



WAIKIKI
BUSINESS
PLAZA

THE CROWN OF KALAKAUA AVENUE

ROOFTOP RESTAURANT OPPORTUNITY

2270 KALAKAUA AVENUE, HONOLULU HI 96815

BEALL CORP
RETAIL REAL ESTATE



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Waikiki Business Plaza is an iconic mixed-use landmark at the center of Kalakaua Avenue — Hawaii's "High Street" and the most visited point of interest in the state. Crowning the tower is one of the Pacific's most recognizable dining rooms: a 21st-floor revolving restaurant with unobstructed 360-degree views spanning Waikiki Beach, Diamond Head, and the Koolau Range.

Waikiki is home to many of the state's top-performing restaurants, and for national restaurant groups, Waikiki units consistently rank among their highest-grossing locations worldwide. The property sits at the corridor's peak pedestrian node — 32,757 daily pedestrians at the front door — surrounded by more than 27,000 hotel rooms within walking distance, and anchored by SKY Waikiki, lululemon, and ABC Stores at street level.

This is a rare opportunity to secure the most storied restaurant site in Waikiki — a landmark address with the infrastructure, visibility, and audience to support a flagship concept.



360°
SIGNATURE
VENUE

*21st-floor revolving
dining room, the
only one of its kind
in Hawaii*



32,757
DAILY
PEDESTRIANS

*Highest pedestrian
count on Kalakaua
Avenue at the
property's front door*



27,000
HOTEL
ROOMS

*Approximately
27,000 hotel
rooms within
walking distance*



DUAL
CUSTOMER
BASE

*Visitor and resident
economy; \$9.42B
annual Oahu visitor
spending*



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A WAIKIKI LANDMARK SINCE 1965

WRITE THE NEXT CHAPTER OF WAIKIKI'S MOST STORIED DINING ROOM

For more than five decades, the revolving restaurant atop Waikiki Business Plaza was one of Hawaii's most beloved dining destinations — the only restaurant of its kind in the state. Generations of visitors and locals marked anniversaries, first dates, and family milestones as the dining room turned slowly above Kalakaua Avenue, completing a full panorama of Waikiki Beach, Diamond Head, and the Honolulu city lights beyond.

Few restaurant sites anywhere carry this kind of built-in recognition. The name, the silhouette, and the memory are already part of Waikiki's identity — an inheritance no new build can replicate, and a story national media will want to tell.

The stage is set. The views are waiting. The next era begins with you.



Original menu



postcard



Dining and Bar area in 1970s



Dining and Bar area in 2020

1965

Waikiki Business Plaza opens; the revolving restaurant debuts as Hawaii's first and only rotating dining room

1970s-2010s

The legacy continues as Top of Waikiki remains a fixture of Waikiki dining for generations of visitors and residents

2015

SKY Waikiki opens on the 19th floor, re-establishing the tower as a nightlife destination

2020

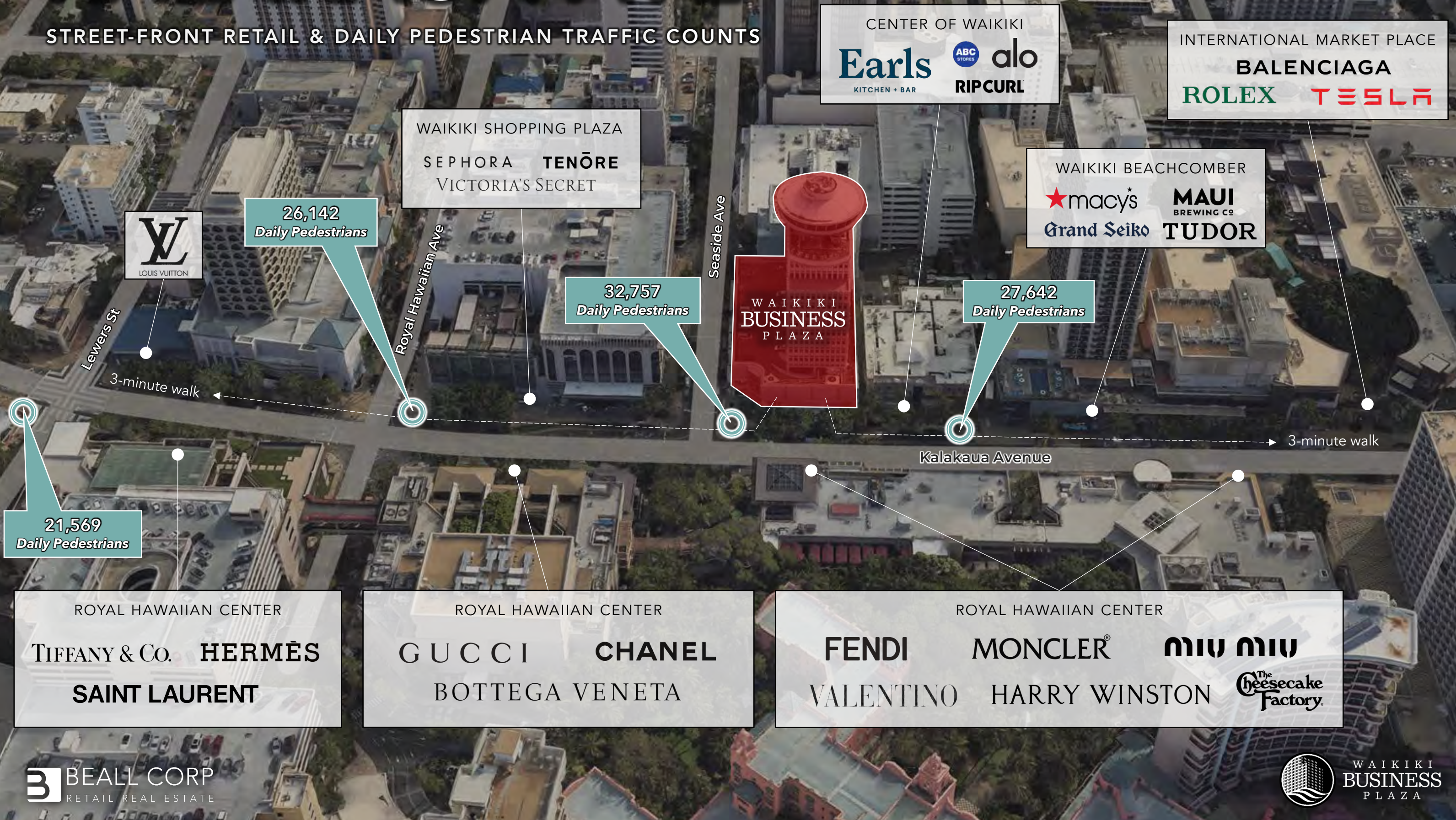
Top of Waikiki closes its doors, ending a 55-year run

