

1332 MILOIKI ST

Honolulu, Hawaii 96825

FOR SALE

EXCEPTIONAL RESIDENTIAL DEVELOPMENT
OPPORTUNITY IN HAWAII KAI



CBRE



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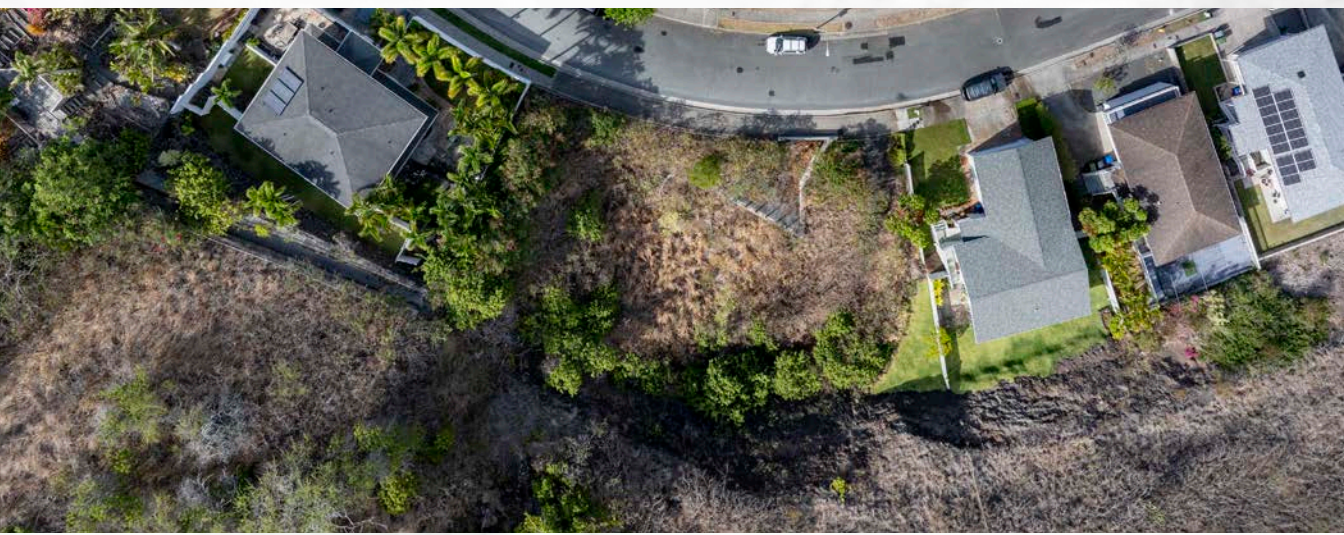
EXECUTIVE SUMMARY



executive summary

THE OFFERING

CBRE, Inc. has been retained by the Owner as the exclusive marketing advisor for the development opportunity of the property located at the Miloiki Cliffs in Hawaii Kai, Honolulu, Hawaii (the "Property"). This offering represents the opportunity to acquire a unique development site in the highly desirable Hawaii Kai community, offering panoramic views and the potential for a distinctive residential development. The Property encompasses approximately 5.94 acres of land, presenting a rare opportunity to create a high-end residential project within a setting that combines natural beauty and convenient access to urban amenities. The Property is being offered to the investor community in fee simple tenure, unencumbered by existing leases, and offers developers the opportunity to create a cluster housing community. The Property offers the potential to build a new residential product, appealing to a market seeking both privacy and proximity to the vibrant lifestyle of Hawaii Kai.



INVESTMENT HIGHLIGHTS

EXCEPTIONAL DEVELOPMENT OPPORTUNITY

Located in the highly sought-after Hawaii Kai community, the Miloiki Cliffs property offers the rare chance to develop a unique residential project in a market known for its strong demand and limited supply of developable land. The property's location at the end of Kamiloiki Valley provides a sense of seclusion while still being within easy reach of Hawaii Kai's amenities.

DESIRABLE LOCATION AND PROXIMITY TO KEY DESTINATIONS

Hawaii Kai is renowned for its beautiful beaches, recreational opportunities, and upscale lifestyle.

