

1857  
S. KING STREET

H O N O L U L U , H I 9 6 8 2 6



WATCH OUR  
PROPERTY  
VIDEO

OWNER-USER OPPORTUNITY WITH  
2 LEVELS OF SECURED PARKING

CBRE

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# 1857

S. KING ST

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1857

S. KING ST

01

EXECUTIVE  
SUMMARY



## EXECUTIVE SUMMARY

CBRE is pleased to present a versatile mixed-use building with a top floor former restaurant space, two floors of office, and two floors of secured parking



ASKING PRICE: \$5,999,999

CBRE is pleased to present a versatile mixed-use building with a top floor former restaurant space, two floors of office, and two floors of secured parking located at 1857 S King St. This property is optimally suited for various uses such as owner occupation, redevelopment, medical facilities, or re-leasing opportunities. The building, which was constructed in 1993, boasts an impressive 13,458 sq ft area on a 0.14-acre land parcel. The two levels of secured parking total approximately 32 stalls.

The property's adaptability extends to accommodate both office and retail purposes, providing potential buyers with a great range of possibilities. Its prime location on a major road in Honolulu adds to its appeal, with easy access to the freeway making it an excellent choice for businesses desiring prominent visibility and accessibility.

Further enhancing its location advantage, the property is in close proximity to several key areas like UH Manoa, the vibrant Ala Moana Shopping Mall, Waikiki, and the bustling downtown area. This ensures visibility from diverse demographic segments, thereby increasing the property's potential for success.

The property is zoned as BMX-3, which refers to the Business Mixed Use District. This zoning permits a wide range of commercial and residential uses, further enhancing the property's versatility. Overall, this property offers a unique opportunity for businesses looking for a flexible space potential for an investor, owner-user, or redevelopment.



## INVESTMENT HIGHLIGHTS



*Former restaurant space on the 3rd floor with all FF&E included in addition to two 750 gallon grease traps and hood/exhaust system.*



- + Former restaurant space on the 3rd floor with all FF&E included in addition to two 750 gallon grease traps and hood/exhaust system.
- + **Versatile Use:** The property's flexible design allows for various uses such as owner occupation, redevelopment, medical facilities, or re-leasing opportunities.
- + **Prime Location:** Located on a major road in Honolulu, the property is easily accessible and offers high visibility, ideal for businesses seeking prominence.
- + **Proximity to Key Areas:** The property is close to UH Manoa, Ala Moana, Waikiki, and downtown, ensuring footfall and visibility from diverse demographic segments.
- + **Flexible Zoning:** With BMX-3 zoning, the property permits a wide range of commercial and residential uses, enhancing its adaptability.
- + **Spacious and Modern:** Constructed in 1993, the 3-story office building offers an impressive 13,458 sq ft area on a 0.14-acre land parcel.
- + New chiller installed in 2024

