



Hawaii
Commercial
Real Estate

1303 RYCROFT ST

HONOLULU, HI 96814

OFFERING MEMORANDUM | MAY 2026

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ONLINE
LISTING



VIRTUAL
TOUR

INVESTMENT HIGHLIGHTS

PRIME LOCATION

RARE OPPORTUNITY TO OWN
IN HONOLULU'S HIGHEST
POPULATION DENSITY

2,300+

CONDO UNITS DELIVERED WITHIN
THE PAST 5 YEARS IN NEARBY
THRIVING DEVELOPMENT AREA

TOD ZONE

TRANSIT ORIENTED
DEVELOPMENT ZONE WITH
INCREASED FAR (DENSITY)

CASH FLOW

IMMEDIATE STABILISED INCOME WITH
RENT GROWTH POTENTIAL

5.75% CAP

GREAT IN-PLACE INVESTMENT
WITH VALUE ADD OPPORTUNITY
AND POTENTIAL REPOSITIONING

VALUE-ADD UPSIDE

MARK-TO-MARKET WITH CLEAR
PATH TO NOI GROWTH

PROPERTY INFORMATION

SALE PRICE: \$6,000,000.00

ADDRESS: 1303 RYCROFT ST,
HONOLULU, HI 96814

TAX MAP KEY: 1-2-3-14-6

YEAR BUILT: 1965

ZONING: BMX-3

TENURE: Fee Simple

LAND SIZE: 12,767 SF

BUILDING SIZE: 6,211 SF

PARKING: 21 stalls



LOCATION HIGHLIGHTS



PROPERTY LAYOUT



CONTACT INFORMATION

Please feel free to contact us to schedule a private tour or to discuss this rare investment opportunity!



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