

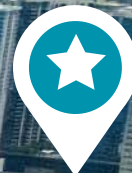
**HIGH RISE CONDO/HOTEL  
MIXED-USE HOSPITALITY**

**RARE OPPORTUNITY IN ONE OF HONOLULU'S  
MOST ACTIVE DEVELOPMENT CORRIDORS**

# 1500 KAPIOLANI BOULEVARD

**ENTITLED 582 UNIT CONDO/HOTEL  
DEVELOPMENT WITH SHORT TERM  
RENTAL OPPORTUNITY**

**1500 KAPIOLANI BLVD, HONOLULU, HI 96814**



*Property Rendering*



**CUSHMAN &  
WAKEFIELD**

**ChaneyBrooks**

## EXECUTIVE SUMMARY

# FULLY-ENTITLED CONDO/HOTEL DEVELOPMENT OPPORTUNITY

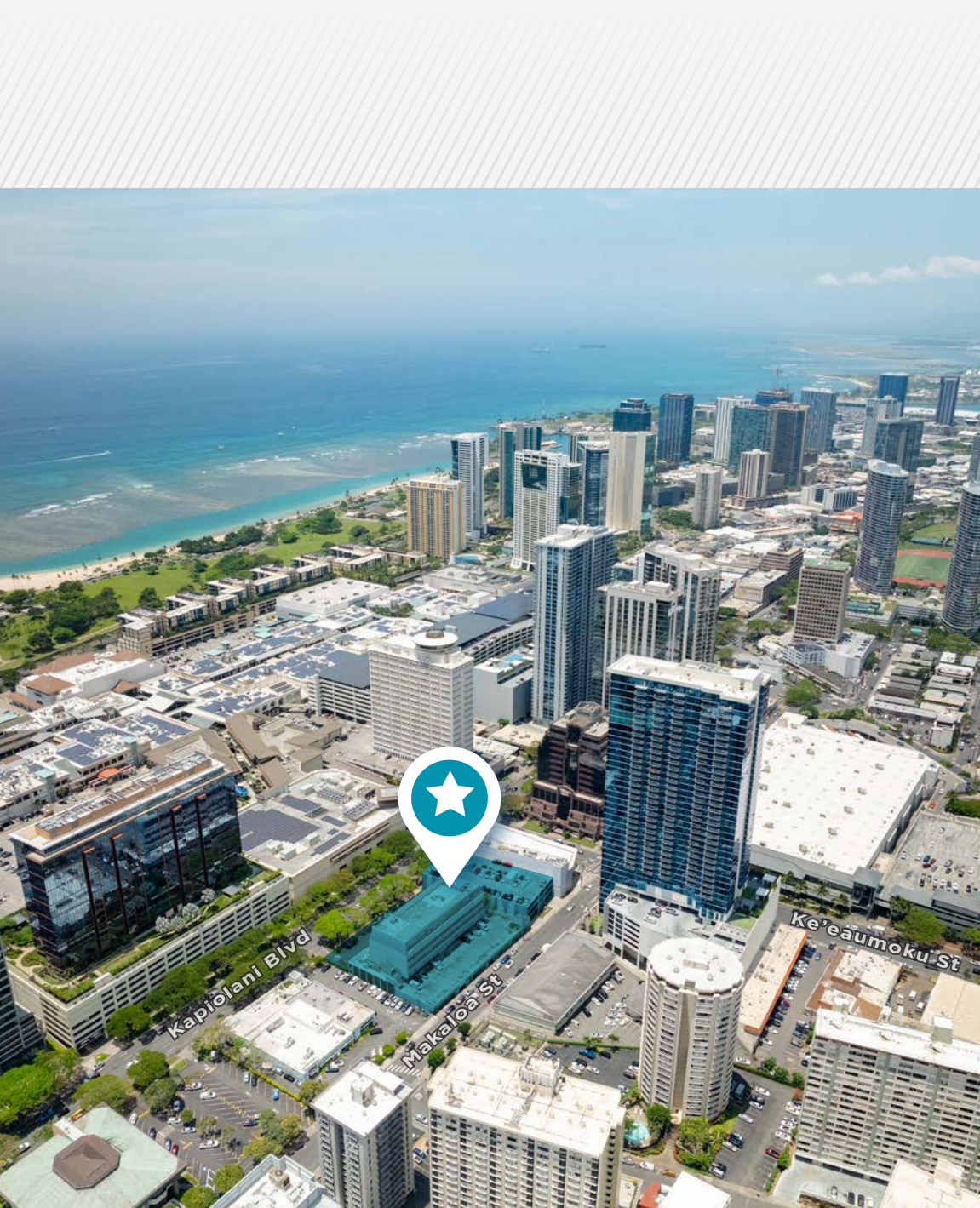
1500 Kapiolani Boulevard presents a fully entitled large-scale condominium/hotel opportunity in one of Honolulu's most active urban corridors. Located between the Ala Moana district and the Waikiki resort area, the site benefits from exceptional access to employment, retail, beaches, and transit, while capturing demand from both tourism and residential markets.

