

VALUE ADD OPPORTUNITY

1709 & 1710 KALANI ST

HONOLULU, HI 96819

IMPROVED
PRICE



ChaneyBrooks

PROPERTY SUMMARY



ASKING PRICE	\$4,500,000
ADDRESS	1709 & 1710 Kalani St Honolulu, HI 96819
TAX MAP KEY	(1) 1-2-3: 49 & 69
2023 PROPERTY TAX	\$27,732.60
TENURE	Fee Simple
BUILDING SIZE	6,546 SF
LAND AREA	10,000 SF
YEAR BUILT	1991
HEIGHT LIMIT	60 FT
ZONING	IMX-1, Industrial- Commercial Mixed Use



INVESTMENT HIGHLIGHTS



Fee Simple Mixed-Use Asset

This offering consists of a 6,546-square foot, 3-story building with a commercial kitchen on the 1st floor, open floor plan on the 2nd floor and accessory dwelling unit on the 3rd floor, as well as an adjacent 5,000-square foot paved parking lot.

Owner-User Opportunity

This asset presents a unique opportunity for a buyer to occupy all the entire property, or a portion of the building while offsetting ownership costs with rental revenue from the tenants occupying the remainder of the building.

Development Opportunity

There may be potential to increase GLA by developing the parking lot parcel.

Corner Location on Busy Thoroughfare

Both corner parcels have great visibility along Kalihi Street, a 4-lane thoroughfare (most of Kalihi consists of 2-lane roads).

Desirable Improvements

The building benefits from the following improvements:

- Heavy Power
- Hydraulic Elevator and Two (2) Interior Stairwells
- Central A/C
- Walk-In Refrigerator
- 1,250 Gallon Grease-Trap
- Gas Cooking Kitchen
- LVO Washing System (pot and dishwasher)
- Large 3-Basin Hobart Sink with Disposal
- Hand Sink



PROPERTY DESCRIPTION

The property consists of two 5,000-square foot fee simple parcels located at 1709 & 1710 Kalani Street, Honolulu, Hawaii, which are bifurcated by Kalani Street.

Built in 1991, 1709 Kalani Street is improved with a 3-story, 6,546-square foot mixed-use building. Each level is made with concrete flooring poured in place. The first floor is built out with a commercial kitchen

spanning approximately 1,922 square feet, which includes a small kitchen, refrigerator, 1,250-gallon grease trap, hood vent, and three (3) large commercial kitchen basin sinks. A 2,346-square foot second floor has an open floor plan and can be used for manufacturing, production or an office. The 2,270-square foot third level is built out as a 2-bedroom, 2-bathroom accessory dwelling with walk-in closets, a large, oversized living area and

kitchen. There is a small parking lot behind the building accessible via Kalani Street.

1710 Kalani Street is adjacent to 1709 Kalani Street and is currently used as an asphalt paved open parking lot. The 5,000-square foot corner lot has two (2) ingress/egress access points on Kalihi and Kalani Streets and are secured by concrete parking blocks and a chain.



