

OWNER-USER OPPORTUNITY

829 Isenberg Street, Honolulu, HI 96826



CBRE

AFFILIATED BUSINESS DISCLOSURE

© 2026 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 829 Isenberg_BRO2_Paulic_v02_RB 04/20/26



TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
DESCRIPTION

03

LOCATION
OVERVIEW

04

MARKET
OVERVIEW

05

DEMOGRAPHICS

THE OFFERING

Fee simple single story free-standing building with ample parking in the heart of Moiliili area, ideal for an owner user. Currently, the building is being utilized as a dental office. Zoning (BMX-3 Business mixed use community) allows for a wide array of potential uses. The building was built in 2014 and specifically designed for a dental office/clinic. Conveniently located off Isenberg Street the main thoroughfare bordering McCully/ Moiliili and Waikiki areas within proximity of densely populated residential area, nearby retail, and future planned mixed-use developments.

INVESTMENT HIGHLIGHTS



ZONING:
BMX-3



YEAR BUILT:
2014



HEIGHT LIMIT:
150 FT



FEE SIMPLE



LAND AREA:
12,065 SF



BUILDING AREA:
2,356 SF



ASKING PRICE:
\$5,200,000

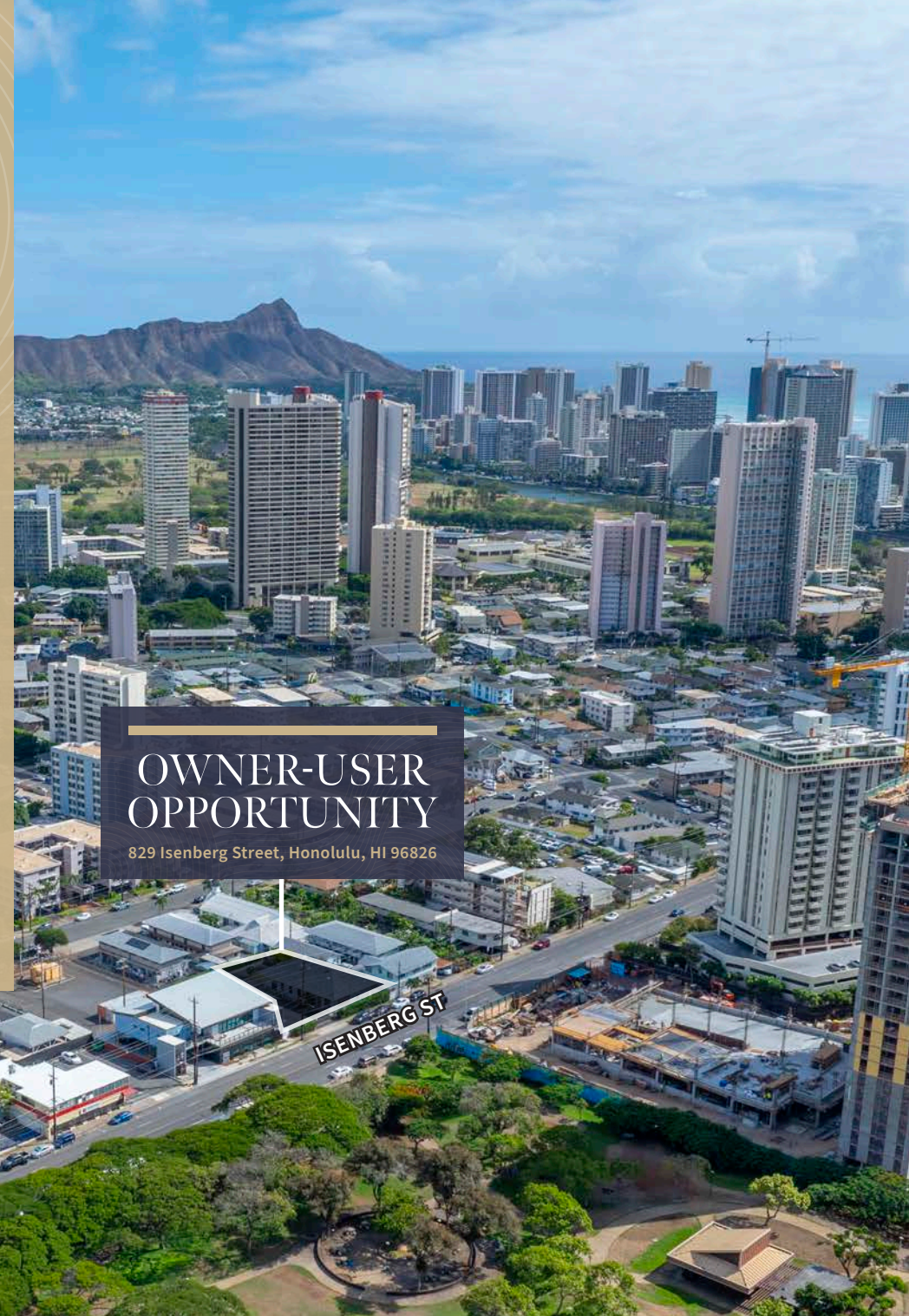


PROPERTY OVERVIEW

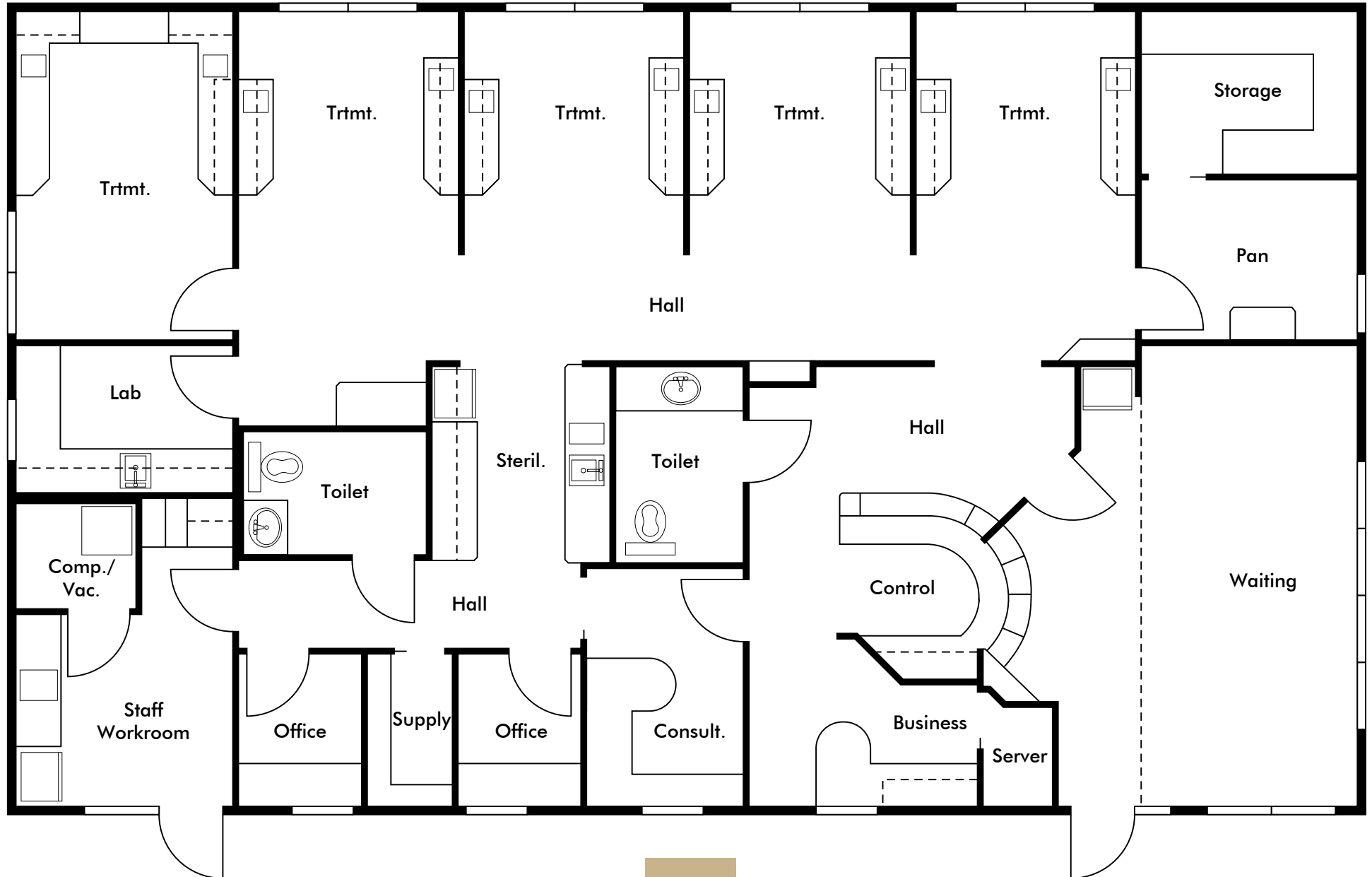
ADDRESS	829 Isenberg St Honolulu, HI 96826
MARKET/SUBMARKET	Honolulu/ McCully – Moiliili
SQUARE FOOTAGE	2,356 SF
LOT SIZE	12,065 SF
YEAR BUILT	2014
OCCUPANCY	Vacant