# Top Floor Restaurant Photos (Formerly Alan Wong's)



02

PROPERTY  
DESCRIPTION

1857

S. KING ST

S KING STREET



# PROPERTY OVERVIEW



**ADDRESS**  
1857 S KING STREET,  
HONOLULU, HI 96826



**MARKET/  
SUBMARKET**  
HONOLULU, HI



**TMK**  
1-2-3-028-016



**SQUARE FOOTAGE**  
13,458 SF



**LOT SIZE**  
0.14 ACRES



**ZONING**  
BMX-3  
(BUSINESS MIXED-USE)



**TENURE**  
FEE SIMPLE



**YEAR BUILT**  
1993



**PARKING**  
2 LEVELS OF SECURED  
PARKING TOTALING  
32 SPACES



**OCCUPANCY**  
VACANT

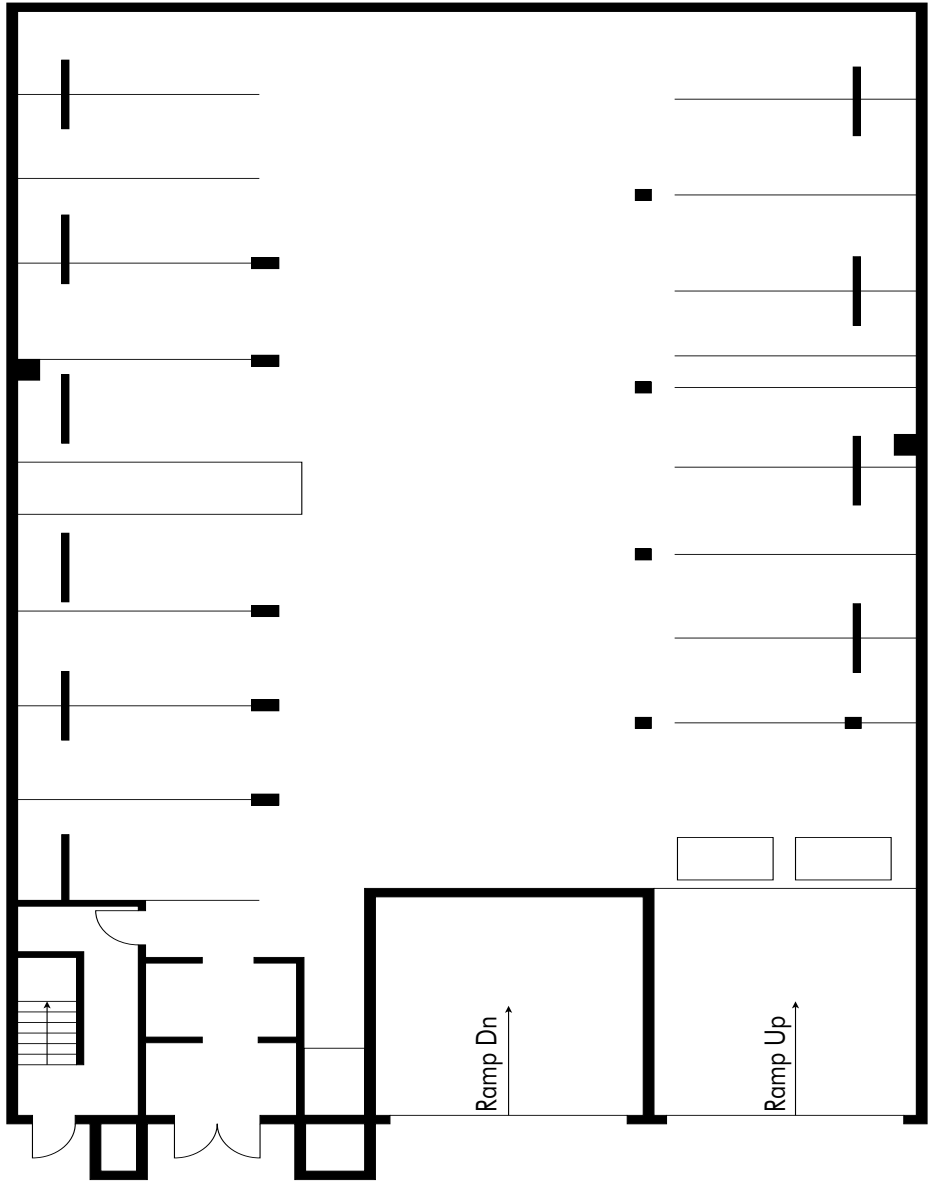


**ANNUAL TAX**  
\$56,881 (2023)

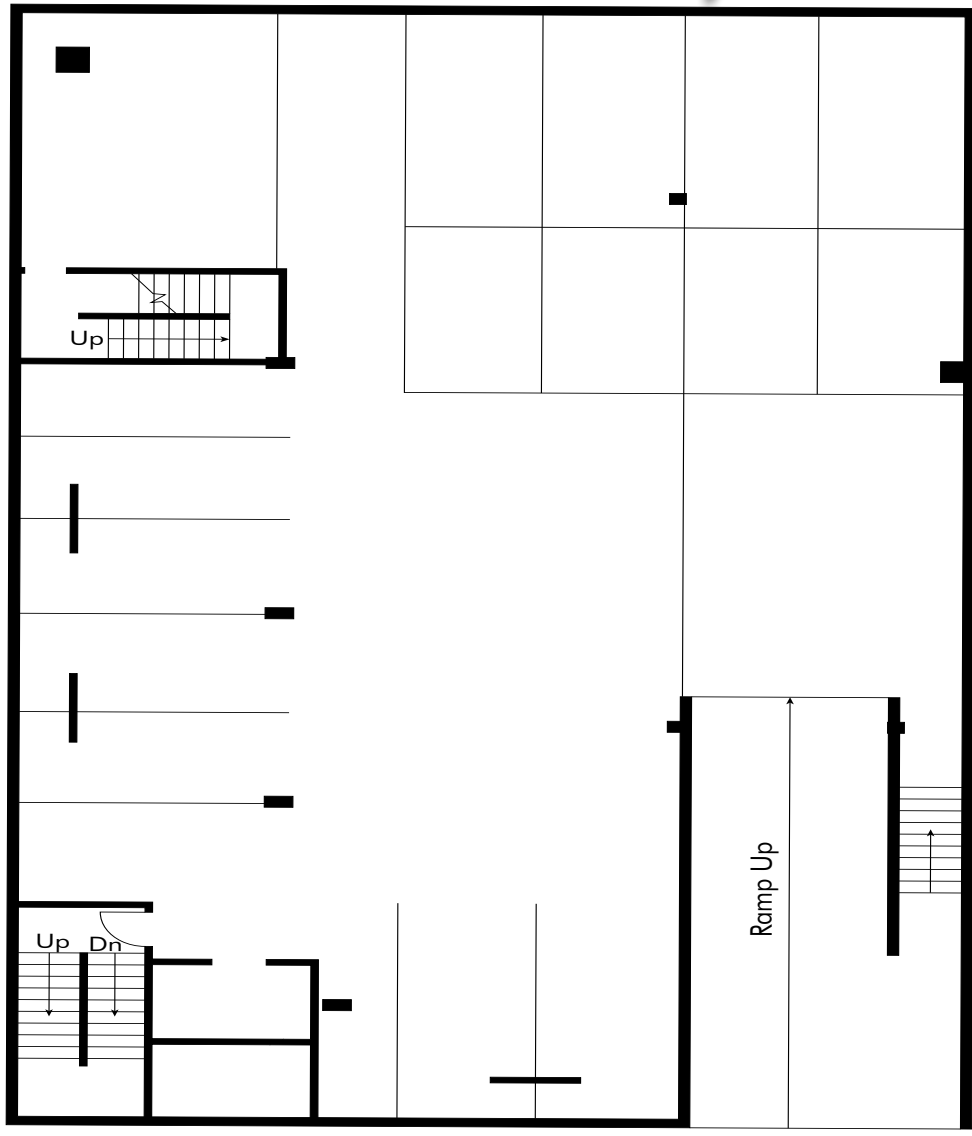