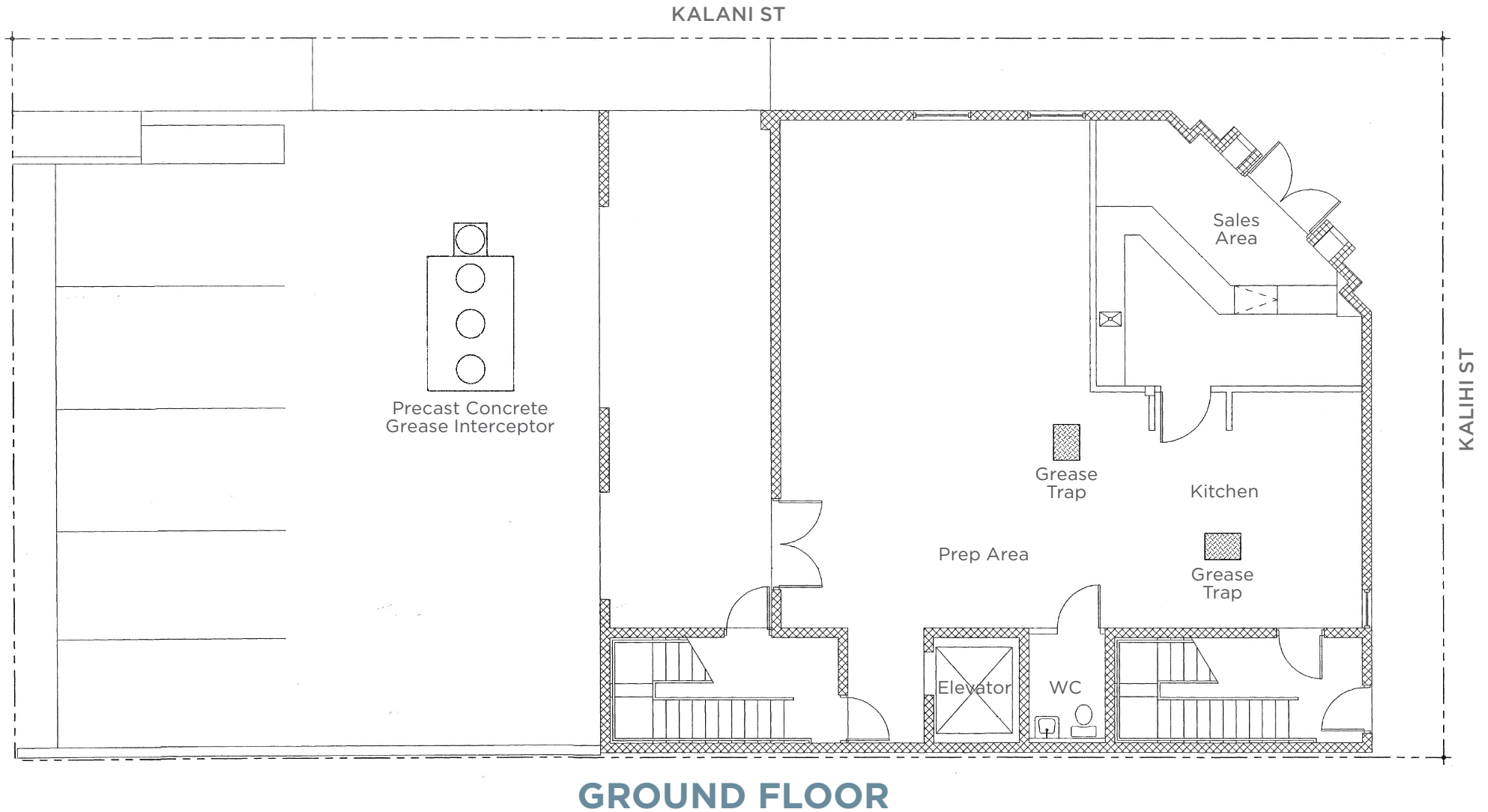
1709 Kalani St



1710 Kalani St

SITE PLAN

(1709 Kalani St)