Owner-user opportunity to purchase a free standing building built in 2014 zoned BMX-3 with 14 on site parking stalls in the heart of Moiliili. The property is located off Isenberg Street which connects to two main throughfares S King Street and Kapiolani Blvd.

Designed by dental office specialist Architect Micheal Unthank of Unthank Design group.



FLOOR PLAN



KEY LOCATION BENEFIT

Centrally located within Honolulu's urban district with Waikiki, Ala Moana, University, Kaimuki areas nearby.

Surrounded by a dense residential population and amenities including nearby parks, shopping, local restaurants, cultural attractions, healthcare facilities, and financial centers.

Easy access to nearby public transportation and pedestrian friendly area.

Conveniently located near the University of Hawaii at Manoa, Prince Jonah Kuhio Elementary, Punahou, Washington Middle Schools.

Large student population and several future planned retail and housing developments.



AMENITIES MAP



Ala Moana Center

bloomingdale's NORDSTROM

Target ZARA Saks OFF 5TH Neiman Marcus

CVS pharmacy Foodland macys

Old Stadium Park

820 Isenberg St
277 Affordable Housing Units

OWNER-USER OPPORTUNITY
829 Isenberg Street, Honolulu, HI 96826

20,100 ADT

15,100 ADT

25,661 ADT

IMMEDIATE AREA MAP

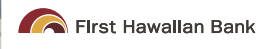
KAHALA

UNIVERSITY OF HAWAII
AT MANOA

WAIKIKI

ALA MOANA
SHOPPING CENTER

**OWNER-USER
OPPORTUNITY**
829 Isenberg Street, Honolulu, HI 96826



S King St - 16.2K VPD

Isenberg St - 8.4K VPD

820 Isenberg St
277 Affordable
Housing Units

HNL AIRPORT

Old Stadium
Park

MARKET OVERVIEW



2615 South King Street, Hale Mahana 14-story student housing project with 195 units and 20,000 SF of ground floor retail, completed in 2018.



New Rise student housing development, located across from University of Hawaii Manoa campus on the corner of University Ave and Metcalf St. features 219 dormitory units with an 11,000 square foot multi-purpose state of the art facility and ground floor restaurants.