# FLOOR PLANS

CLICK HERE  
FOR VIRTUAL  
TOUR



1ST LEVEL PARKING



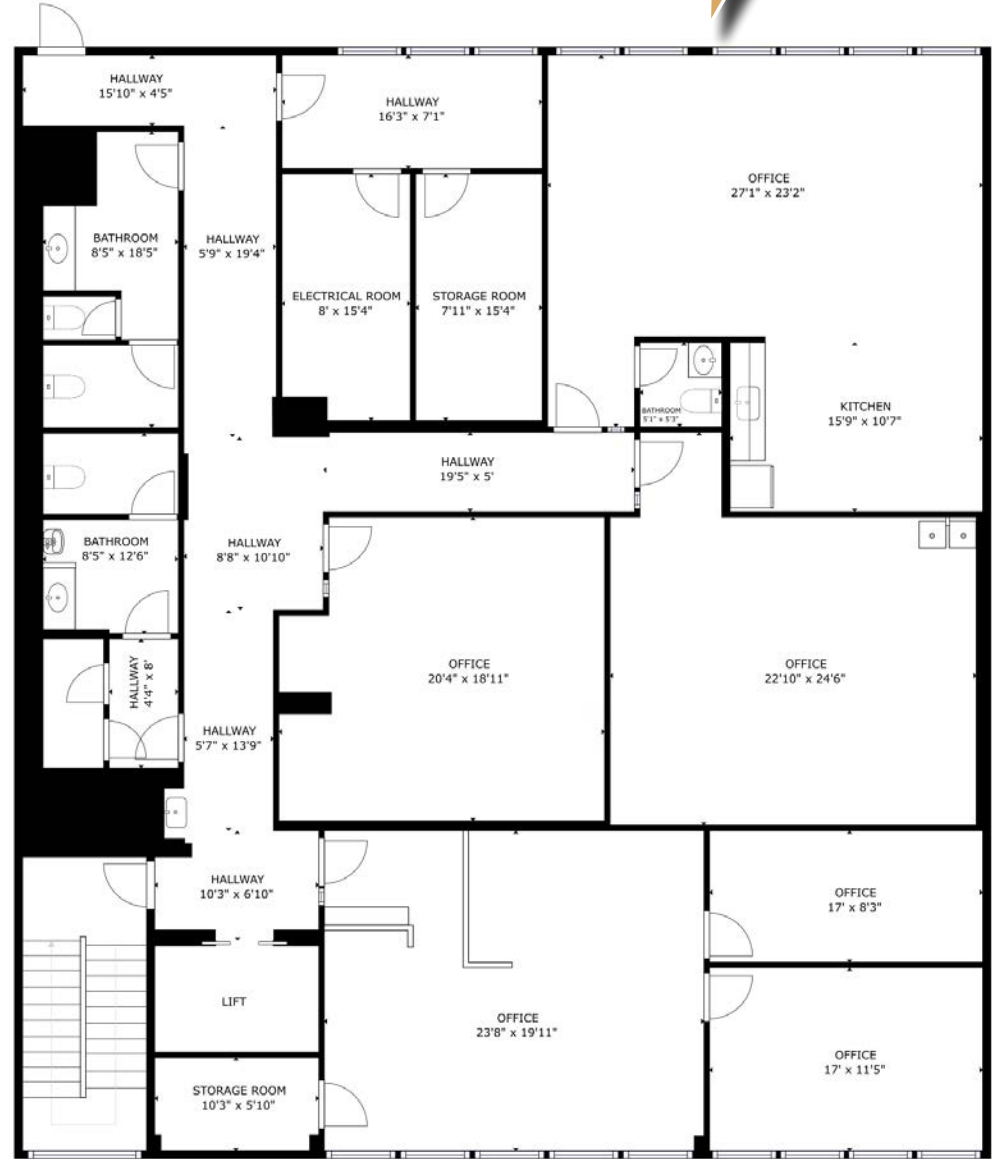
2ND LEVEL PARKING

\*NOTE THAT PLANS ARE NOT TO SCALE

# FLOOR PLANS



**3RD LEVEL OFFICE**

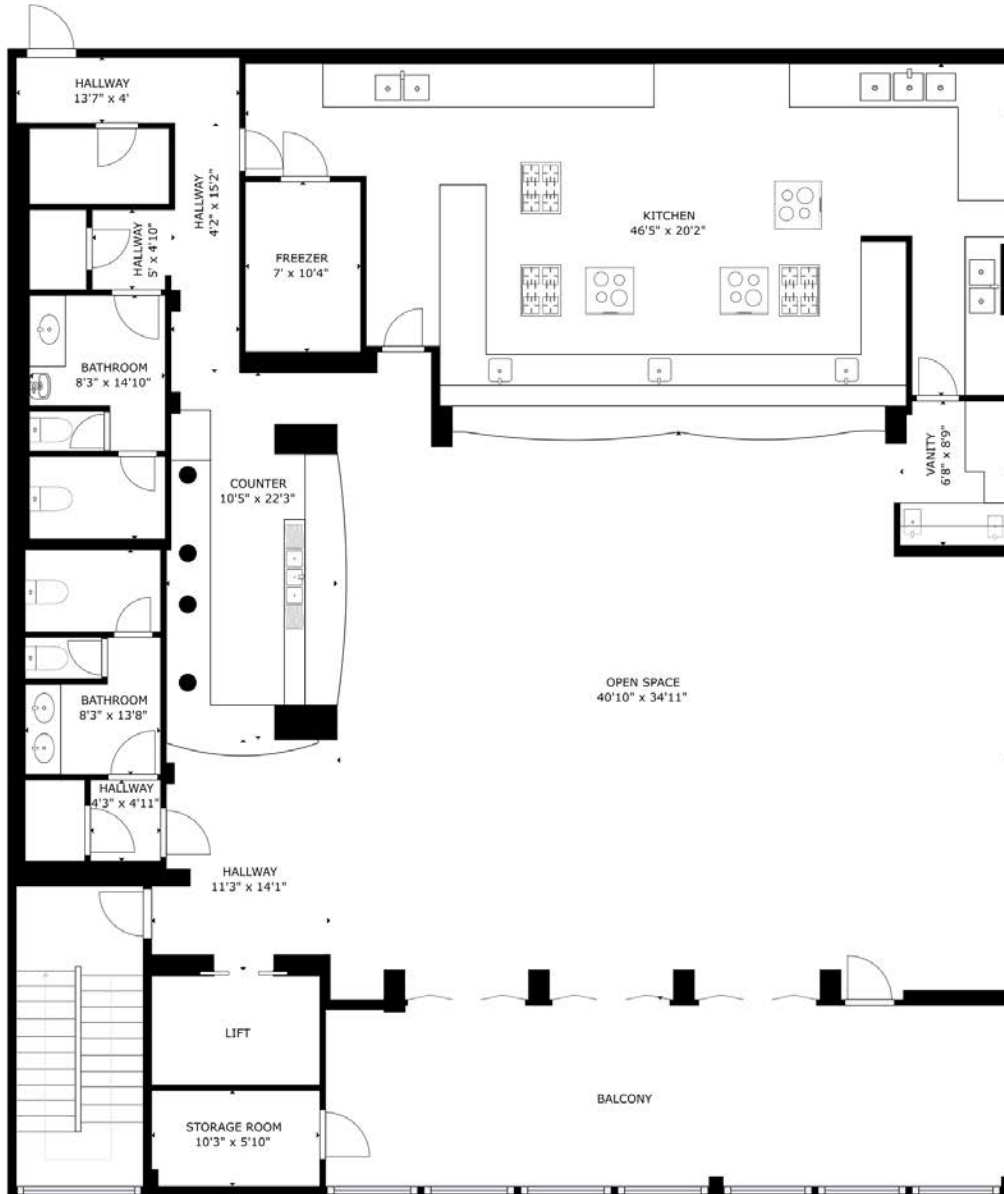


**4TH LEVEL OFFICE**

\*NOTE THAT PLANS ARE NOT TO SCALE

# FLOOR PLANS

[CLICK HERE FOR VIRTUAL TOUR](#)



**5TH LEVEL RESTAURANT**

\*NOTE THAT PLANS ARE NOT TO SCALE

1857

S. KING ST

03

LOCATION  
OVERVIEW

S KING STREET



# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE		2 MILES		3 MILES	
<b>POPULATION</b>						
2024 Population - Current Year Estimate	76,874		234,043		314,595	
