

NIU VALLEY CENTER

UNIT B6

COMMERCIAL CONDO FOR SALE



 CUSHMAN & WAKEFIELD | ChaneyBrooks

549 Halemaumau Street, Unit B6
Honolulu, HI

PROPERTY SUMMARY

ASKING PRICE \$2,400,000

BASE RENT \$11,135.28/Mo

CAM \$3,393.39/Mo

RPT \$2,563.80/Mo

PERCENTAGE RENT 8%

LEASE EXPIRATION May 31, 2028*

ADDRESS 549 Halemaumau Street, Unit B6
Honolulu, HI 96821

TAX MAP KEY (1) 3-7-10: 53, CPR No. 4

TENURE Fee Simple

BUILDING SIZE 2,920 SF

COMMON INTEREST 4.55%

OCCUPANCY 100%

YEAR BUILT 1964; 1969 Effective

ZONING B-1 Neighborhood Business District

*With an option to extend



INVESTMENT HIGHLIGHTS

FULLY-LEASED FEE SIMPLE INVESTMENT OFFERING

This property presents a rare opportunity to acquire a fee simple investment with a stable, fully-leased tenant base. Ideal for long-term income generation, it offers a secure and low-maintenance addition to any investment portfolio.

AMPLE PARKING & STRONG COTENANCY

The center provides abundant parking availability, further enhanced by the adjacent church, which rarely uses parking during peak business hours. This ensures convenient access for customers and employees, supporting a seamless business experience.

HIGH VISIBILITY & CONVENIENT ACCESS

Niu Valley Center enjoys excellent visibility from Kalanianaʻole Highway, one of East Honolulu's primary thoroughfares, ensuring steady exposure to passing traffic. The center offers easy access and ample parking, making it a convenient destination for local residents and visitors alike.

FULL COMMERCIAL KITCHEN

bEASTside Kitchen is a thriving local eatery known for its bustling atmosphere, excellent Yelp reviews, and vibrant live music. Serving up delicious local fare, it has become a popular dining destination in the community.

STRONG DEMOGRAPHICS

East Honolulu is characterized by a more affluent consumer base, with higher household incomes and strong purchasing power, making it an attractive market for premium retail, dining, and service-oriented businesses.

UNDERSERVED COMMUNITY

East Honolulu faces a shortage of commercially zoned properties, limiting the availability of retail and service-oriented businesses to meet community demand. These high barriers to entry make new development or investment opportunities scarce and highly competitive, increasing the value of existing commercial spaces and presenting a unique opportunity for businesses looking to serve this underserved market.