PRODUCT SHORTAGE

There is a notable scarcity of available development sites in the highly desirable Hawaii Kai area, limiting residential projects in the area. This shortage, coupled with increasing demand, positions the Miloiki Cliffs site as an exceptional opportunity for developers looking to enter a competitive market.

STRONG DEMOGRAPHIC TRENDS

Hawaii Kai attracts a diverse demographic, including families, professionals, and retirees, all seeking modern living spaces in a safe, well-connected, and amenity-rich environment. The opportunity to create a cluster housing community will cater to a market seeking both privacy and a sense of community.

PROPERTY DESCRIPTION



property description

PROPERTY DETAILS



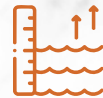
ADDRESS

1332 Miloiki Street
Honolulu, HI 96825



FOR SALE

\$1,045,000



FLOOD ZONE

FIRM Flood Zone = D



SPECIAL MANAGEMENT AREA / DISTRICT DESIGNATION

Not in SMA



LAND AREA

Acres 5.94 Acres (258,712 SF)



LAND TENURE

Fee Simple



TOPOGRAPHY

The site is characterized by a steep hillside with typical cross-slopes of approximately 50%



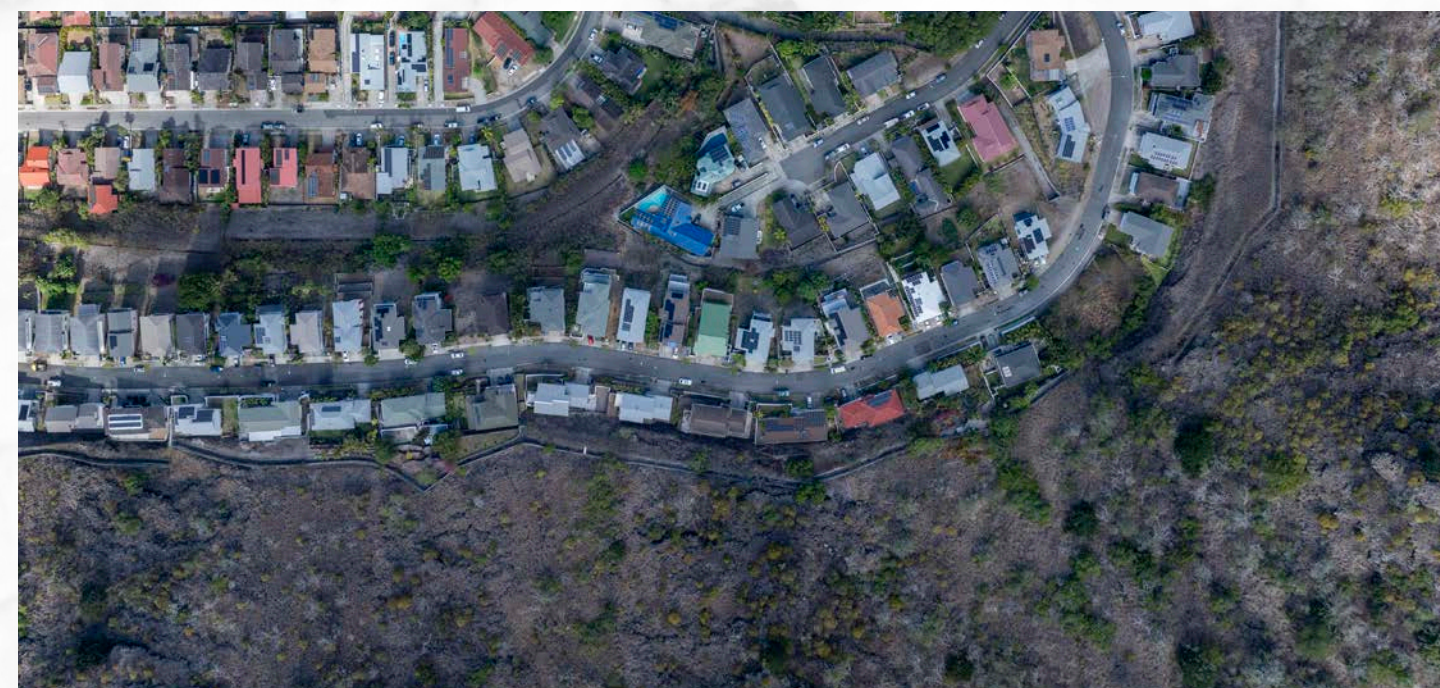
TAX MAP KEY

- › 3-9-010:043 (5.33 acres / 232,247 sq ft)-
Primary Development Site
- › 3-9-099:098 (0.61 acres / 26,465 sq ft)-
Access Parcel



