

AVAILABLE FOR LEASE



1344 KAUMUALII STREET
HONOLULU, HI 96817

Prime Quick Service Pad Opportunity



1344 KAUMUALII ST

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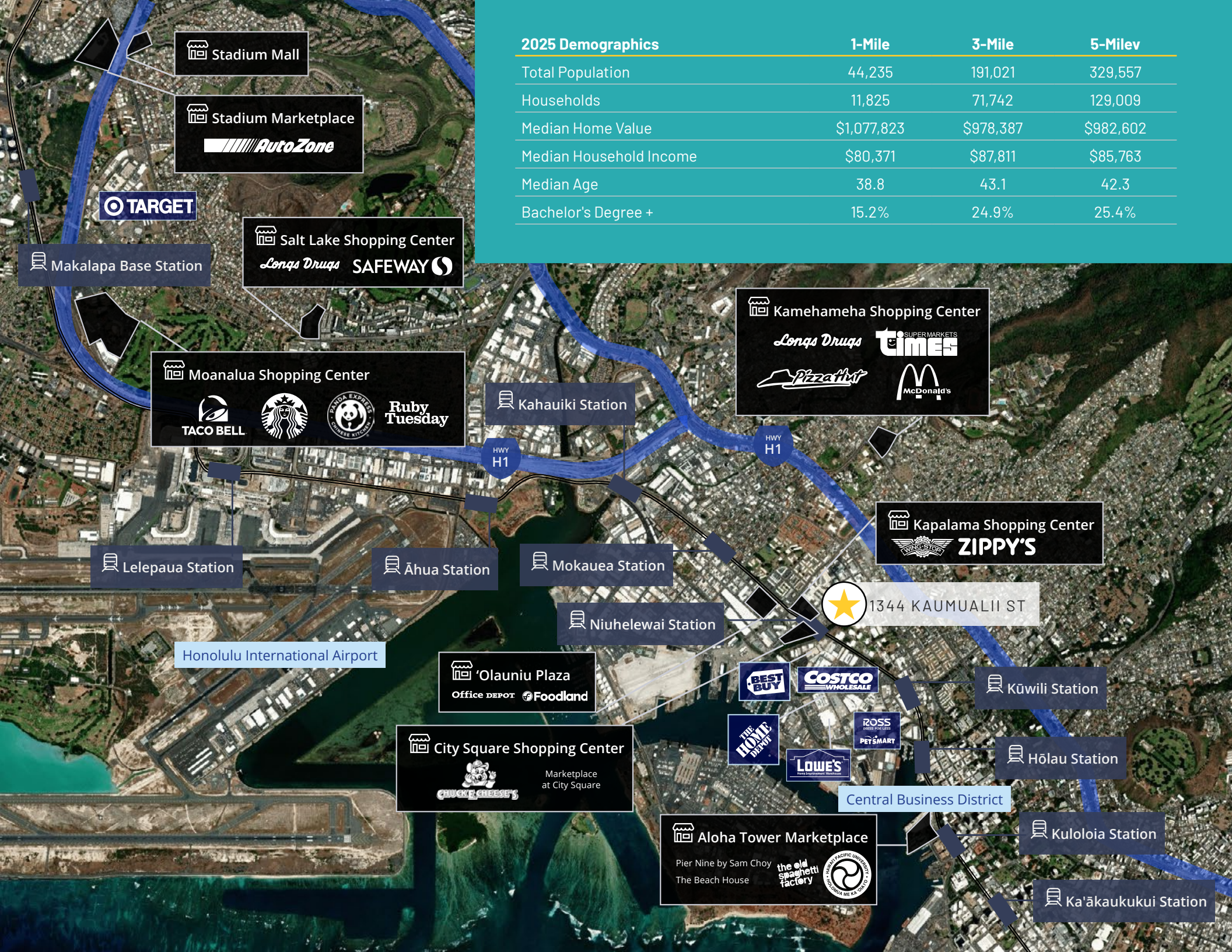
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*NATHAN FONG PROPERTIES, LLC DBA INSTITUTIONAL PROPERTIES HAWAII, EXCLUSIVELY CONTRACTED TO COLLIERS INTERNATIONAL HI, LLC



2025 Demographics

	1-Mile	3-Mile	5-Mile
Total Population	44,235	191,021	329,557
Households	11,825	71,742	129,009
Median Home Value	\$1,077,823	\$978,387	\$982,602
Median Household Income	\$80,371	\$87,811	\$85,763
Median Age	38.8	43.1	42.3
Bachelor's Degree +	15.2%	24.9%	25.4%

Stadium Mall

Stadium Marketplace
AutoZone

TARGET

Makalapa Base Station

Salt Lake Shopping Center
Longs Drugs SAFEWAY

Moanalua Shopping Center
TACO BELL Starbucks PANDA EXPRESS Ruby Tuesday

Kahauiki Station

Kamehameha Shopping Center
Longs Drugs times SUPERMARKETS Pizarrini McDonald's

Lelepaua Station

Āhua Station

Mokaeua Station

Kapalama Shopping Center
ZIPPY'S

Honolulu International Airport

Niuhelawai Station

★ 1344 KAUMUALII ST

'Ōlauniu Plaza
Office DEPOT Foodland

BEST BUY COSTCO WHOLESALE

Kūwili Station

City Square Shopping Center
Marketplace at City Square
CHUCK E. CHEESE'S

THE HOME DEPOT LOWE'S ROSS PETS PETS MARY PETSMART

Hōlau Station

Central Business District

Aloha Tower Marketplace
Pier Nine by Sam Choy The Beach House the old spaghetti factory UNIVERSITY OF PACIFIC UNIVERSITY OF HAWAII

Kuloloia Station

Ka'ākaukukui Station

A CORNERSTONE OPPORTUNITY IN URBAN HONOLULU

This vacant corner lot in Honolulu's thriving urban corridor offers a rare ground lease opportunity for businesses seeking strategic expansion. Ideal for multiple uses including QSR, retail, or industrial development. This site combines prime location with strong market fundamentals.

Area:	Kapālama	Base Rent:	Negotiable
TMK Number:	(1) 1-5-23-7	Real Property Tax:	\$89,516.84 (2025)
Zoning:	IMX-1	Term:	Negotiable
Land Size:	32,874 SF	Available:	3Q 2026



PROPERTY *FEATURES*

- **High Visibility, High-Traffic Location:** This prime corner site is positioned along major arterial roadways, providing excellent visibility, strong daily traffic counts, and convenient ingress and egress. The location is well suited for QSR operations seeking maximum brand exposure, efficient drive-thru circulation, and strong impulse and repeat visitation from both commuter and local traffic.
- **Strong Population Base:** The site benefits from immediate access to key transportation corridors and is conveniently located near Downtown CBD, Honolulu International Airport and Honolulu Harbor. This provides a strong population base for day time traffic, while also serving the residential population.
- **Long-Term Ground Lease Security:** The secured long-term ground lease structure allows tenants to control a strategic site without the upfront capital required for land acquisition. This provides long-term operational stability, predictable occupancy costs, and an attractive structure for QSR operators focused on unit economics, scalability, and long-term brand presence.
- **Scarcity Value in a Supply-Constrained Market:** Located in a high-demand market with limited available QSR sites, this opportunity offers long-term competitive advantage. Securing a site in this environment helps protect market share, supports sustained sales growth, and positions the tenant in a location that is increasingly difficult to replicate.



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