PROPERTY DESCRIPTION

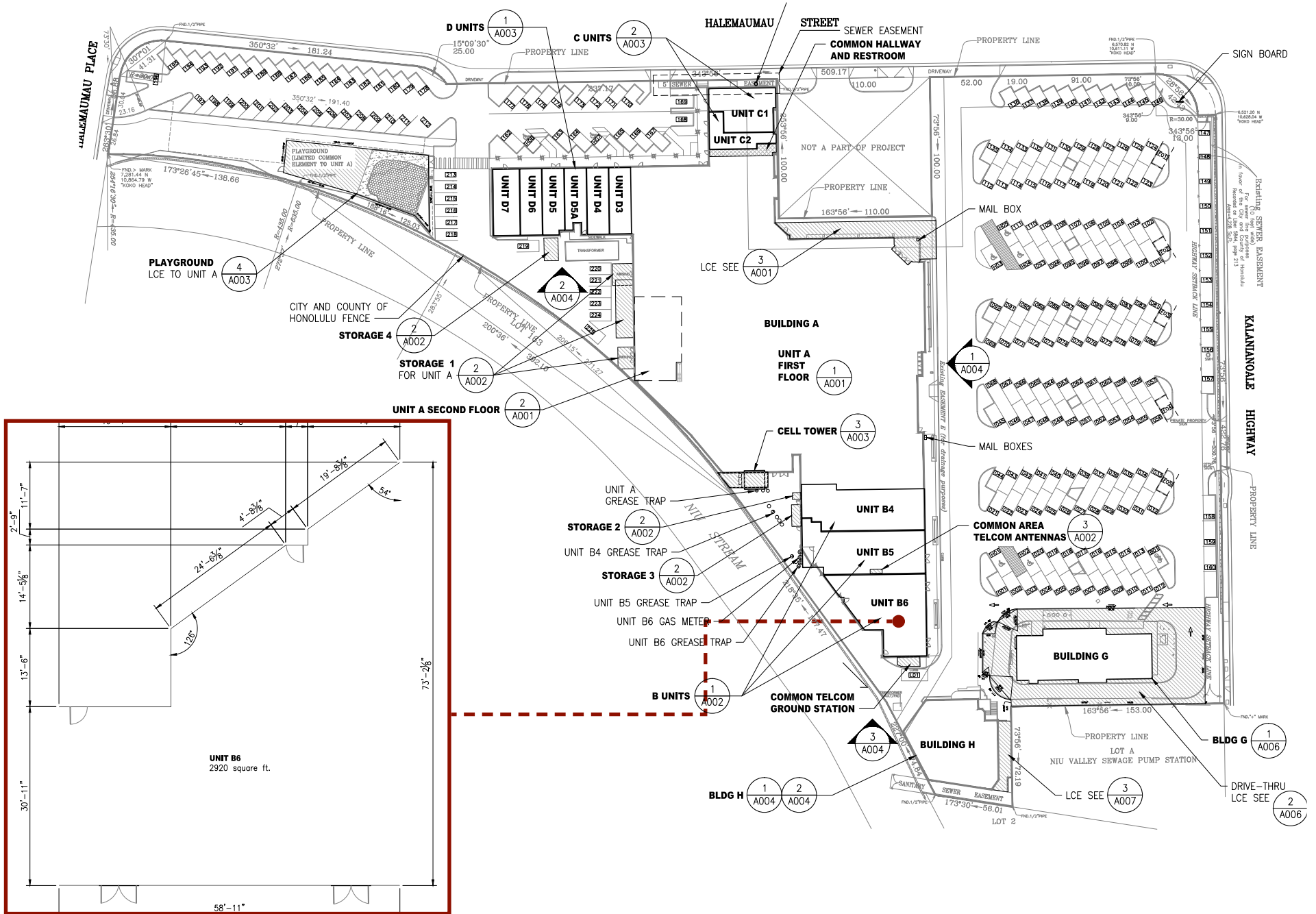
This 2,920-square-foot commercial condo features a full commercial kitchen and is located within the Niu Valley Center, a prime East Honolulu location perfect for retail or service-oriented businesses. Situated in a bustling community hub, the center offers high visibility and convenient access from the main road, complemented by ample parking. This makes it an excellent choice for businesses looking to establish or expand their presence in Niu Valley. The unit is currently leased to bEASTside Kitchen, a popular restaurant known for its local comfort food, live music, and excellent reviews, making it a well-loved dining destination in the area.

HALEMAUMAU ST

KALANIANA'OLE HWY

Located Off of
Kalaniana'ole Hwy with
an Average Daily Traffic
Count of 58,000

SITE PLAN



TENANT PROFILE



bEASTside Kitchen

bEASTside Kitchen in Honolulu is a vibrant eatery known for its innovative comfort food, blending local flavors with a creative twist. With a relaxed, welcoming atmosphere, it offers a fresh take on classic dishes, drawing in both locals and visitors alike. BEASTside Kitchen was featured on KHON2 News and Hawaii News Now.

Google  4.7 (417 reviews)
Reviews

yelp  4.6 (510 reviews)





MARKET OVERVIEW

The commercial real estate market in East Honolulu remains relatively stable, characterized by limited inventory and low vacancy rates due to the area's desirable residential demographics and established neighborhoods. With an emphasis on neighborhood shopping centers, office spaces, and service-oriented retail, East Honolulu tends to maintain vacancy rates below the island's average, typically ranging between 2% and 4%. Total commercial inventory in the region is modest compared to more densely developed areas like downtown Honolulu, with much of the available square footage concentrated in centers such as Aina Haina Shopping Center, Hawaii Kai Towne Center, and Niu Valley Shopping Center. Demand remains consistent for retail and mixed-use properties, driven by the area's affluent population and steady consumer base.



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