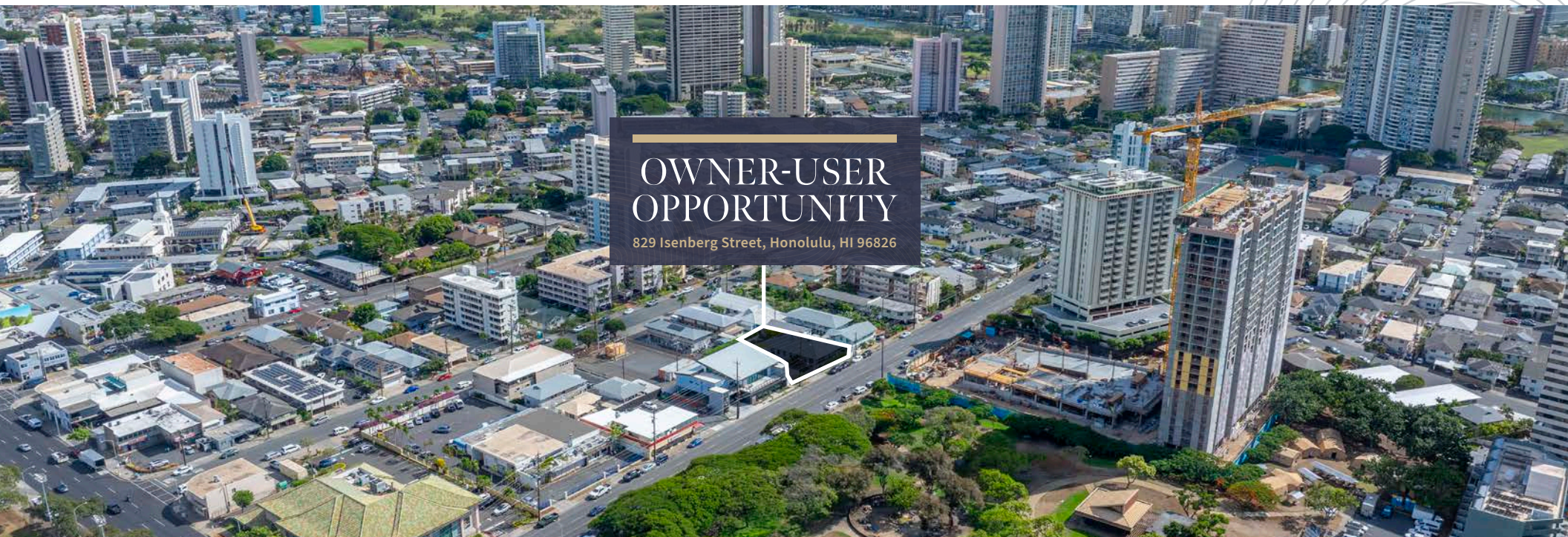
2599 Kapiolani Blvd, Kuilei Place a 43-story high rise condominium development with a mix of market and affordable housing units, totaling 1,005 residential units, estimated completion date late 2026.



820 Isenberg Street planned redevelopment for a 23-story, 278 affordable housing units.



Pucks Alley/ Varsity planned retail phased redevelopment located on University Ave and South Beretania St.



OWNER-USER OPPORTUNITY

829 Isenberg Street, Honolulu, HI 96826

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population Current Year Estimate	69,515	230,476	321,228
2024 Households Current Year Estimate	34,814	103,381	129,003
2024 Average Household Income	\$97,279	\$122,602	\$130,979



OWNER-USER OPPORTUNITY

829 Isenberg Street, Honolulu, HI 96826

INVESTMENT CONTACTS

Nicholas J. Paulic (B)

Senior Vice President

+1 808 541 5108

RB-22952

nicholas.paulic@cbre.com

AJ Cordero (B)

Vice President

+1 808 541 5111

RB-24096

aj.cordero1@cbre.com

© 2026 CBRE, Inc. CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CMPM 829 Isenberg_BRO2_Paulic_v02_RB 4/20/2026

CBRE