunity in Prestigious
Kahala Neighborhood**



ChaneyBrooks

PROPERTY SUMMARY

ASKING PRICE	\$5,250,000
ADDRESS	4050-E KEANU ST HONOLULU, HI 96816
TAX MAP KEY	(1) 3-3-13: 28
TENURE	FEE SIMPLE
LAND AREA	4.2453 ACRES
ZONING	R-5, RESIDENTIAL DISTRICT

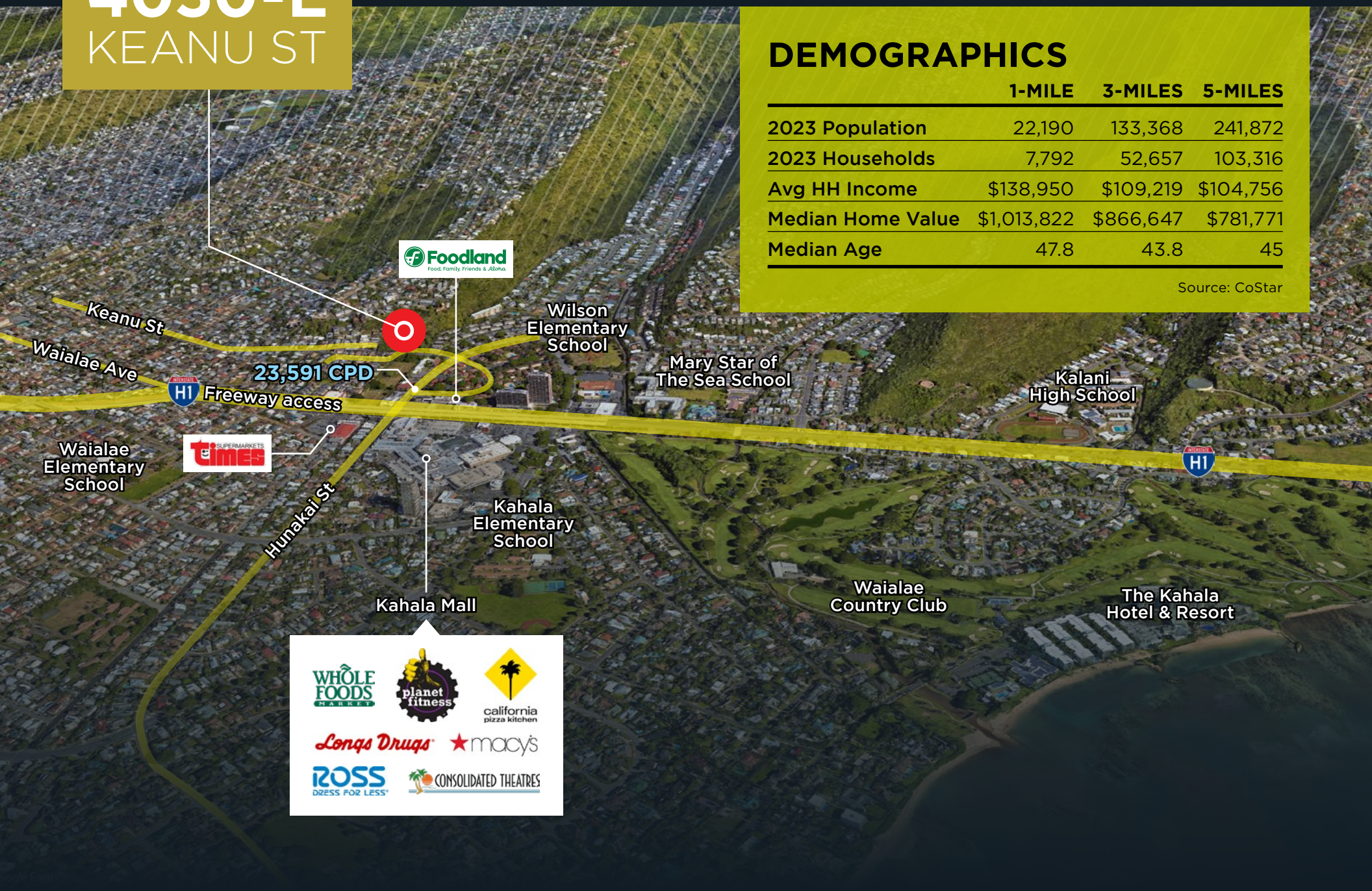
4.25
ACRES

4050-E KEANU ST

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2023 Population	22,190	133,368	241,872
2023 Households	7,792	52,657	103,316
Avg HH Income	\$138,950	\$109,219	\$104,756
Median Home Value	\$1,013,822	\$866,647	\$781,771
Median Age	47.8	43.8	45

Source: CoStar



INVESTMENT HIGHLIGHTS

PROMINENT LOCATION IN DESIRABLE NEIGHBORHOOD WITH STRONG DEMOGRAPHICS

Kahala is known as a prestigious neighborhood with an affluent consumer base. There is a large concentration of luxury real estate and beachfront homes in the submarket.

