

AVAILABLE FOR ASSIGNMENT OF LEASE & SALE OF FF&E

TURNKEY RESTAURANT OPPORTUNITY

KAIMUKI | 1135 11TH AVENUE, HONOLULU, HI 96816



PROPERTY OVERVIEW

This is a rare turnkey restaurant opportunity in the vibrant Kaimuki neighborhood fit for a full service or quick-service restaurant. There is a fully equipped kitchen complete with an existing grease trap and hood, making this a perfect location for a business looking to get open quickly in one of Oahu's most popular dining areas.

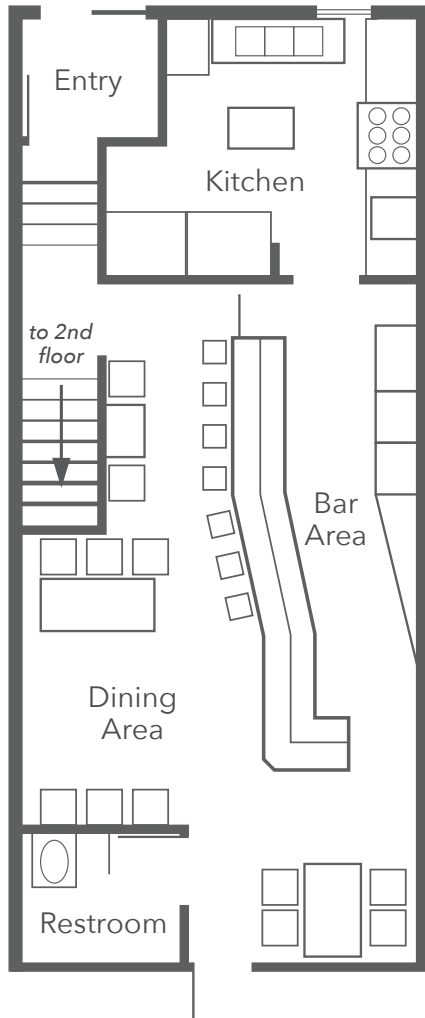
The ground floor area contains 864 square feet of restaurant and kitchen space, with an additional 900 square feet of second floor office/storage space at no additional cost. There is free customer parking directly fronting the space and ample additional parking in the adjacent municipal lot. The premium price includes all existing FF&E. The full equipment list is available upon request.



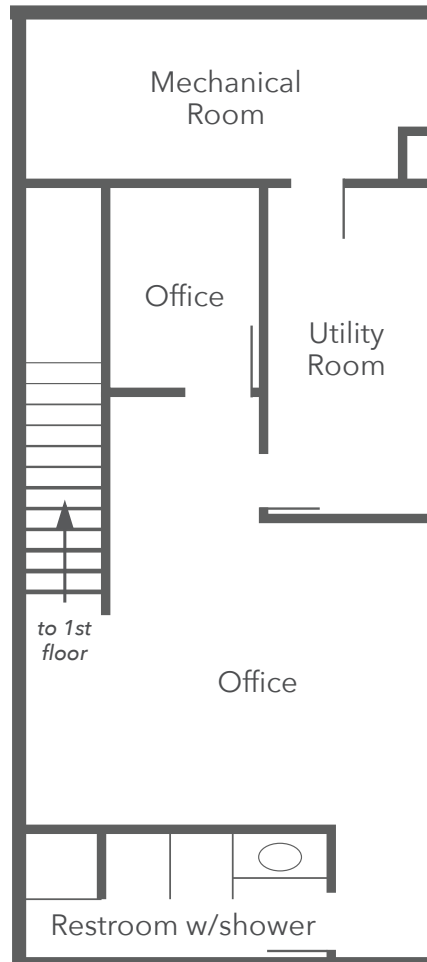
LEASE DETAILS

SIZE	864 SF <i>Additional 900 SF of 2nd floor office/storage space at no additional cost</i>
PREMIUM	\$100,000.00
EQUIPMENT LIST	Available upon request
AVAILABILITY	Immediately
UNIT	#3
BASE RENT SCHEDULE	Contact agent for details
CAM	\$1.48/SF
PERCENTAGE RENT	None
TERM	Through 4/30/26
OPTION TO EXTEND	One 5 Year Tenant Option
HIGHLIGHTS	<ul style="list-style-type: none">• Turnkey restaurant opportunity• Existing grease trap and hood• Elegant bar and dining areas• Free customer parking

