

# 391 Kamehameha Hwy

Aiea, HI 96782

**FOR SALE**

ALSO  
AVAILABLE  
THROUGH A  
**LONG-TERM  
GROUND LEASE  
OR SPACE  
LEASE**



ChaneyBrooks



## PROPERTY SUMMARY

ASKING PRICE	\$3,800,000
ADDRESS	391 Kamehameha Hwy Aiea, HI 96782
TAX MAP KEY	(1) 9-8-21: 71
TENURE	Fee Simple
BUILDING SIZE	4,872 SF
LAND AREA	22,793 SF
REAL PROPERTY TAX	\$32,662.84 (2024)
YEAR BUILT	1937
HEIGHT LIMIT	60 Feet
ZONING	B-2, Community Business District

## THE PROPERTY IS ALSO AVAILABLE THROUGH A LONG-TERM GROUND LEASE OR SPACE LEASE.

	GROUND LEASE	SPACE LEASE
ASKING RENT	\$25,100/MO	\$2/SF/MO*
TERM	20+ Years	Negotiable
*2 SF/MO on Land SF*		





# INVESTMENT HIGHLIGHTS



## Flexible Fee Simple Offering

The property is offered for sale with consideration for a new long term ground lease or space lease.

## Redevelopment Potential

The site's B-2 zoning regulations offers opportunities for redevelopment or expansion to suit various commercial needs.

## Strategic Location with Highway Frontage

Situated on Aiea's main thoroughfare, Kamehameha Highway, the property benefits from high visibility and accessibility, making it ideal for retail, office, or mixed-use developments.

## Proximity to Amenities

The area is near various amenities, including shopping centers, restaurants, and medical facilities, with convenient access to the H-1 Freeway, enhancing convenience for both businesses and residents.

## Transportation Access

Easy access to major highways and public transportation options facilitates commuting and attracts a steady flow of potential customers or tenants.

## Community Engagement

Aiea is a vibrant community with a mix of residential and commercial establishments, providing a supportive environment for new developments.

## Enhanced Urban Connectivity

Being nestled between the Pearl Highlands and Pearlridge stations of Honolulu's Skyline rail system, the property benefits from improved connectivity to both regional and urban Honolulu. This strategic location facilitates easy commutes for residents and employees, making it an attractive site for redevelopment.





**391**  
KAMEHAMEHA HWY

**TRAFFIC COUNTS**  
Over 15,000 cars pass by the property daily  
15,685 ADT (Average Daily Traffic)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
2024 POPULATION	14,898	196,821	575,294
2024 HOUSEHOLDS	5,271	59,738	188,343
AVG HOUSEHOLD INCOME	\$111,981	\$118,831	\$114,547
MEDIAN HOME VALUE	\$590,405	\$705,497	\$723,458

Source: CoStar



# DEVELOPMENT STANDARDS

## DISTRICT

B-2, Community Business District

## MINIMUM LOT AREA

5,000 SF

## MINIMUM LOT WIDTH AND DEPTH

50 Feet

## YARDS

- FRONT 5<sup>1</sup>
- SIDE & REAR 0<sup>2</sup>

## MAXIMUM BUILDING AREA

Not regulated

## MAXIMUM DENSITY (FAR)

2.5

## OPEN SPACE BONUS

- AVAILABLE Yes, see Sec. 21.3.120-2(c)
- MAX. FAR 3.5

## MAXIMUM HEIGHT

Per zoning map

## HEIGHT SETBACKS

Per Sec. 21.3.120-2(c)

# USES

The following select uses may be permitted under B-2 zoning:

## Permitted use (P)

- 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
- Eating establishments
- Financial institutions
- Laboratories, medical
- Laboratories, research
- Medical clinics
- Office buildings
- Personal services
- Photographic processing
- Photography studios
- Real estate offices
- Retail establishments
- Travel agencies
- Consulates
- Publishing plants for newspapers, books and magazines
- Repair establishments, minor
- Art galleries and museums
- Colleges, business
- Day-care facilities
- Meeting facilities
- Public uses and structures
- Schools, business

- Schools, Elementary, intermediate and high
- Schools, language
- Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features
- Theaters
- Automobile service stations
- Commercial parking lots and garages
- Broadcasting stations

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

- Kennels, commercial
- Bars, nightclubs, taverns
- Cabarets
- Drive-thru facilities
- Home improvement centers
- Self-storage facilities
- Veterinary establishments
- Food manufacturing and processing
- Motion picture and television production studios
- Wholesaling and distribution
- 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)

- Marina accessories
- Recreation facilities, outdoor
- Off-site parking and loading facilities
- Utility installations, Type B
- Wind machines Up to 100 Kw
- Historic structures, use of
- Joint development

## Plan Review Use (PRU)

- Trade or convention center
- Hospitals
- Prisons
- Universities, colleges
- Airports

## Conditional Use Permit-major subject to standards in Article 5; public hearing required (C)

- Amusement facilities, outdoor, not motorized
- Amusement facilities, outdoor, motorized
- Helistops

For more information, visit:

[https://www.honolulu.gov/rep/site/dpp/dpp\\_docs/LUO\\_2024\\_rev.\\_May\\_2024.pdf](https://www.honolulu.gov/rep/site/dpp/dpp_docs/LUO_2024_rev._May_2024.pdf)





ChaneyBrooks

## CONTACT US FOR MORE INFORMATION

**ANTHONY PROVENZANO (B), CCIM, SIOR**

+1 808 387 3444

[aprovenzano@chaneybrooks.com](mailto:aprovenzano@chaneybrooks.com)

**KELLY A. VEA (S), CCIM**

+1 808 489 2703

[kvea@chaneybrooks.com](mailto:kvea@chaneybrooks.com)

**TREVOR BLAKE (S)**

+1 808 778 7409

[tblake@chaneybrooks.com](mailto:tblake@chaneybrooks.com)

1440 Kapiolani Blvd, Suite 1010, Honolulu, Hawaii 96814

Main +1 808 544 1600 | Fax +1 808 544 9574

[www.chaneybrooks.com](http://www.chaneybrooks.com)

©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.