

# the opportunity.

Anchored by Ala Moana Center, new residential and commercial development by Howard Hughes Corp., and the Hawai'i Convention Center, the Waimanu Street sites are situated in one of the hottest residential and retail markets on O'ahu. The parcels are in a State redevelopment area that allows for significant height and density. The rail guideway will bisect the site between the Kaka'ako and Ala Moana Center Stations, allowing for either stand-alone buildings on either side of the guideway or an innovative design option that builds over the guideway as part of one integral development.



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city & county of honolulu

waimanu street

OPPORTUNITY



# the station area.

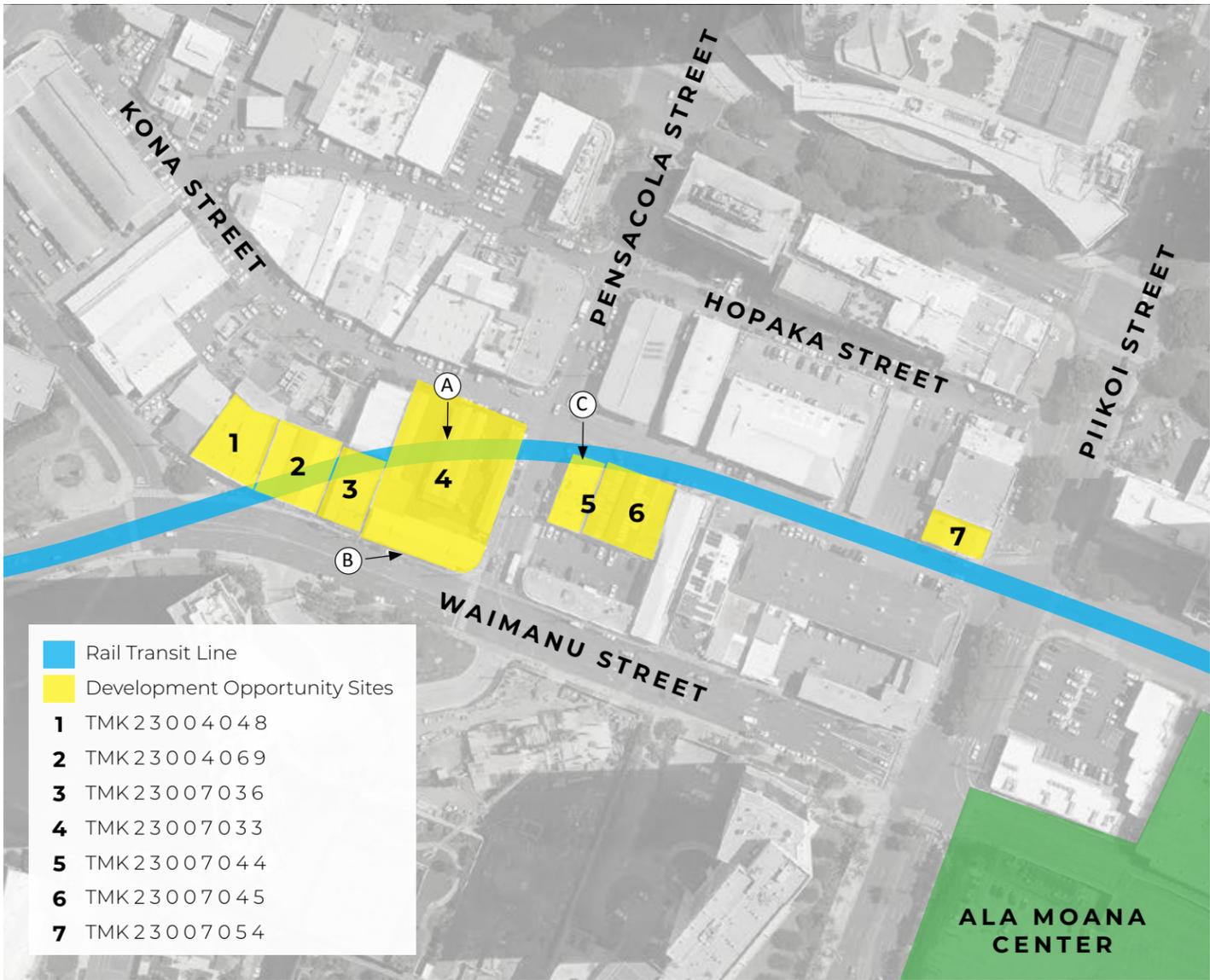
The Waimanu Street parcels are located just two blocks from the Ala Moana Center Station, which will be the busiest station along the rail system—serving nearly 22,000 passengers daily. The lands are under the planning and zoning jurisdiction of the State of Hawai'i Community Development Authority (HCDA). The Kaka'ako-Ala Moana district is a major urban center between Downtown Honolulu and Waikiki that is experiencing significant new foreign and domestic investment. The area is intended for high-density development that encourages walking, biking, and transit use. The station area features world-class shopping and dining and is within a short walk of Ala Moana Beach Park.

Rail Travel Time from Ala Moana Center Station to (including stops):  
 Civic Center Station | 4 mins  
 Downtown Station | 5 mins  
 Honolulu International Airport Station | 16 mins  
 East Kapolei Station | 42 mins

DEMOGRAPHIC SNAPSHOT (2017) <small>SOURCE: ESRI</small>	KAKA'AKO/ ALA MOANA SUBMARKET	1-MILE STATION AREA	O'AHU
Population	9,101	52,664	1,014,211
Households	4,394	27,251	325,686
Average Household Size	2.04	1.89	3.00
Median Household Income	\$64,620	\$53,416	\$77,774
HOUSING UNITS			
Owner-Occupied	1,768	9,897	181,452
Renter-Occupied	2,626	17,353	144,234

REAL ESTATE MARKET SNAPSHOT	ALA MOANA SUBMARKET	O'AHU
RESIDENTIAL		
Estimated 2-Bedroom Rent for New Multifamily	\$3,800 - \$5,100	N/A
Average Residential Rent per SF*	\$2.86	\$2.44
Median Condo Sale Price per SF	\$775	\$517
RETAIL		
Avg. Retail Rent per SF	\$2.93	\$2.99

\*Average rents do not include condos being rented out. Average rents are likely significantly higher than those shown.



Rendering of Existing and New Development in the Ala Moana Rail Station Area

# property info.

Property Owner: Honolulu Authority for Rapid Transportation (HART)  
 Zoning: Kaka'ako Community Development District (TOD)  
 Building Height: Max. 400'  
 FAR: Max. 8.5  
 Land size: 65,269 square feet  
 TMKs: 2-3-004:048, 69  
 2-3-007:033, 36, 44, 45 & 54  
 Site Addresses: 1156 to 1192 Waimanu Street  
 1169 to 1213, 1246 & 1248 Kona Street  
 502 & 506 Pi'ikoi Street  
 Honolulu, Hawai'i 96814  
 Council District: 5 - Ann Kobayashi