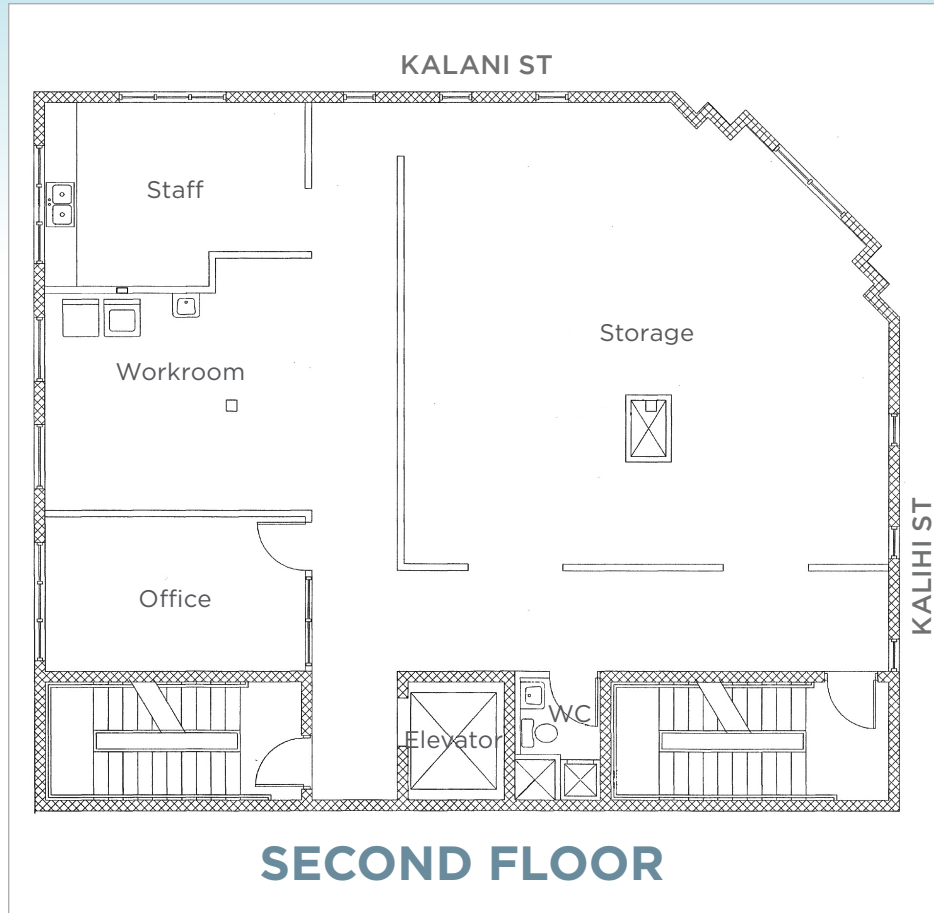


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SITE PLAN

(1709 Kalani St)

