634 KILANI AVENUE

WAHIAWA, HAWAII



Colliers

Property Highlights

A rare listing in the quaint town of Wahiawa, 634 Kilani Avenue, affords businesses the opportunity to break into this tight market and evolving community. The building's location on Kilani Avenue, one of the main streets intersecting Kamehameha Highway, ensures high visibility and accessibility. Numerous amenities surround the property, including the Wahiawa General Hospital, The Bus transit station, Court House, Post Office, Tamura's Market, Ace Hardware, gas and convenience stations, Kilani Bakery, 7-11, Barrio Café, and Mango Street Grill, all within a few minutes walk.

The existing layout and infrastructure are beneficial to medical users (Adult Day Care, PT/Chiro, ABA Clinic, Specialty Doctor, Medi-Spa), traditional office users (Non-profits, Financial/Tax Advisors, Law Firm), and service retailers (Full service salon or Aesthetic spa).



Property Details

Submarket	Wahiawa	
Zoning	B-2	
Modified Gross Rent	Suite 2 Suite 3	$2.75-$3.00 PSF/Mo $3.25-$3.75 PSF/Mo
Parking	Suite 2 Suite 3	Four Reserved Stalls Two Reserved Stalls
Term	3 - 10 years	

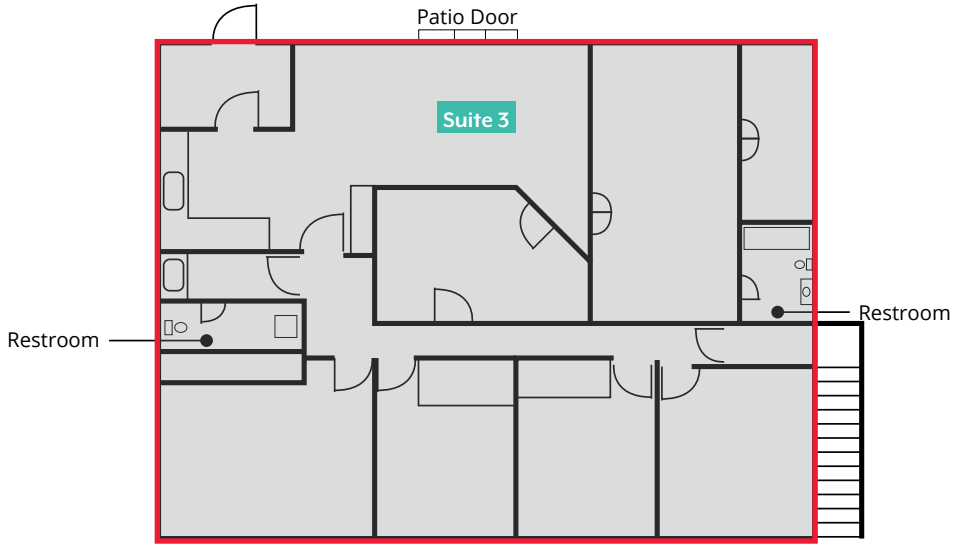
Demographics	1-Mile	3-Mile	5-Mile
Population	14,530	66,954	100,948
Households	4,658	20,263	31,210
Median Income	$59,773	$80,984	$91,879
Median Age	36.9	29.9	33.0

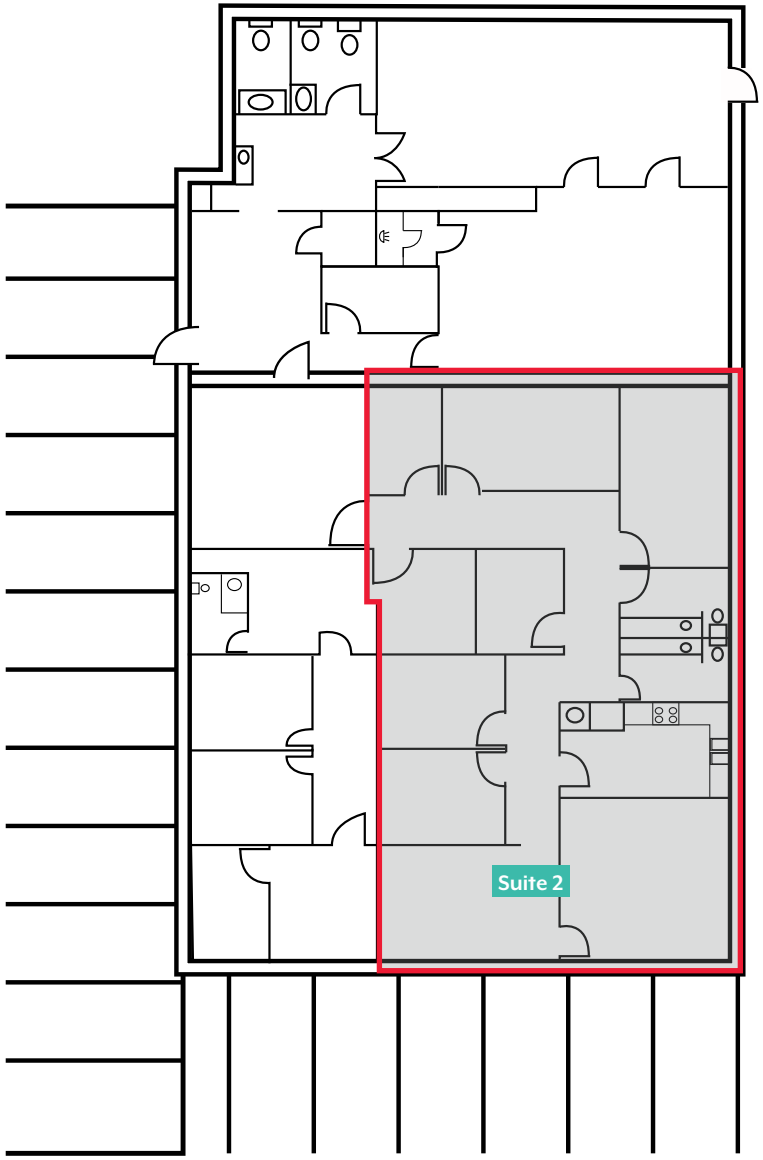


Available Spaces

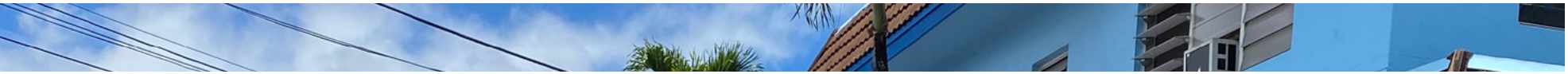
Space	SF	Description
Suite 2	2,079	Excellent exposure along Kilani Ave. The unit is ideal for a medical clinic or operator to benefit from the infrastructure and build out.
Suite 3	2,120	A walk-up to the second-floor space. Five large windowed offices, an interior office, full kitchen, two private restrooms with showers, laundry room, storage closets, and an open-air lanai.

Suite 2
Video Tour





KILANI AVE



CONTACT US:

Megan Malloy (S)
Senior Associate
Office Services Division
Lic# RS-73189
808 523 9731
megan.malloy@colliers.com

634 KILANI AVENUE



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.