

## **Ala Moana Hotel Apt. 1-A- 11547 sq. ft. fee simple virtually freestanding commercial condo**



former showroom

### **Highlights: the most appealing features of the property.**

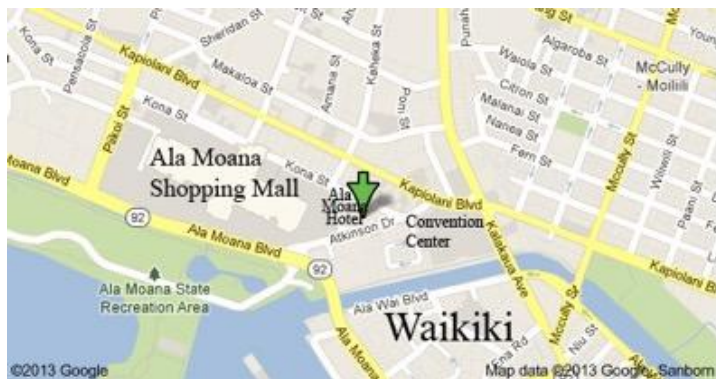
- Unbeatable high visibility corner location at 1176 room Ala Moana Hotel, at one corner of Ala Moana Mall (52 Million visitations p.a)
- Opposite Convention Center, one block from Waikiki (5 Million visitors p.a.)- shuttle to and from Ala Moana and Waikiki every 10 minutes 7 days a week
- Development boom in Ala Moana & Kapiolani corridors adding Value and Benefits including Mandarin Oriental Hotel- changing demographics will spur business to the subject.
- Bargain pricing \$303/ sq. ft -- compare \$1000+/ sq. ft. land only pricing of developments around- has to lead to increased rents GREAT INVESTMENT
- **Investors:** 10.8% return possible!! At only \$3/ sq.ft.per month NNN self managed with \$30/sf tenant improvement allowance, the return =10.8% p.a on asking price
- Was the former Hawaiian Hut entertainment venue and Polynesian Dinner Show for 35 years or so- a proven 395 seat venue and restaurant

### **Offering: \$3.5 Million- reduced \$500,000 for 45 day close**

**See:** <https://www.loopnet.com/Listing/Ala-Moana-Hotel-Honolulu-HI/16275905/>

### **LOCATION, LOCATION, LOCATION:**

This virtually freestanding fee simple 11,547 sq. ft. commercial condo, at the Ala Moana Hotel, is in an UNBEATABLE LOCATION opposite the Convention Center and the Mandarin Oriental Hotel and Residences (under construction), and at one corner of Ala Moana Mall, with over 52 million visitations a year. Not only can it draw from those locations but also from the Ala Moana Hotel's 1176 rooms, and Waikiki's 5 million visitors just a block away who can take a shuttle every 10 minutes 7 days a week to and fro Waikiki and the Ala Moana Mall. For great ambiance for restaurant or other users it features a 40 foot high ceiling and a very large kitchen.



### **Great Entertainment Venue or Restaurant Use, Craft Brewery, Medical and More:**

It was the former Hawaiian Hut entertainment venue and Polynesian Dinner Show for 35 or so years with seating capacity for 395 persons, so proven as an entertainment venue with liquor license, and with a large kitchen (approx. 3,500-4,000 sq. ft.). The BMX-3 Zoning allows most commercial uses.

### **Great Parking possible:**

The Hotel and the Ala Moana Shopping Mall are connected by a skybridge at the second level of the Mall by legal easement. This has enabled visitors parked at the Mall to easily access the Hotel and vice versa over the last 40+ years. Otherwise, validation from hotel operator for its 299 parking spaces by negotiation with hotel has been possible for prior shows. And 47 parking stalls in Kona St. are part of the hotel condominium.

### **Development boom, Added Value and Benefit:**

The Ala Moana and Kapiolani corridors surrounding the subject property, spurred by transit oriented development (TOD) standards allowing double or so the prior potential building area and 450 foot high towers have brought great Value and Benefit to the area. These condo towers, the 29 new towers in Kakaako, some 4,805 residences being created, and those of West Waikiki, already the most densely populated region in Honolulu make this vastly changed demographic a major source of new business for the subject property, whether it be entertainment, restaurant or other uses catering to the consumer.

### **Great Value for Money, otherwise known as "BARGAIN":**

The high acquisition cost (over \$1000 a sq. ft. --- land only) are forcing the market into higher price echelons. The subject property benefits from this dramatic increase in values YET comparatively at only \$303 / sq. ft. is a Bargain!!!!

### **Train Station 2 blocks away:**

The proposed Ala Moana Rail Station, that fuels the TOD development around it, is planned to be 2 blocks away.

The property's high visibility corner location allows it to take advantage of both the visitor and local markets. Down the road is the Waikiki Yacht Club and Ala Wai Marina and Ala Moana Beach Park and Magic Island, all major attractions, as well as the expansive 200 acre+ Ala Moana Beach Park, great for picnics, and one of the most visited parks in Hawaii

**Rare Fee Simple Opportunity:**

In a supply constrained market, this offering is one of a kind! They just aren't making any more land in Honolulu!

Irreplaceable Location: It simply cannot be replaced or built speculatively at a cost that the leasing market can support.

**INCREDIBLE INVESTMENT OPPORTUNITY For investors-- 10.8% return possible!!!:**

If this 11,547 sq. ft. property were leased at \$3 NN per sq. ft. per month, (the fair market rent is likely even higher) and even tenant improvement allowance of \$30 per sq. ft. given (about \$350,000), the self managed triple net income of \$415,692 would return 10.8% !! (unheard of for Honolulu where 4 to 5% cap rates are the norm). The property would have all the benefits of its position at one corner of Ala Moana Mall and one block from Waikiki, yet the rents in both those locations are near \$10 per sq. ft. and \$30 per sq. ft. respectively per month!!!

With the anticipated rental rates that will need to be generated by the new towers when they come on line, there is even more potential growth in the returns that can be generated from increased rents at the subject property.

If you have interest in the above please contact me as soon as you can.

Aloha,  
Will

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Disclaimer: No warranty given as to information. Buyer should rely on own inquiries, and financial analysis