

PRICE IMPROVEMENT



1338 & 1352 S Beretania Street

Honolulu, HI 96814

For Lease

Nathan A. Fong (B)*

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*Nathan Fong Properties, LLC dba Institutional Properties Hawai'i, exclusively contracted to Colliers International HI, LLC

Property Description

Rare Office / Retail Building Opportunity

Located within the densely populated commercial and residential area of Honolulu, this former Central Pacific Bank building is strategically placed along one of the main thoroughfares directly leading from Waikiki to the Honolulu Business District. Within a 3-mile radius, 1338 & 1352 S. Beretania is also in close proximity to three major hospitals, 8 public and private schools, the Neal S. Blaisdell Center, major retailers such as Walmart, Ross Dress for Less, Sam's Club and Ala Moana Center, the worlds largest open-air shopping center in the world.

Sitting on approximately 12,820 square feet of land, this building consists of 5,332 square feet of ground floor retail / office space with approximately 1,018 square feet of mezzanine area. The property provides 15 parking stalls, private restrooms, offices and a kitchen area.

Features

- Located along one of Honolulu's major thoroughfares providing high visibility.
- Site experiences approximately 59,800 vehicles per day.
- Minutes away from various H-1 exits and entrances, retail, medical and educational facilities.
- Strong demographic area.
- Ample parking with 15 stalls.
- Potential redevelopment of property for higher density.
- BMX-3 zoning allows for various uses.
- Double ingress/egress access along Beretania and Kinau Streets



About the Property

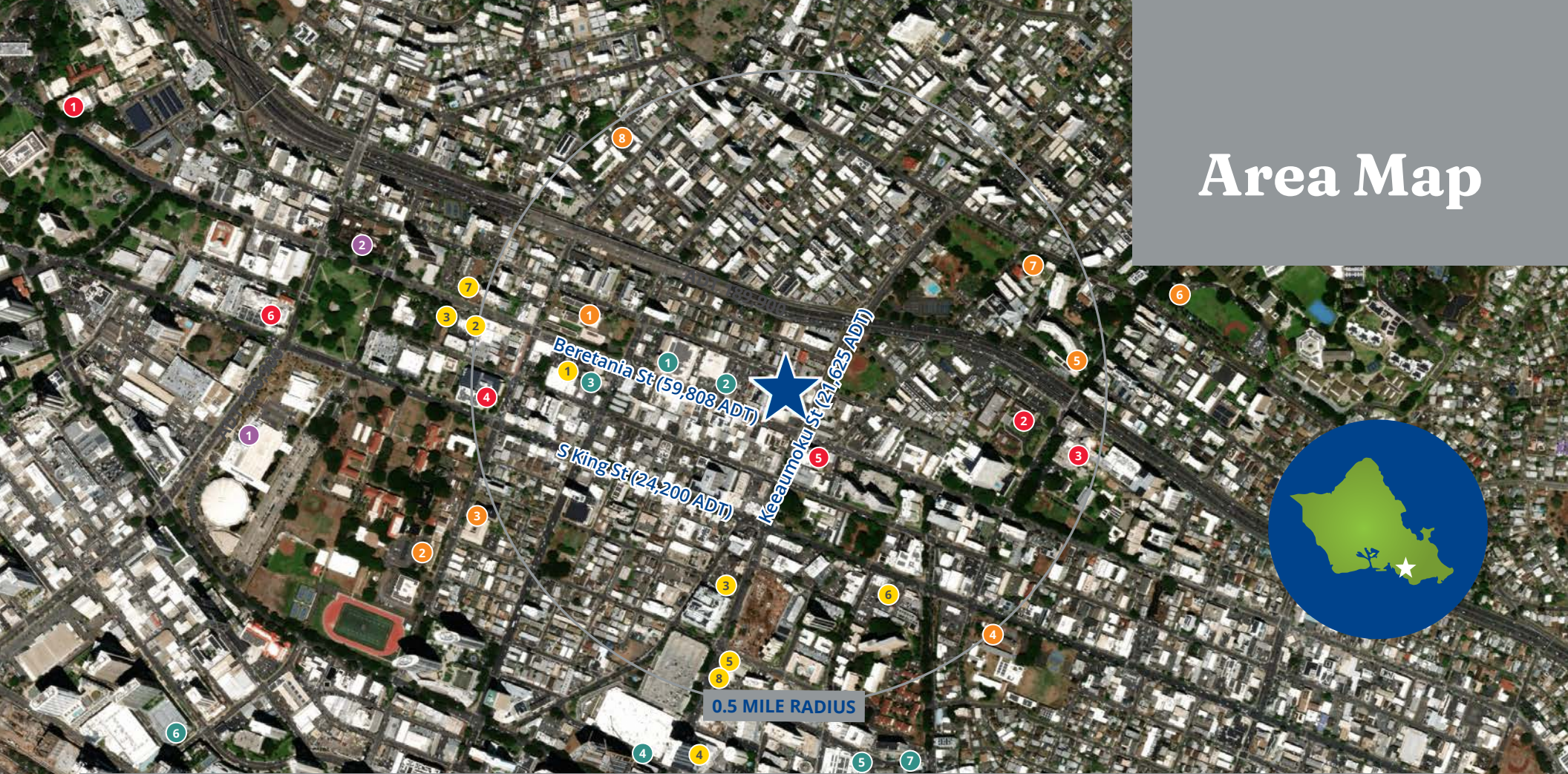
For Lease Details

Area	Makiki
TMK	(1) 2-4-011: 003 & 096
Zoning	BMX-3
Total Building Size	6,350 SF
Year Built:	1982
Rent	\$3.75 PSF/Mo
Operating Expenses	\$1.25 PSF/Mo (est.)
Term	5 - 10 Years
Total Floors	2
Date Available	Now
Parking	15 Stalls



Demographics (2023)	1-mile	3-mile	5-mile
Population	71,974	231,298	317,468
Households	36,643	101,944	126,870
Median Home Value	\$615,482	\$843,516	\$923,070
Household Income	\$90,089	\$100,936	\$110,765
Median Age	46.5	45.5	44.7
Bachelors Degree +	28.6%	25.7%	24.7%

Area Map



Hospitals

- 1 Queen's Medical Center
- 2 Shriners' Children's Hospital
- 3 Kapiolani Medical Center
- 4 Hale Pa'awa
- 5 Kaiser Permanente
- 6 Straub Medical Center

Schools

- 1 Queen Ka'ahumanu Elementary School
- 2 McKineley High School
- 3 Soto Academy
- 4 Washington Middle School
- 5 Mary Knoll Schools
- 6 Punahou Schools
- 7 St Clement's School
- 8 Hawaiian Mission Academy

Grocers

- 1 Safeway
- 2 Times Supermarket
- 3 Daiso
- 4 Walmart/ Sam's Club
- 5 Don Quijote
- 6 Whole Foods
- 7 Palama Supermarket

Retail & Eateries

- 1 Petco
- 2 Goodwill
- 3 McDonald's
- 4 Kickin' Cajun
- 5 YogurStory
- 6 Panda Express
- 7 Chick Fil A
- 8 Ross Dress for Less

Point of Interest

- 1 Neal S Blaisdell Center
- 2 Honolulu Museum of Art



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