ZONING

R-5



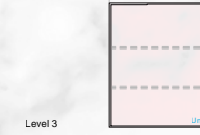
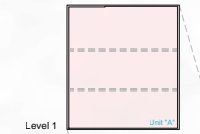
PROPOSAL
DEVELOPMENT



proposed developments



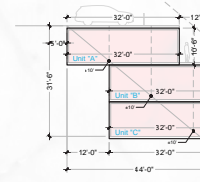
Typical 2-Bedroom Unit Plan



Downhill AXO Diagram



Downhill 3-Story Module



Downhill Section

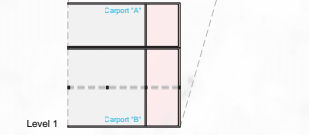
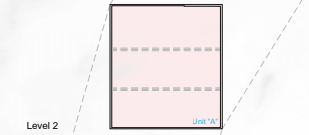
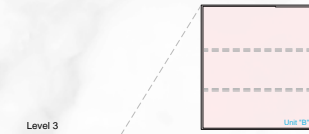
Project Data

1328 Miloiki Street, Honolulu, HI

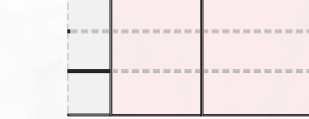
Zoning: R5-Residential
 Area: 5.33 Acres (232,247 SF)
 Units: 55 Units
 Density: 10.3 DU/AC

Program
 32' x 35'-5" 3-Story Flats with Carports
 *±1,133 SF Livable Area
 - Uphill Product: 36 Units
 - Downhill Product: 15 Units
 - Stacked Product: 4 Units

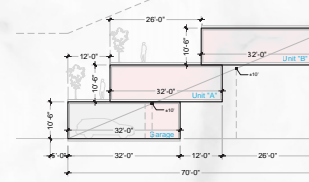
Parking
 73 Carport Spaces (1.33 SP/DU)
 42 Surface Spaces
 115 Parking Spaces Total (2.09 SP/DU)



Uphill AXO Diagram



Uphill 3-Story Module



Uphill Section



MARKET & LOCATION OVERVIEW



market overview

END-USER DEMAND, LIFESTYLE PREMIUM.

East Honolulu is one of Oahu's most sought-after residential corridors—family buyers prioritize schools, safety, marina/beach access, and quiet hillside neighborhoods. Turnkey single-family homes with functional layouts and parking see consistent interest.

CONSTRAINED SUPPLY SUPPORTS PRICING.

Limited entitled land, topography constraints, and lengthy approvals keep new for-sale inventory scarce—especially in established pockets like Hawai'i Kai/Miloiki. Quality new product faces little direct competition.

STABLE, HIGHER-INCOME BUYER BASE.

Household incomes and homeownership rates skew above island averages, with low turnover. Buyers value long-term livability and are willing to pay for design, efficiency, and low maintenance.



location overview

EXCELLENT CONNECTIVITY

Minutes to Kalaniana'ole Hwy with convenient access to Waikiki and Downtown Honolulu; nearby bus routes serve commuters and daily trips.

DAILY CONVENIENCE

Quick drive to Koko Marina Center and Hawai'i Kai Towne Center (groceries, dining, Costco, services); within the Kamiloiki Elementary/Kaiser complex and close to medical and professional services.

LIFESTYLE & RECREATION

Surrounded by natural amenities—Kamiloiki Community Park and Ridge Trail, Maunalua Bay, Hanauma Bay, and Sandy Beach—offering hiking, ocean sports, and panoramic valley/ocean views.



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