

For Sale | Fee Simple

1045 KILAUEA AVENUE

Hilo, HI 96720

PPG

PACIFIC
PROPERTY
GROUP INC



RARE HILO INVESTMENT OPPORTUNITY!

PROPERTY INFORMATION

1045 Kilauea Avenue. Hilo, HI 96720

Address	1045 Kilauea Avenue Hilo, HI 96720
Listed Price	\$3,750,000 \$4,200,000
Land Size	30,000 SF
Building Size	10,938 SF
TMK	3-2-2-53-5
Zoning	CG-7.5



1045 Kilauea Avenue, Hilo, HI 96720

1045 Kilauea Ave offers a unique investment opportunity in the heart of Hilo. Situated on a 30,000 SF lot with a 10,938 SF building, this property is strategically located near the Hilo Airport, Port of Hilo, and the University of Hawaii at Hilo. Whether you're looking to establish your business in a thriving area or considering a redevelopment project, this property provides excellent potential in a highly accessible location.

PROPERTY FACTS

1045 Kilauea Avenue, Hilo, HI 96720

Year Built 1993

Primary Use Office

Tenancy 100% Leased until Feb 2031
(Inquire for financial information)



BIG ISLAND TRADE AREAS

1045 Kilauea Avenue, Hilo, HI 96720



NORTH HAWAII

WEST HAWAII

EAST HAWAII

Population: Approximately 200,629 residents.

Number of Households: About 73,000.

Median Household Income: Around \$62,409

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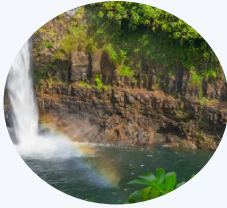
HILO, HAWAII - MAJOR LANDMARKS

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EXPLORE HILO - CONTACT US

1045 Kilauea Avenue. Hilo, HI 96720



Downtown Hilo: A historic area featuring museums, art galleries, shops, and restaurants, reflecting its past as a sugar industry hub.



Hawaii Volcanoes National Park: This park is home to active volcanoes Kīlauea and Mauna Loa, offering unique volcanic landscapes.



Rainbow Falls: A picturesque waterfall known for morning rainbows formed by its mist, surrounded by lush vegetation.

Liliuokalani Gardens: A tranquil Japanese-style garden with koi ponds and pagodas, ideal for leisurely strolls.

Hilo Farmers Market: A vibrant market offering fresh produce, local crafts, and a taste of the island's flavors.



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