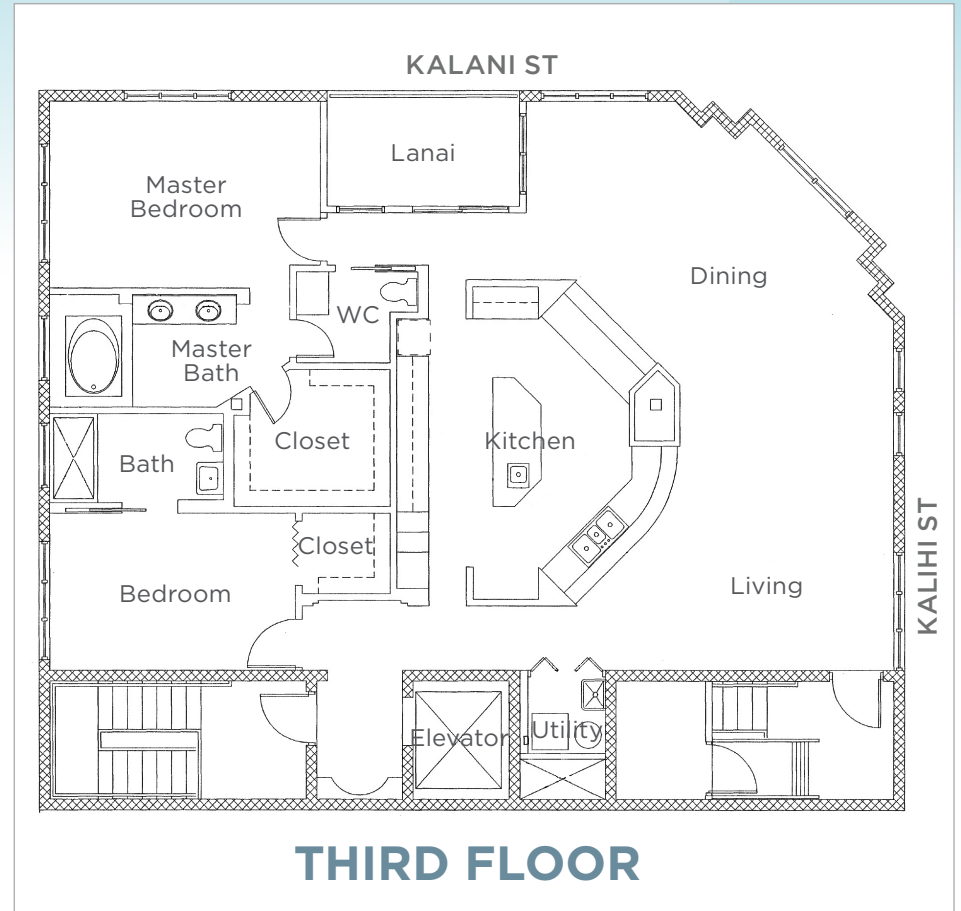


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SITE PLAN

(1709 Kalani St)



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DEVELOPMENT STANDARDS



ZONING	IMX-1, Industrial-Commercial Mixed Use
LAND AREA	5,000 SF
MINIMUM LOT AREA	5,000 SF
MINIMUM LOT WIDTH AND DEPTH	50 FT
YARDS	5 FT (front); 0 FT (side and rear)
MAXIMUM BUILDING AREA	80% of zoning lot However, the building area may be increased to include all of the buildable area of the zoning lot provided all structures beyond the designated 80 percent building area shall: <ul style="list-style-type: none">a. Provide a minimum clear interior height of 18 FT;b. Contain no interior walls, except for those between a permitted use and a special accessory office; andc. Provide a minimum distance of 40 FT between interior columns and other structural features
MAXIMUM DENSITY (FAR)	1.5 - 2.5 see Sec. 21-3.140-1(c)
MAXIMUM HEIGHT (FEET)	60 FT
HEIGHT SETBACKS	per Sec. 21-3.140-1(c)

SELECT USES

Permitted Use (P)

- Sale and service of machinery used in agricultural production
- Amusement and recreation facilities, indoor
- Automobile sales and rentals, including sales and distribution of automobile parts and supplies
- Business services
- Catering establishments
- Convenience stores
- Dance or music schools
- Data processing facilities
- Eating establishments
- Financial institutions
- Home improvement centers
- Laboratories, medical
- Laboratories, research
- Medical clinics
- Office buildings
- Personal services
- Photographic processing
- Photography studios
- Real estate offices
- Retail establishments
- Self-storage facilities
- Repair establishments, minor
- Warehousing
- Art galleries and museums
- Day-care facilities
- Meeting facilities
- Schools, vocational, technical, industrial, trade
- Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features
- Automobile service stations
- Commercial parking lots and garages

Permitted use subject to standards in Article 5 (P/c)

- Agricultural products processing, minor
- Kennels, commercial
- Bars, nightclubs, taverns
- Cabarets
- Drive-thru facilities
- Plant nurseries
- Veterinary establishments
- Car washing, mechanized
- Joint use of parking and loading facilities

Special accessory use subject to standards in Article 5 (Ac)