### KEY ATTRIBUTES:

- Approved for high rise condo/hotel
- Fully Entitled opportunity
- Prime urban location between Ala Moana and the Waikiki resort district
- Strong demand drivers from tourism and residential markets
- Only remaining condo-hotel development site approved outside of resort areas
- Project recently redesigned to increase efficiency and reduce construction cost

## PROPERTY SUMMARY

|              |                                         |
|--------------|-----------------------------------------|
| ASKING PRICE | CALL BROKER                             |
| ADDRESS      | 1500 KAPIOLANI BLVD, HONOLULU, HI 96814 |
| TAX MAP KEY  | 1-2-3-021-044                           |
| LAND AREA    | 1.41 AC/ 61,563 SF                      |
| ZONING       | COMMUNITY BUSINESS MIXED USE (BMX-3)    |
| UNITS        | 582                                     |
| FAR          | 10                                      |
| ENTITLEMENTS | FULLY ENTITLED                          |



## PROPERTY HIGHLIGHTS

Located in Hawaii's most desirable area for high-density development.

### HIGHLIGHTS:



#### PRIME URBAN CORE LOCATION

The property is strategically located along the Kapiolani corridor between Ala Moana Center and Waikiki, two of Honolulu's strongest economic and tourism drivers. This location provides immediate access to world-class retail, beaches, and visitor amenities, positioning the site for successful hospitality or mixed-use development.



#### SHORT TERM RENTAL OPPORTUNITY

The project allows for the condos to be utilized as short term rentals. Hospitality entitlements with approved STR use are no longer available between Downtown Honolulu and Waikiki. 1500 Kapiolani is one of the few remaining development opportunities with these rights.



#### NO AFFORDABLE COMPONENT

Required affordable housing to be satisfied separately and shall not be Buyer's responsibility.



#### NO FULL SERVICE RESORT COMPONENT

The project has been redesigned to remove the full service resort components to simplify the operation and reduce development and construction costs.



#### STRONG CONDO-HOTEL MARKET FUNDAMENTALS

Honolulu continues to demonstrate strong demand for condo-hotel product driven by international tourism and lifestyle buyers seeking income-producing vacation properties. The combination of hospitality operations and individual ownership structures has proven successful in the Honolulu market, particularly in projects positioned near major visitor destinations.

## PROPERTY RENDERINGS





## LISTED BY

### ANTHONY PROVENZANO (B), CCIM, SIOR

Executive Vice President  
HI Lic #RB-22101  
+1 808 387 3444  
aprovenzano@chaneybrooks.com

### KELLY A. VEA (S), CCIM

Vice President  
HI Lic #RS-79079  
+1 808 489 2703  
kvea@chaneybrooks.com

### CUSHMAN & WAKEFIELD CHANEYBROOKS

(HI Lic #RB-17805)  
1440 Kapiolani Blvd, Suite 1010  
Honolulu, Hawaii 96814, USA  
Main +1 808 544 1600 | Fax +1 808 544 9574  
[www.chaneybrooks.com](http://www.chaneybrooks.com)

## ADVISORY SERVICES

### MATT DAVIS

Managing Director  
CA License #1758818  
+1 858 334 4026 x374026  
matt.davis@cushwake.com

### JARED GROSS

Associate  
CA License #02229721  
Direct: +1 424 603 3383

### CUSHMAN & WAKEFIELD LAND ADVISORY GROUP

12830 El Camino Real, Suite 100  
San Diego, CA 92130, USA  
[www.cushwakeland.com](http://www.cushwakeland.com)

## DEBT & EQUITY

### ROB RUBANO

Executive Vice Chair  
CA License #01764417  
+1 310 367 4596  
rob.rubano@cushwake.com

### KEITH PADIENT

Executive Managing Director  
CA License #01858871  
+1 415 658 3618  
keith.padien@cushwake.com