2024 Population - Current Year Estimate	78,043		237,932		318,181	
2029 Population - Five Year Projection	76,193		233,221		314,933	
2020 Population - Census	76,505		224,704		302,247	
2010 Population - Census	0.21%		0.08%		-0.03%	
2020-2024 Annual Population Growth Rate	0.30%		0.33%		0.23%	
2024-2029 Annual Population Growth Rate	00.0%		00.0%		00.0%	
<b>HOUSEHOLD INCOME</b>						
2024 Households - Current Year Estimate	39,176		103,375		125,715	
2029 Households - Five Year Projection	40,034		106,076		128,417	
2010 Households - Census	38,745	83.5%	97,159	86.0%	118,361	87.1%
2020 Households - Census	38,859		102,721		125,251	
2020-2024 Compound Annual Household Growth Rate	0.19%		0.15%		0.09%	
2024-2029 Annual Household Growth Rate	0.43%		0.52%		0.43%	
2024 Average Household Size	1.93		2.19		2.43	
<b>RACE AND ETHNICITY</b>						
2024 Population	76,874		234,043		314,595	
White	14,054	18.3%	41,519	17.7%	48,434	15.4%
Black or African American	1,276	1.7%	3,046	1.3%	3,514	1.1%
Asian	40,389	52.5%	122,140	52.2%	171,755	54.6%
American Indian or Alaska Native	199	0.3%	515	0.2%	592	0.2%
Pacific Islander	5,982	7.8%	19,032	8.1%	29,309	9.3%
Other Race	1,261	1.6%	3,179	1.4%	3,740	1.2%
Two or More Races	13,711	17.8%	44,612	19.1%	57,251	18.2%