SIGNIFICANT BARRIERS TO ENTRY

There is a scarcity of available land of this size in the submarket.

LACK OF NEW CLUSTER HOME DEVELOPMENT

There hasn't been any recent construction for cluster homes in the area. The site is ideal for a small residential development or family compound of 1 to 8 homes.

FEE SIMPLE RESIDENTIAL OPPORTUNITY

The seller repared a preliminary layout for 8 homes.

CONVENIENT LOCATION

The site is close to Waikiki, with easy access to the H-1 Freeway and approximately 6 miles to Honolulu's Central Business District.

Any renderings, site plans, floor plans or unit mixes contained herein are for illustration purposes only. Neither Seller nor Cushman & Wakefield ChaneyBrooks make any promises or representations about a potential development of the site. Reviewer and reviewer's consultants are responsible for verifying all zoning and municipal requirements and development standards.

DEVELOPMENT OVERVIEW

THE DEVELOPMENT

The seller has prepared multiple proposed scenarios for the site.



SCENARIO 1

SMALL FAMILY COMPOUND

A buyer could build a small family compound consisting of a few home sites for a generational family.

SCENARIO 2

8 HOMES SITES

A preliminary layout for 8 home sites ranging from 8,844 to 11,637 square feet.

Any renderings, site plans, floor plans or unit mixes contained herein are for illustration purposes only. Neither Seller nor Cushman & Wakefield ChaneyBrooks make any promises or representations about a potential development of the site. Reviewer and reviewer's consultants are responsible for verifying all zoning and municipal requirements and development standards.

CONCEPTUAL SITE PLAN

8 HOMES SITES



Any renderings, site plans, floor plans or unit mixes contained herein are for illustration purposes only. Neither Seller nor Cushman & Wakefield ChaneyBrooks make any promises or representations about a potential development of the site. Reviewer and reviewer's consultants are responsible for verifying all zoning and municipal requirements and development standards.

KAHALA OVERVIEW

Kahala is a prestigious and affluent neighborhood located in the eastern part of Honolulu on the island of Oahu, Hawaii. Known for its luxury homes, beautiful, secluded beaches, and upscale amenities, Kahala offers a desirable living environment.

POINTS OF INTEREST

Kahala is home to several attractions captivating both tourists and locals. The Diamond Head Summit Trail, where dozens of stairs lead to a crater for sweeping sea views. Shangri La Center for Islamic Arts and Cultures has intricate tile work, patterned textiles and tropical gardens. Nearby, the iconic Kahala Hotel and Resort is known for its afternoon tea and al fresco seaside dining, as well as a lagoon with bottlenose dolphins.

RESIDENTIAL REAL ESTATE

Kahala is primarily a residential neighborhood characterized by large, well-appointed homes. The housing options in Kahala consist of single-family houses, estates, and some luxury condominiums. Many of the residences in Kahala boast stunning ocean views and are built on

spacious lots with beautifully landscaped yards. The architectural styles vary, including modern designs, Mediterranean-inspired villas, and Hawaiian plantation-style homes.

The real estate market in Kahala is known for its exclusivity and high property values. Home prices in Kahala tend to be among the highest on the island of Oahu. The average home price in Kahala can range from several million dollars to tens of millions of dollars, depending on the size, location, and condition of the property.

COMMERCIAL REAL ESTATE

While Kahala is primarily a residential area, there are some commercial properties and amenities within or near the neighborhood. Kahala Mall, located on the outskirts of the community, is a popular shopping destination featuring a wide range of stores, boutiques, restaurants, and entertainment options.

Kahala Avenue, the main thoroughfare running through the neighborhood,

is also home to some commercial establishments, including luxury retailers, fine dining restaurants, and boutique shops. These commercial properties cater to the affluent residents of Kahala and visitors seeking high-end shopping and dining experiences.

Additionally, Kahala is in close proximity to Waikiki, a bustling tourist destination known for its hotels, resorts, restaurants, and entertainment venues. This allows residents of Kahala to enjoy easy access to a wider range of commercial amenities and employment opportunities in the neighboring areas.

Overall, Kahala offers a luxurious and upscale residential environment with limited commercial development within the immediate neighborhood. Its proximity to Kahala Mall and Waikiki provides residents with convenient access to commercial amenities, making it an attractive place to live for those seeking a sophisticated and exclusive lifestyle in Hawaii.



For more information, please contact:

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

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

TREVOR BLAKE (S)
+1 808 778 7409
tblake@chaneybrooks.com

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

©2025 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.

