



377 KEAHOLE ST  
BUILDING B  
HONOLULU, HI 96825

**HAWAII  
KAI**  
SHOPPING  
CENTER



**CBRE**



## **HAWAII KAI Shopping Center – Building B**

This approximately 11,000 SF, freestanding building, within Hawaii Kai Shopping Center is a rare opportunity to secure business operations in the affluent Hawaii Kai community.

Located along the Marina, Building B benefits from stunning views across Hawaii Kai from Koko Head to Portlock.

Previously a major medical center, Building B is fully built out with a floor plan that suits a variety of professional businesses.

As the only grocery anchored shopping center in Hawaii Kai, this center is integral to communities spanning from Waimanalo through Aina Haina, including one of the wealthiest zip codes in the State.

### **Property Highlights**

- The 11,000 square feet building has been professionally designed as a major medical facility with a number of suites, laboratory rooms, treatment rooms and offices.
- Multiple waiting rooms and reception areas.
- The property would ideally suit any medical needs: Rehab Center, Dialysis, Occupational Therapy, Community Center, Veterinarian Clinic.
- Gorgeous Marina views throughout the Property.
- Suitable for a large company with multiple disciplines.
- Possibility of demising the facility into several office suites.
- Ample parking directly fronting the building.

With a population of more than 41,000 residents within a 3-mile radius, and a median income of \$121,210, Hawaii Kai Shopping Center offers a unique opportunity for business operators looking to reach an affluent neighborhood.

## KEAHUPUAOMAUNALUA POND

Keahupuaomaunalua (Kuapā) Keahupuaomaunalua means “the shrine of the baby mullet at Maunalua.” Keahupuaomaunalua is the 523-acre Maunalua fishpond, also known as Kuapā. Kuapā literally means “fishpond wall,” and a loko kuapā is one type of fishpond that utilizes a stone wall. Keahupuaomaunalua was the largest loko kuapā in Hawai‘i. Its kuapā was about 5000 feet long. Hawaiians raised Mullet or ‘ama‘ama in the fishpond. It is said that the pond was partially constructed by Menehune, and was connected through an underground tunnel to Ka‘elepulu fishpond in Kailua.\*



The Hawaii Kai Shopping Center sits beside the Keahupuaomaunalua Pond in the Hawaii Kai neighborhood on the southeastern shore of the island of Oahu in Honolulu, Hawaii. The Center serves the local community’s enthusiasm for water activities and provides docks for residents to access the pond.

## 2022 Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	12,135	40,685	63,701
<b>Households</b>	4,483	14,606	21,745
<b>Ave. Household Income</b>	\$172,406	\$178,678	\$180,594
<b>EDUCATION</b>			
<b>BA (or Higher)</b>	9,242	30,574	47,307

**Rent**

On Request

**CAM**

On Request

**Term**

3-10 Years

### References:

- Handy, E.S. Craighill, Elizabeth Green Handy, and Mary Kawena Puku‘i. *Native Planters in Old Hawai‘i*. Honolulu: Bishop Museum Press, 1991.
- McAllister, Gilbert J. *Archaeology of O‘ahu*. Honolulu: Bishop Museum, 1933. --
- Puku‘i, Mary Kawena, Samuel H. Elbert, and Esther T. Mookini. *Place Names of Hawaii*. Honolulu: University of Hawai‘i Press, 1976.
- Stump, Jane Barr. *Our Hawai‘i Kai: A History of Hawai‘i Kai and Maunalua Book 1, Manuscript*. Hanauma Bay Education Program Library



## HAWAII KAI Shopping Center – Building B Retail Potential

According to CBRE Location Analytics, there is potential for growth in Hawaii Kai in the following areas:

- Restaurant Use
- Specialty Food & Beverage Stores
- Health Care
- Department Store
- Clothing
- Housewares / furniture
- General Retail

Hawaii Kai has the highest earning demographic in the State, and the growth potential within the shopping center shows tremendous potential for the right users.

## CONTACT

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