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## HONOLULU OVERVIEW

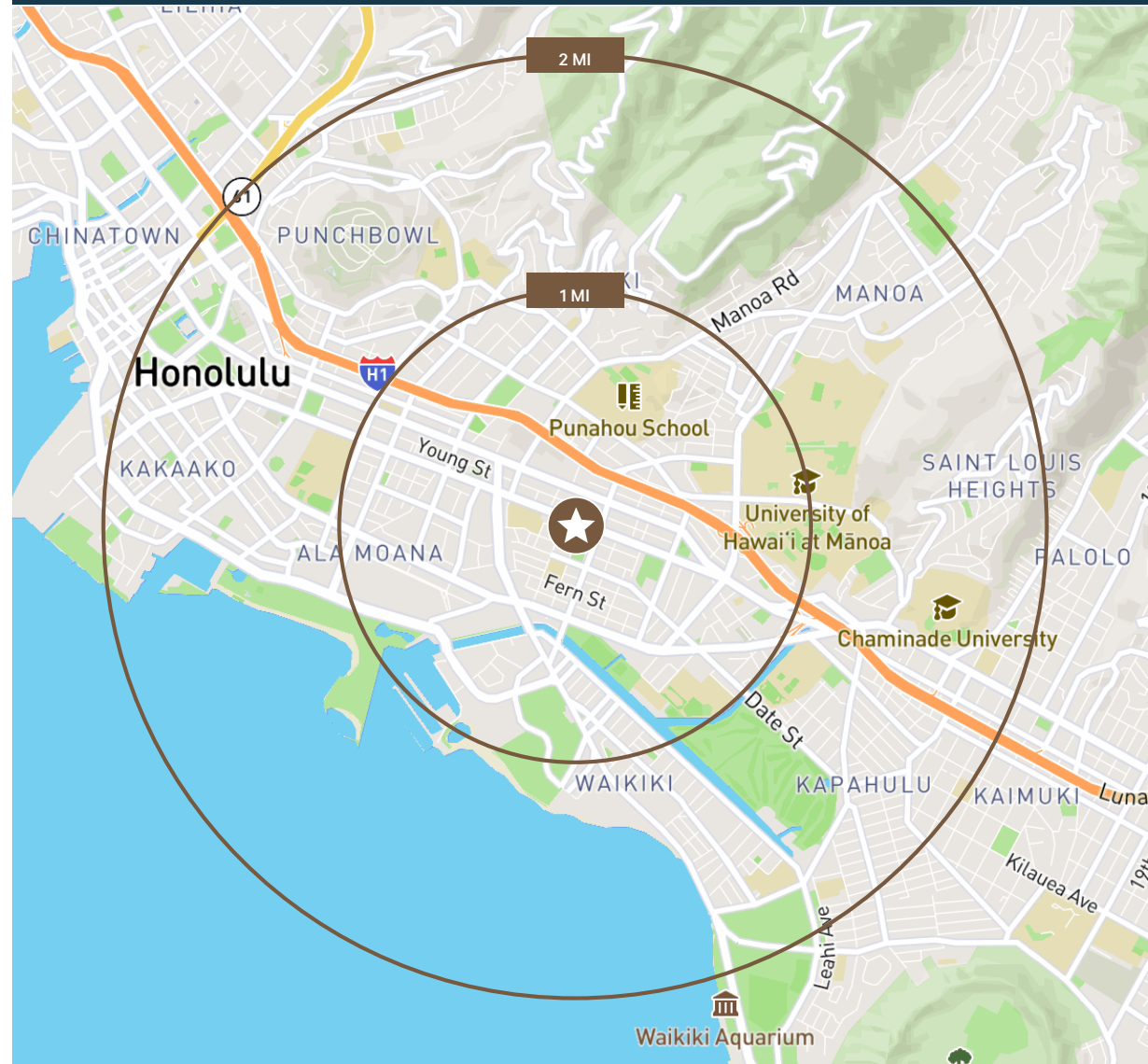
Honolulu, the vibrant capital city of Hawaii, is strategically positioned on the island of Oahu. It plays a crucial role on the global stage as an influential center for international business and military defense. The city is renowned for its multicultural diversity, which is prominently reflected in its unique food, culture, and customs. This diversity is mirrored in its demographic composition, with Asians and Pacific Islanders comprising a significant portion of the population.

The city's pulsating economy is largely powered by tourism. It draws millions of tourists from around the globe each year, who flock to its popular attractions such as the lively Waikiki beach area and the extinct volcanic cone, Diamond Head. The latter provides awe-inspiring views of both the city and the ocean, making it a must-visit spot.

Downtown Honolulu, an area teeming with towering skyscrapers, government offices, and art galleries, marks the historical and commercial core of the city. This district houses most of the city's high-rise structures and is the center of its bustling economic activities.

