

AVAILABLE FOR LONG-TERM GROUND LEASE

*In the Heart of Kaimuki*



**3368**

**WAIALAE AVENUE**







# 3368

## WAIALAE AVENUE

Jones Lang LaSalle Americas, Inc. (“JLL”) takes pleasure in presenting the rare opportunity to establish a long-term lease along busy Waialae Avenue in the historical urban neighborhood of Kaimuki. Located at 3368 Waialae Avenue, Honolulu, Hawaii (the “Property”), this 20,109 square foot leasehold parcel is in close proximity to various notable education centers such as the University of Hawaii at Manoa (home to over 20,000 students and faculty), Chaminade University, UH Lab School, Punahou School, Maryknoll School, Iolani School, Mid Pacific Institute, and Kaimuki High School. The Property also experiences over 26,000 vehicles every 24 hours and is located within 10-minutes of the world class tourist destination of Waikiki and surrounded by over 182,000 residents within a 3-miles radius.

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Kaimuki is a vibrant community that stretches from Kahala to Kapahulu and is one of the oldest residential neighborhoods on Oahu. Over the past five years, numerous local eateries and specialty boutiques have opened for business along the highly coveted Waialae Avenue strip. Despite the surge in new small shops and restaurants, the neighborhood has been able to maintain its charm.

The businesses with long-standing ties within the community and the variety of new shops and eateries contribute to the unique “Main Street” atmosphere that cannot be found anywhere else on the island.



## Property Highlights

- Located within one of Oahu’s most densely populated areas on the corner of Waialae Avenue and 7th Ave.
- Centrally located and in close proximity to Waikiki, Kahala Mall, Honolulu’s Central Business District, and over nine well-known private, charter and public schools in the area.
- Easily accessible by major freeways and major surface arterial roads.
- Approximately 182,552 residents within a 3-mile radius of the Property.
- Average Daily Traffic (ADT) volume of ±26,000 vehicles.

## Property Overview

<b>Address:</b>	3368 Waialae Avenue Honolulu, HI 96816
<b>TMK:</b>	(1) 3-3-4: Parcel 61
<b>Land Area:</b>	20,109 square feet
<b>Ground Rent:</b>	Contact Broker for Details
<b>2021 Property Assessed Value:</b>	\$5,356,900.00
<b>Building Area:</b>	20,109 square feet
<b>Zoning:</b>	B-2 (Community Business)







## THE People

	2020	2025
POPULATION	182,552	184,361
MEDIAN AGE	45.2	45.7
HOUSEHOLDS	77,556	77,937
AVERAGE HOUSEHOLD INCOME	\$99,895	\$108,415

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. 3-mile radius

## THE Location

The Property is located within the historical and eclectic neighborhood of Kaimuki; a vibrant community which is home to a large base of single-family and multi-family residences and a mix of commercial developments and community resources. The Kaimuki subtrade area is filled with specialty apparel and jewelry boutiques, unique dining eateries, surf shops, niche bookstores and a small farmers market.

It is also situated within one of the most densely populated areas on the Island of Oahu reporting over 40,000 residents within a 1-mile radius of the property, which quickly increases to 182,552 residents when viewed from a 3-mile radius. The median age of residents within this area is from 42.2 to 45.2 years of age with an average household income from \$99,895 to \$108,251 per year.





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