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Walkthrough



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For Lease

45-1123 Kamehameha
Highway, Kaneohe, HI

Clean and Convenient
Office/Retail Space along
Kamehameha Hwy in
Kaneohe



Accelerating success.

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Location

Located on the Windward side of Oahu in the Kaneohe community, this building enjoys great visibility. The site benefits from its location amongst the dense commercial core of Kamehameha Highway and is within walking distance to the post office, Windward Mall, major grocery anchored centers, police station, fire station, and numerous eateries. With an average daily traffic of 26,700 along the corner of Kamehameha Highway and Kauhupa, the center is strategically located.

Opportunity

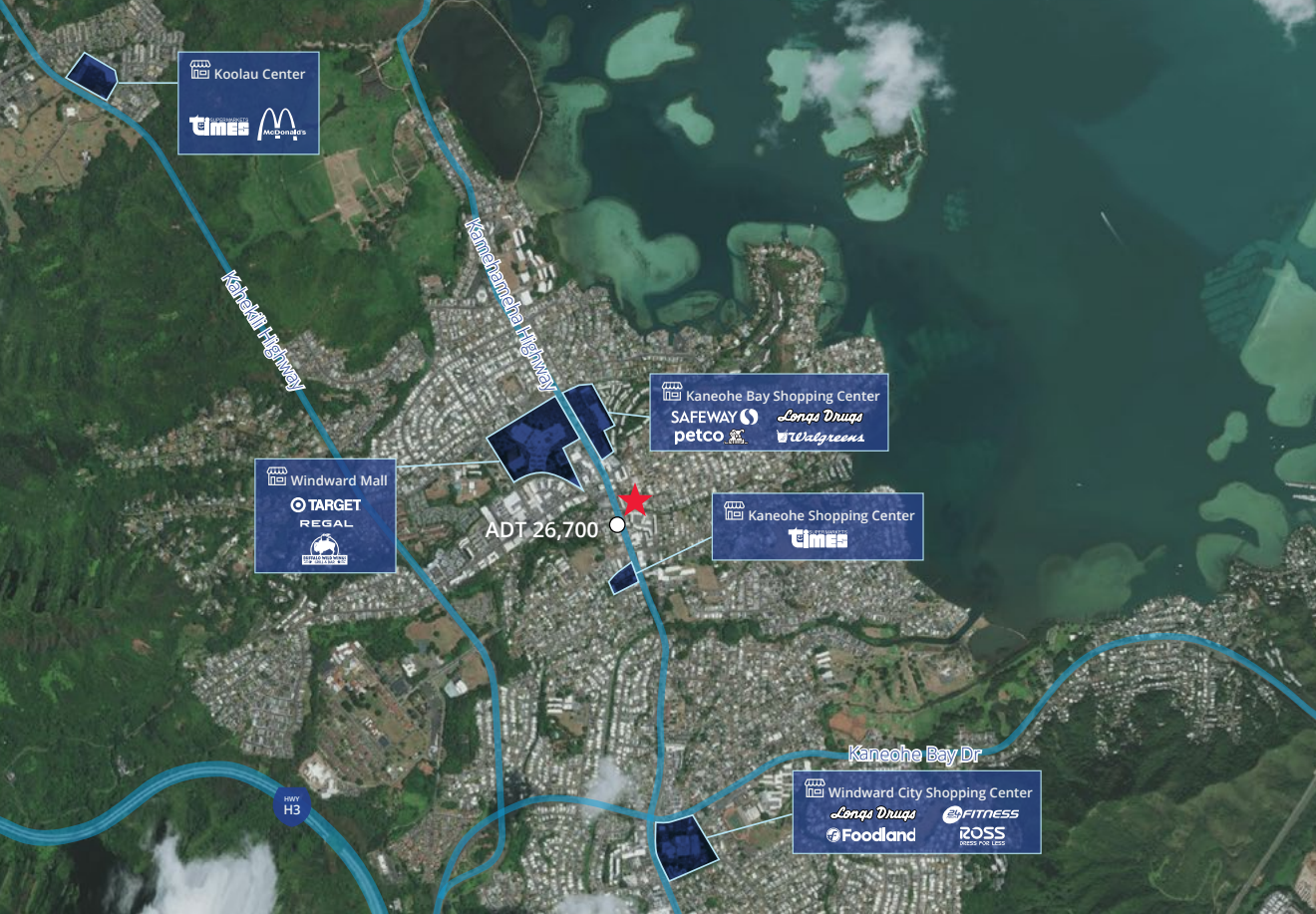
A boutique, two storied, and well-kept project faces out towards the beautiful Ko'olau Mountain range which is a National natural landmark.

The available unit is suited for users that would benefit from the ease of access to the space and signage opportunity. Existing businesses consist of an ophthalmologist, veterinarian clinic, psychiatrist, and Thai massage.

Features

- Free customer parking
- Highly visible
- Security cameras
- Along The Bus line
- Minutes to the H-3 on ramp, and alternate highway routes





Property Overview

Address	45-1123 Kamehameha Hwy, Kaneohe, HI
Zoning	B-2
Area	Kaneohe
TMK	(1) 4-5-14-2
Term	3 - 7 Years
Base Rent	\$2.25 - \$2.50 PSF/Mo.
Operating Expenses	\$1.24 PSF/Mo. (Estimated 2025)
Total Floors	2
Year Built	1977

Demographics (2023)	1-mile	2-mile	3-mile
Total Population	22,291	39,333	50,971
Households	7,291	12,672	16,665
Median Home Value	\$872,113	\$898,678	\$904,131
Median Household Income	\$105,685	\$116,295	\$119,249
Median Age	41.5	43.4	43.4
Bachelor's Degree+	21.0%	23.8%	24.7%

Available Space

- **Suite B (1,040 SF)** - A ground floor unit with an interior restroom, private office/storage room, and a conference or larger room, and open area. Signage bay available and direct access to the space from the parking lot. Available 2/1/2025.

A good space for financial advisor, insurance agency, marketing/advertising agency, real estate office, counsellor, medical specialist, retail, and more.



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