

FOR SALE

Eaton Square Shopping Center

444 Hobron Ln, Suite 222



ChaneyBrooks



INCOME PRODUCING COMMERCIAL CONDO FOR SALE

PROPERTY DESCRIPTION

Cushman & Wakefield ChaneyBrooks is proud to offer a commercial condominium unit for sale in the Historic Eaton Square Shopping Center, a Class A garden office and retail development. Ideally located in the heart of West Waikiki, this 1,366-square-foot unit is currently leased through July 2026, providing an excellent investment opportunity. The unit features two private offices, an open workspace, a dedicated storage/file room, and a server room.

PROPERTY SUMMARY

ASKING PRICE	\$462,000
ADDRESS	Eaton Square Shopping Center 444 Hobron Lane, Suite 222 Honolulu, HI 96815
TAX MAP KEY	(1) 2-6-13: 14, CPR No. 475, Apt No. P9
TENURE	Fee Simple
BUILDING SIZE	1,366 SF
YEAR BUILT	1977
ZONING	APART - Apartment Mixed Use Subprecinct
SPECIAL DISTRICT	Waikiki Special District
PARKING	Unreserved parking available at prevailing rates, currently at \$150/month



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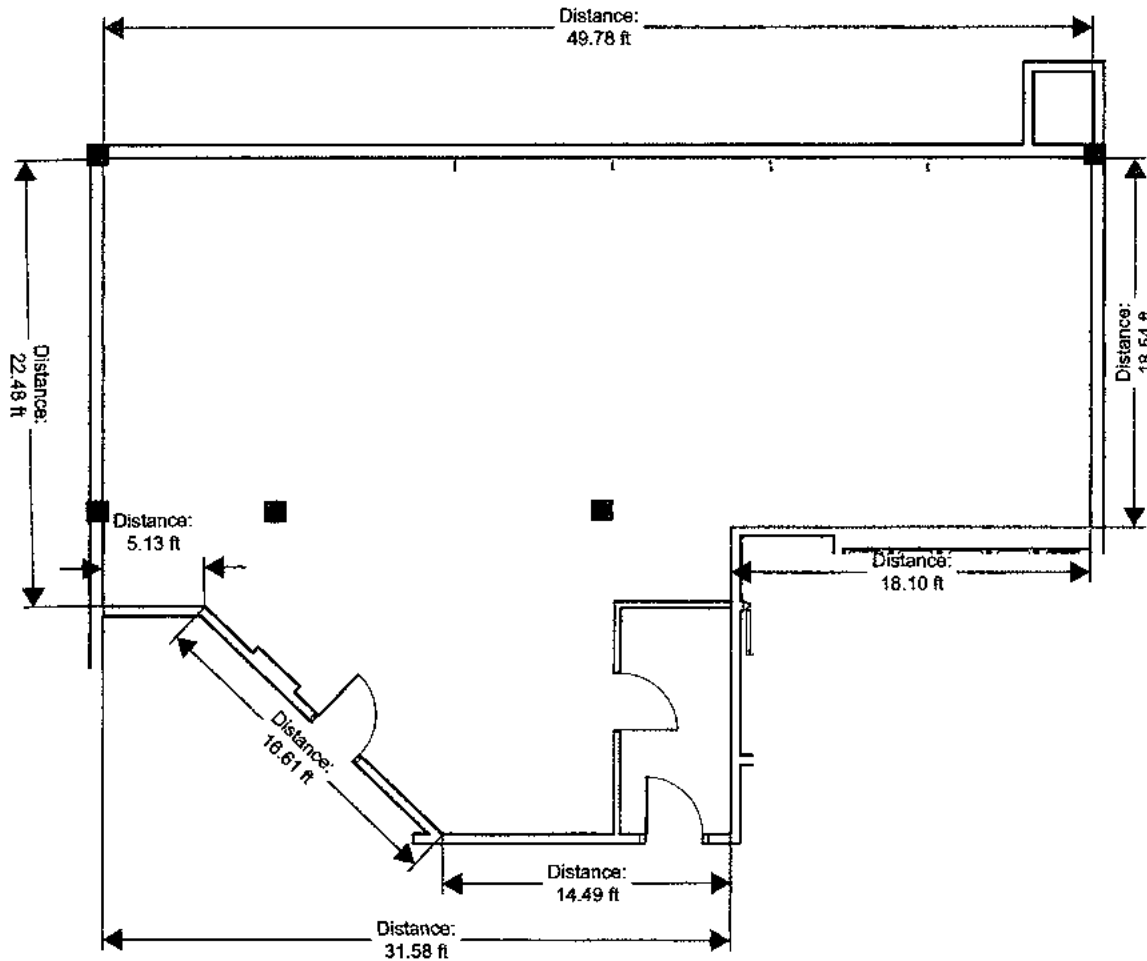
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FLOOR PLAN



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EATON SQUARE SHOPPING CENTER

Eaton Square Shopping Center is a neighborhood retail complex located in the Waikiki area of Honolulu, Hawaii. It's part of the larger Eaton Square mixed-use development, which includes residential apartments and commercial spaces. The shopping center provides essential services and conveniences to both residents and visitors in the area.

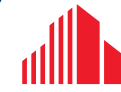
Tenant amenities at Eaton Square Shopping Center cater to the needs of businesses and their employees, offering a convenient and comfortable working environment. These include:

- **PARKING** - Eaton Square offers ample on-site parking for tenants and customers, which is a valuable amenity in the busy Waikiki neighborhood where parking can be limited.
- **PRIME LOCATION** - Its central location near Ala Moana Boulevard, in West Waikiki, provides high foot traffic and easy access to nearby hotels, residential areas, and tourist destinations.
- **24/7 SECURITY** - On-site security ensures a safe environment for tenants and visitors.
- **ELEVATOR ACCESS** - Convenient access for both office and retail spaces, ensuring ease of mobility.
- **AIR CONDITIONING** - Climate-controlled spaces, providing comfort for employees and customers.
- **PROXIMITY TO ESSENTIAL SERVICES** - Tenants benefit from nearby services such as banking, postal facilities, grocery stores, and dining options.
- **FLEXIBLE OFFICE AND RETAIL SPACES** - Various layouts, including private offices and open workspace options, catering to different business needs.
- **TRANQUIL ENVIRONMENT** - A relaxed, garden-like setting offering a peaceful work atmosphere.
- **TENANT MIX** - The center hosts a variety of businesses, including grocery stores, cafes, restaurants, a post office, beauty salons, medical offices, and other service-oriented retailers.
- **ATMOSPHERE** - It has a casual, community-oriented vibe, catering primarily to local residents but also serving tourists staying in the area.

These amenities enhance the overall tenant experience, making it an attractive location for businesses.



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DEMOGRAPHICS			
	1-MILE	3-MILES	5-MILES
POPULATION	55,379	220,432	334,345
HOUSEHOLDS	23,683	86,965	128,181
AVERAGE HH	\$91,557	\$94,154	\$98,008

Contact

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