

Excellent Owner-User or Redevelopment Opportunity in Central Honolulu ASKING PRICE: \$2,000,000

| PROPERTY SUMMARY | | | |
|------------------|---|---|--|
| ADDRESS | 1246 S. King Street Honolulu, Hl | 1012 Akala Lane Honolulu, HI | |
| PROPERTY TYPE | Freestanding Restaurant/ Retail Building | Multifamily Single-Story Duplex-One 2-Bed/1-Bath & One 3-Bed/1-Bath | |
| TAX MAP KEY | (1) 2-4-4:66 | (1) 2-4-4:67 | |
| TENURE | Fee Simple | Fee Simple | |
| BUILDING SIZE | 1,326 SF | 1,728 SF | |
| LAND AREA | 2,711 SF | 3,440 SF | |
| YEAR BUILT | 1948 / 1959 Effective | 1931 | |
| ZONING | BMX-3 | BMX-3 | |
| PARKING | 4 Stalls | 2 Stalls | |
| HEIGHT LIMIT | 150 Feet | 150 Feet | |
| FLOOR AREA RATIO | 2.5 | 2.5 | |



PROPERTY DESCRIPTION

1246 S. King Street is a perfect owner-user opportunity for a restauranteur or retailer. The building is equipped with restaurant infrastructure in-place. The site benefits from excellent street visibility along the major thoroughfare, King Street.

1012 Akala Lane is a single-story multifamily duplex consisting of one 2-bedroom/1-bathroom unit and one 3-bedroom/1-bathroom unit adjacent to 1246 S. King Street. There is tremendous upside potential by renovating the units.

Together, the parcels pose a prime redevelopment opportunity in central Honolulu. The subject sites are zoned BMX-3, Community Business Mixed Use District. Zoning allows for 150-foot height limit and a 2.5 floor area ratio.

The properties are being offered for sale together.



Owner-user opportunity with existing restaurant fixtures

Fee simple offering

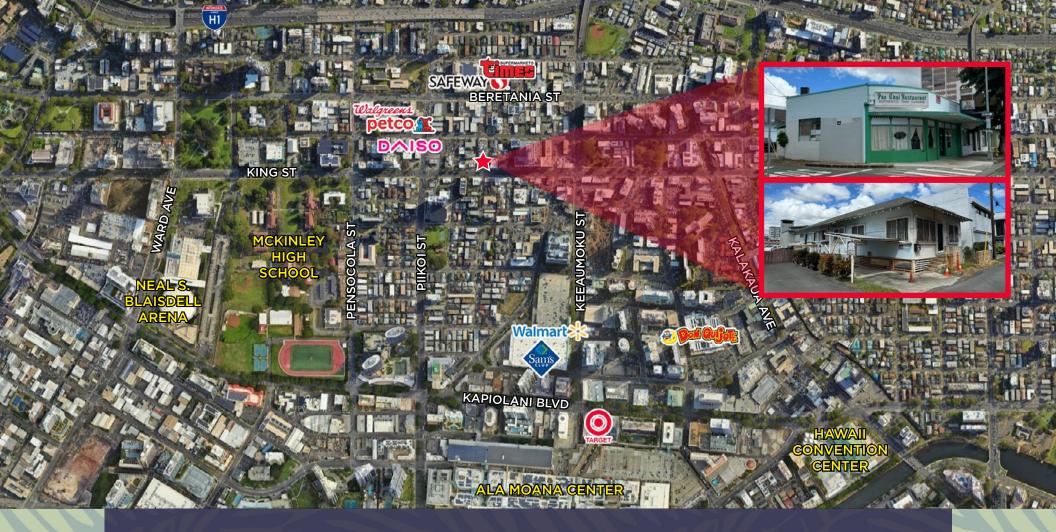
Redevelopment Opportunity

High vehicle traffic and visibility

Well-located asset on major thoroughfare

Convenient central Honolulu Location

> **Excellent public** transportation



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------|-----------|-----------|-----------|
| 2024 Total Population | 86,606 | 253,165 | 336,264 |
| 2024 Total Households | 42,744 | 111,296 | 135,325 |
| Median HH Income | \$69,706 | \$70,330 | \$74,899 |
| AVG Household Size | 1.9 | 2.1 | 2.3 |
| Median Home Value | \$648,741 | \$723,648 | \$796,264 |



3-MILE POPULATION 253,165



3 MILE HH 111,296





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