FLOOR PLAN

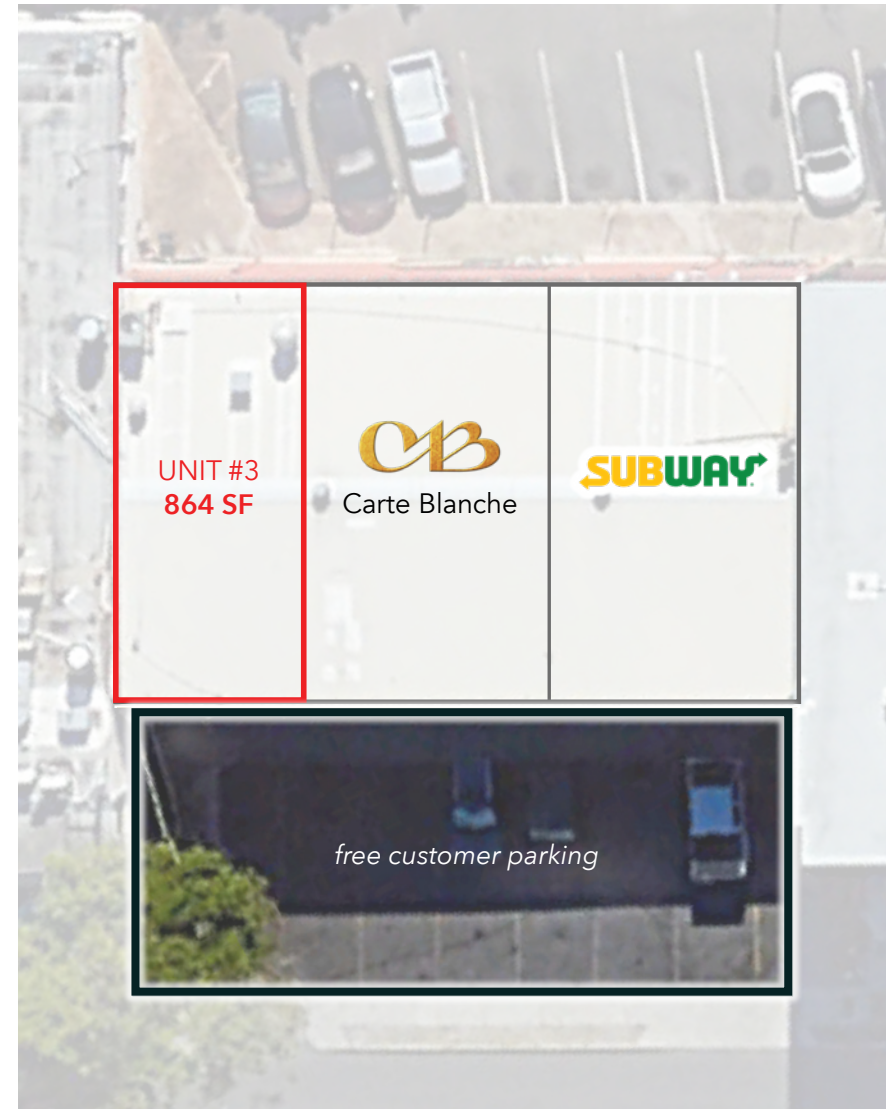


1st Floor Restaurant
864 SF



2nd Floor Office/Storage
900 SF

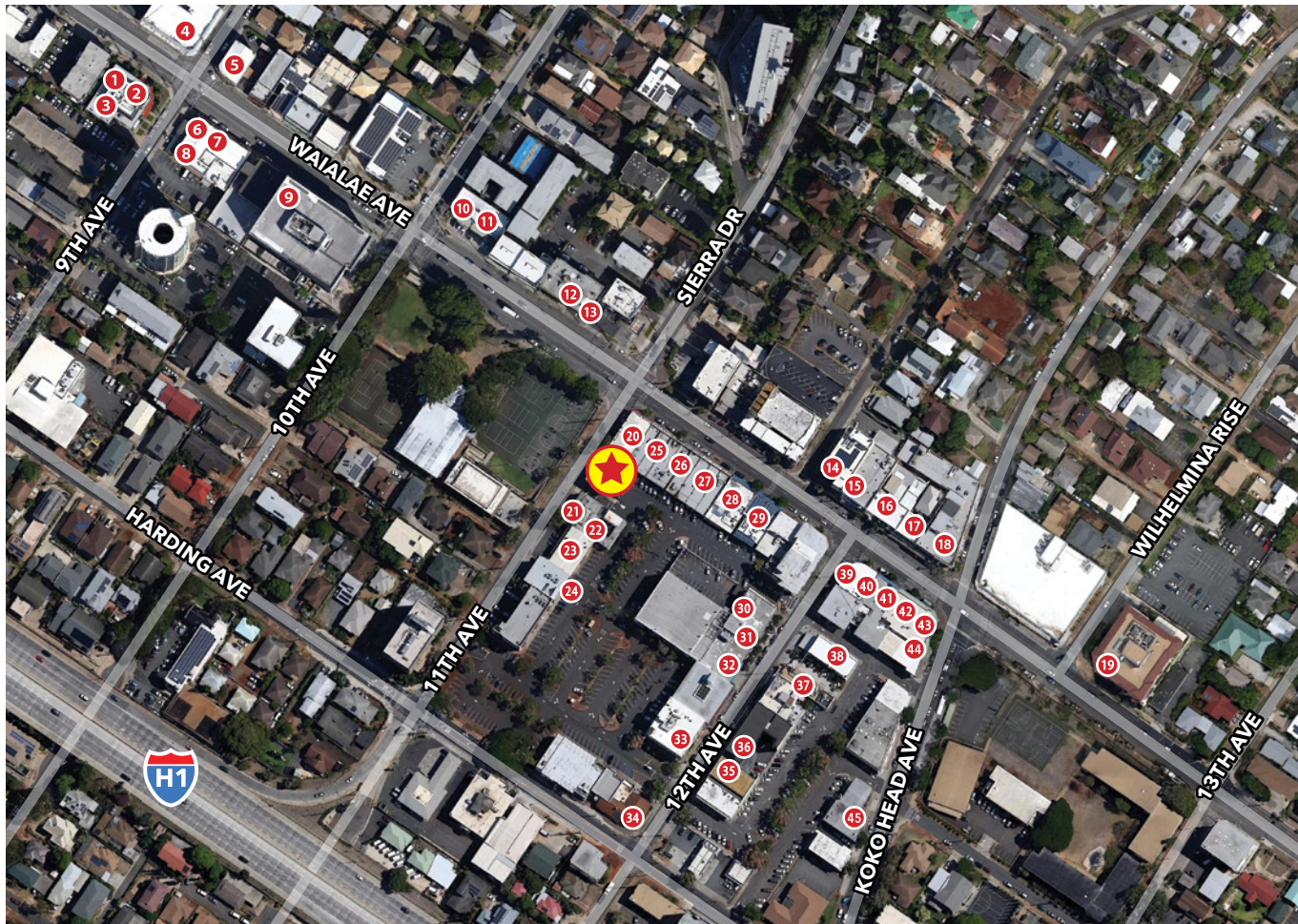
LEASING DIAGRAM



PROPERTY PHOTOS



NEIGHBORHOOD MAP - KAIMUKI



AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 31,473 lodging units and an average daily visitor population on-island of 112,057
- Estimated daytime population, age 16 years and older, within a 5-mile radius: 274,176
- 1 Mile from University of Hawaii Manoa Campus with a 2024 enrollment of 20,012 students

- | | |
|---------------------------------|--------------------|
| 1 9th Ave Rock House | 39 Coffee Talk |
| 2 The Cutlery | 40 Broken Rice |
| 3 Aloha Lounge | 41 Tight Tacos |
| 4 Miro Kaimuki | 42 Noods Ramen Bar |
| 5 Mud Hen Water | 43 Jewel or Juice |
| 6 BREW'd Craft Pub | 44 Sprout Sandwich |
| 7 Brick Fire Tavern | 45 Jose's Mexican |
| 8 Leahi Health Kaimuki | Cafe & Cantina |
| 9 Champs Sports Bar and Grill | |
| 10 Sushiya | |
| 11 Kaimuki's Boston Pizza | |
| 12 Super PHO | |
| 13 3538 Waialae Avenue | |
| 14 Cowcow's Tea | |
| 15 Okata Bento | |
| 16 Asuka | |
| 17 Saigon's | |
| 18 Pipeline Bakeshop & Creamery | |
| 19 3660 on the Rise | |
| 20 Happy Days Chinese Food | |
| 21 Oahu Grill | |
| 22 Himalayan Kitchen | |
| 23 Subway | |
| 24 Moke's Bread & Breakfast | |
| 25 Space available for Lease | |
| 26 Kaimuki Cafe | |
| 27 Kim Chee Restaurant No. 2 | |
| 28 Honolulu Burger Company | |
| 29 Nana Ai Katsu | |
| 30 Duk Kee Chinese | |
| 31 Via Gelato | |
| 32 Hale Vietnam Restaurant | |
| 33 Koko Head Cafe | |
| 34 Leila | |
| 35 Scone's Bakery | |
| 36 TOTOYA | |
| 37 Koa Pancake House | |
| 38 Space available for lease | |



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