- Dwellings, owner's or caretaker's, accessory
- Antennas, receive-only

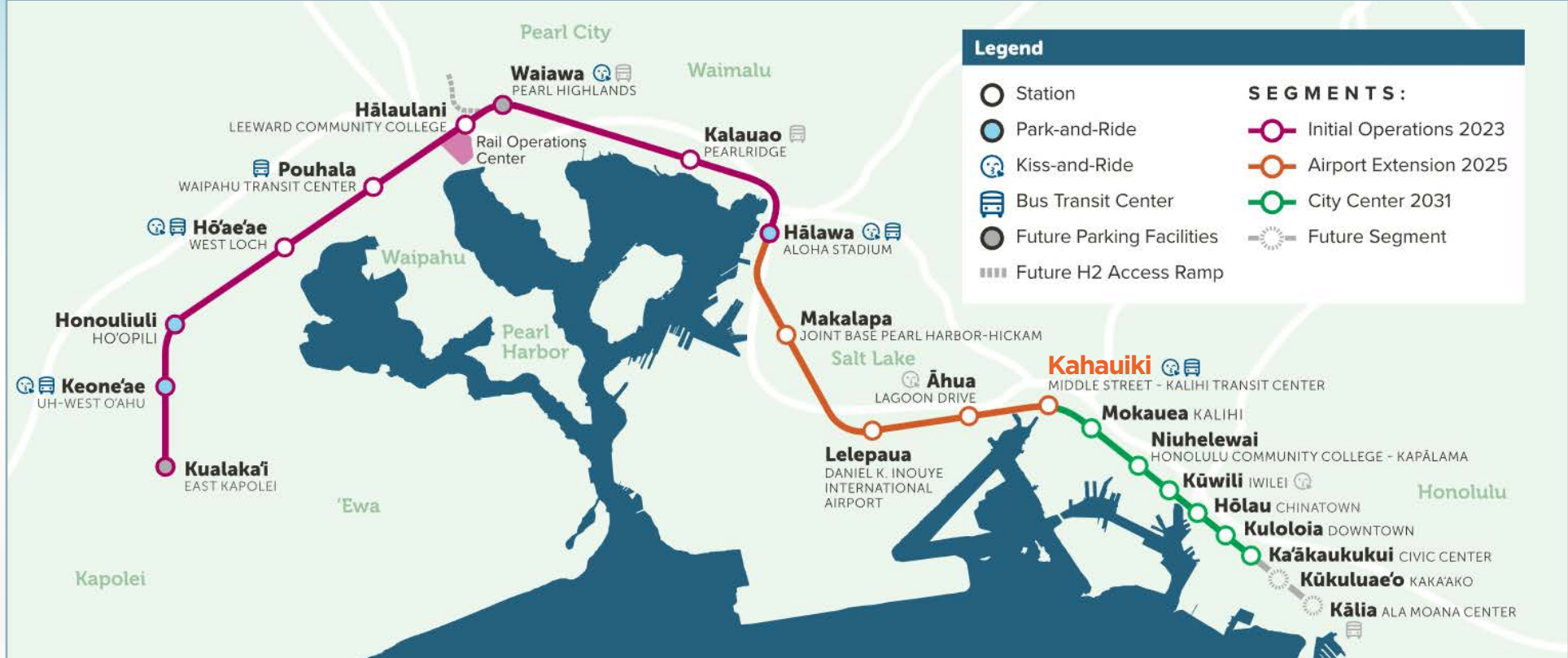
Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions) (Cm)

- Off-site parking and loading facilities
- Joint development

For more information, please visit: https://www.honolulu.gov/rep/site/dpp/dpp_docs/land-use-ordinance.pdf



TRANSIT ORIENTED DEVELOPMENT



The Honolulu rail transit system will feature 19 stations along a 18.9-mile long corridor on the south shore of Oahu between East Kapolei and the Civic Center. Initial operations of the first 9 stations, from East Kapolei to Aloha Stadium, commenced in 2023. The airport extension phase is anticipated to come online in 2025, with operations to the City Center in 2031. The final two stations (Kaka'ako and Ala Moana) will be completed in a separate project phase.

Over 60% of Oahu's population currently lives within this transit corridor, and the population

in the corridor is projected to continue to grow faster than the rest of Oahu. Over 40% of Honolulu jobs are within the corridor. Rail transit provides an opportunity to help reduce the growth of traffic congestion by taking cars off the road, improve travel reliability, shorten travel times for most riders between home and work, and increase transportation options by transit, bicycle, and on foot.

The Department of Planning and Permitting ("DPP") has created neighborhood transit-oriented development (TOD) and transit-

influenced zone (TIZ) precincts to help integrate land use and transportation planning around the rail stations in anticipation of the rail project. The plans are intended to address opportunities for new development and plan for orderly growth and improved accessibility around the stations.

Due to its close proximity to the future Kalihi Rail Station #13, the property falls within the Kalihi Neighborhood TOD Plan which recommends a 2.5 FAR and a 60' height limit for the site.



