

PRICE REDUCTION

# FOR SALE - WAIKIKI COMMERCIAL BUILDING

1980 KALAKAUA AVE, HONOLULU, HI 96815



**PRICE:** \$4,790,000 ~~\$5,400,000~~

**TMK:** 1-2-6-15-47, 84

**ZONING:** RESCOM

**TENURE:** Fee Simple

**LAND AREA:** 4,292 SF

**BUILDING AREA:** 3,936 SF



1120 12TH AVENUE, SUITE 301 | HONOLULU, HI 96816  
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MARKET AERIAL



Ala Wai  
Canal

Waikiki  
Monarch

Ohana Hale  
Marketplace

Denny's

Ala Moana Blvd

to Ala Moana  
Shopping Center

Asia Pacific Center  
for Security Studies

Luana Waikiki  
Hotel

Romer  
Hotel

Holiday Inn  
Express

DOUBLE TREE  
by Hilton

Waikiki  
BREWING COMPANY

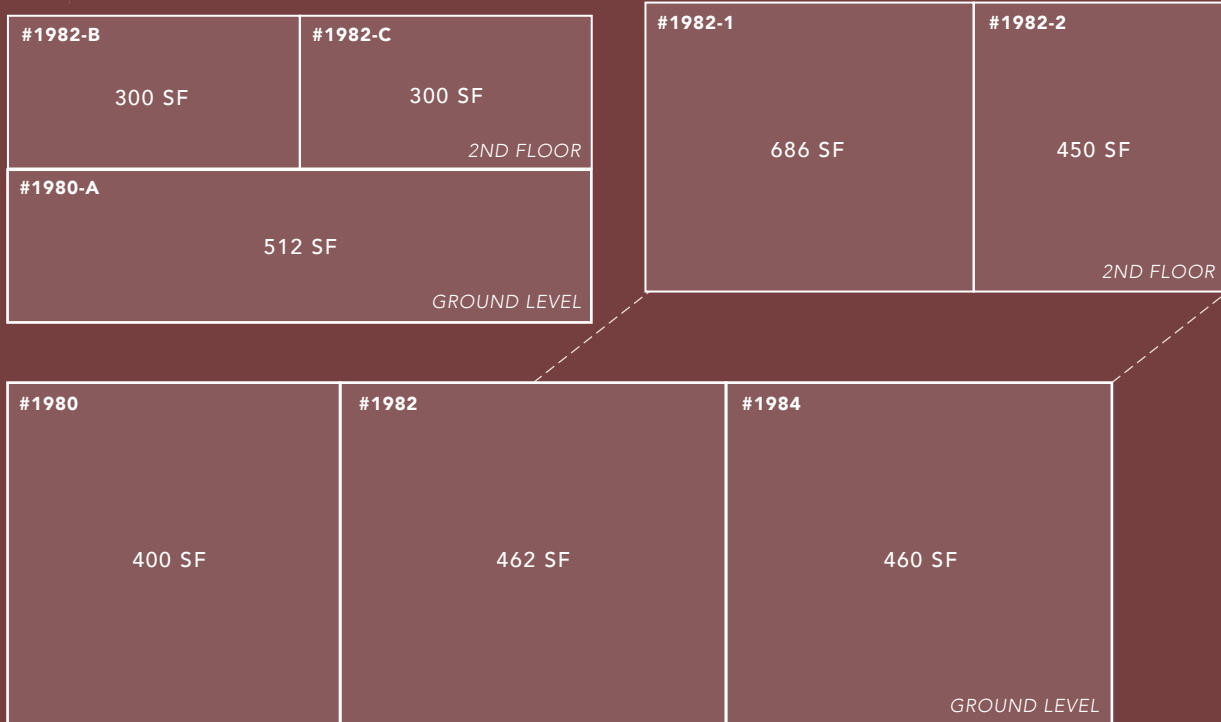
ABC  
STORES



## TMK PARCELS



## FLOOR PLAN



KALAKAUA AVENUE

not to scale



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## WAIKIKI TRADE AREA RESIDENTS 2024 (estimated)



18,504  
Average Daytime Population



24,450  
Population



21,598  
Labor Population



14,602  
Households




\$862.71 M  
Annual Consumer Retail  
Expenditures



\$90,660  
Average Household Income

source: Census 2024 Estimates with 2029 Projections

## OAHU VISITORS - 2022 vs 2023

|  | 2022        | 2023        | Change |
|--|-------------|-------------|--------|
|  VISITOR ARRIVALS   | 4.9 M       | 5.6 M       | +14%   |
|  AVG LENGTH OF STAY | 7.4 Days    | 7.6 Days    | +3%    |
|  VISITOR DAYS       | 36,205,901  | 40,627,690  | +12%   |
|  VISITOR SPENDING   | \$8,693.7 M | \$9,011.6 M | +4%    |

source: State of Hawaii Dept of Business & Economic Development

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