Education is a significant part of the city, with the University of Hawaii at Manoa being a key player. It's recognized for its exceptional programs across various disciplines, contributing to the city's intellectual wealth.

*Honolulu, the vibrant capital city of Hawaii, is strategically positioned on the island of Oahu.*



04  
MARKET  
OVERVIEW

1857

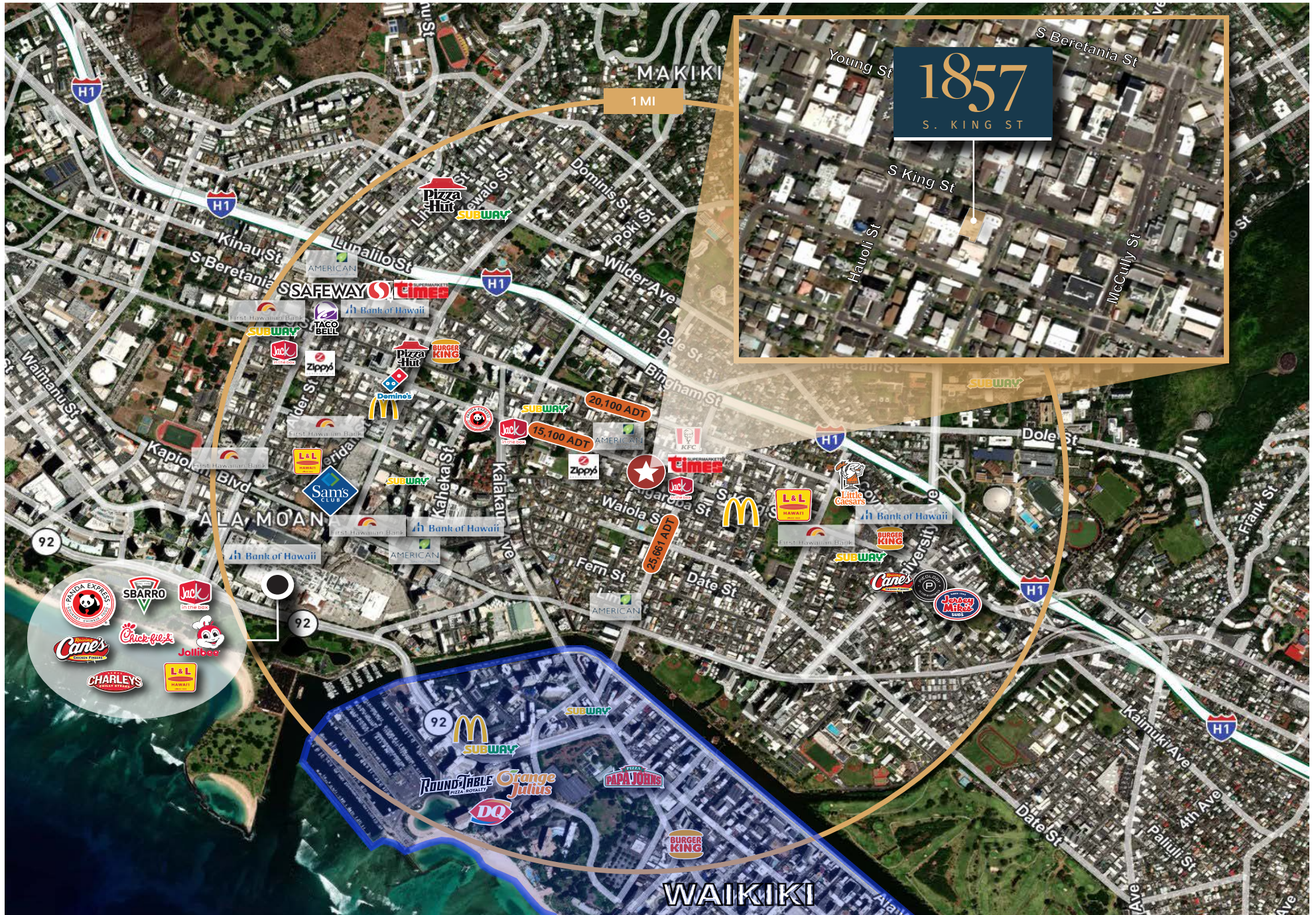
S. KING ST

S KING STREET

PUMEHANA STREET



# AREA DEMOGRAPHICS



# 1857 S. KING ST



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