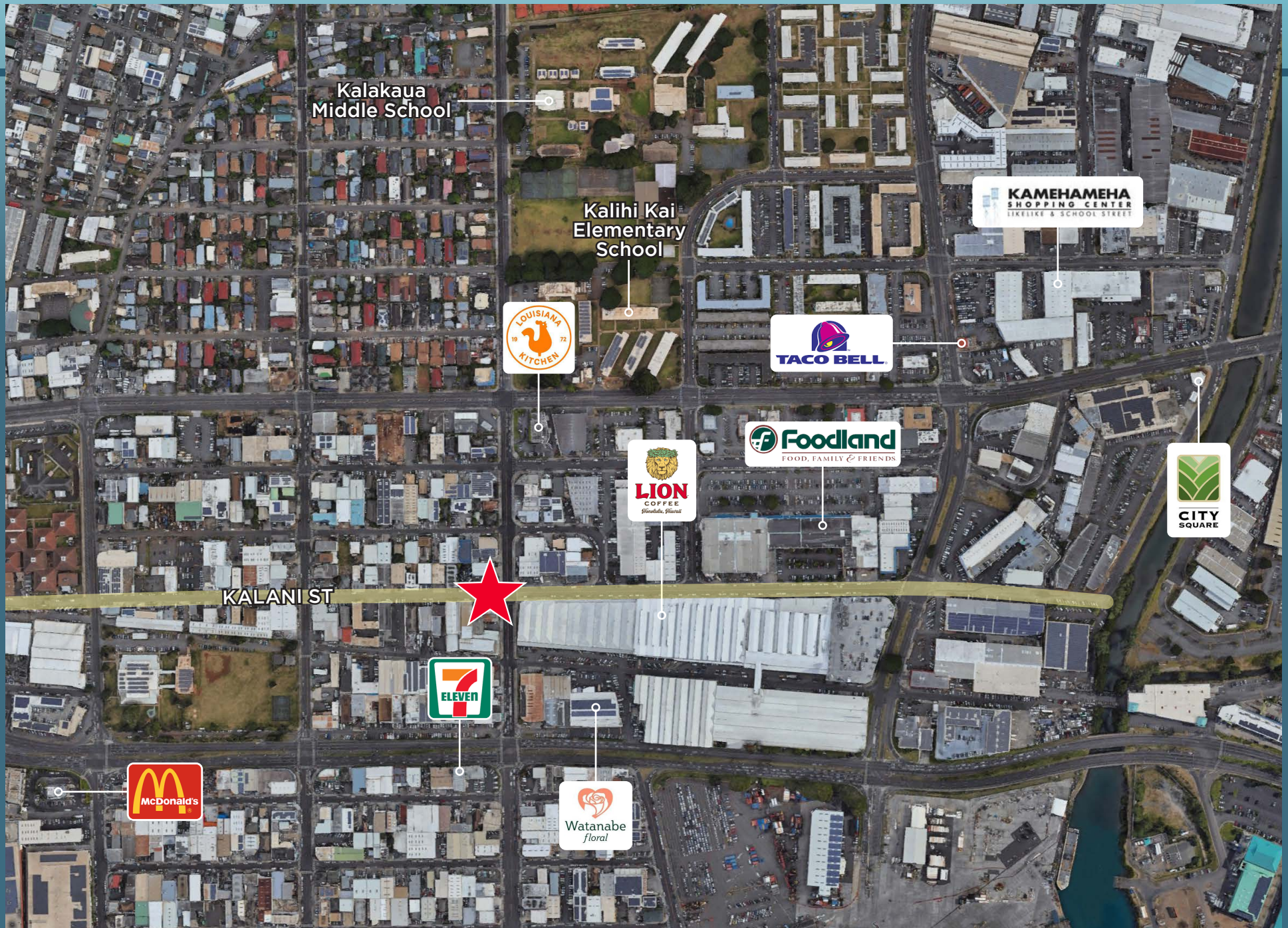
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2023 Population	21,911	161,868	309,346
2023 Households	5,060	55,870	115,681
Avg Household Income	\$89,342	\$99,177	\$97,572
Median Home Value	\$631,830	\$707,484	\$703,473
Median Age	38.9	42.3	41.6

Source: CoStar

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CONTACT US FOR MORE INFORMATION



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