2026

The landmark awaits its next signature operator

KALAKAUA AVE

STREET-FRONT RETAIL & DAILY PEDESTRIAN TRAFFIC COUNTS



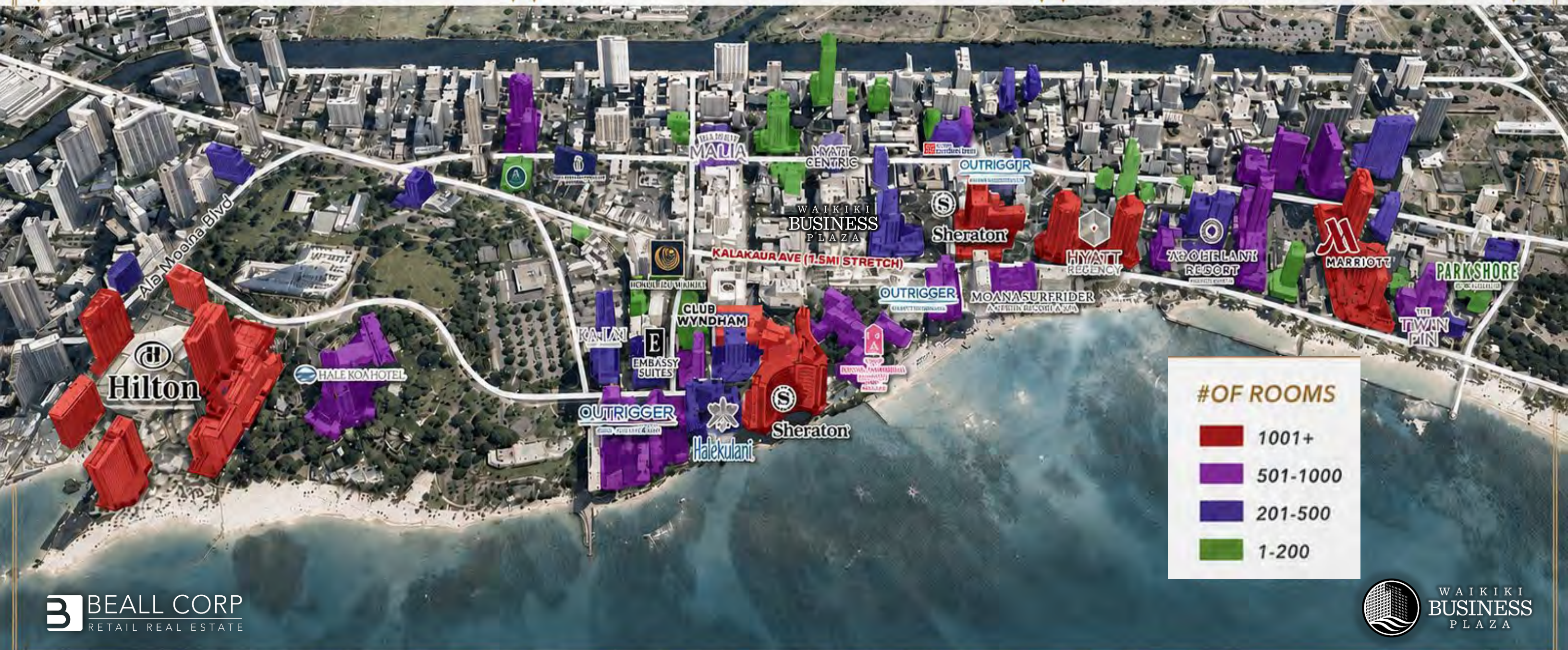
HOTEL DENSITY

APPROXIMATELY 27,000 HOTEL ROOMS WITHIN WALKING DISTANCE

6,845 ROOMS
(within 0.5 miles)

14,805 ROOMS
(within 0.5 miles)

5,323 ROOMS
(within 0.5 miles)



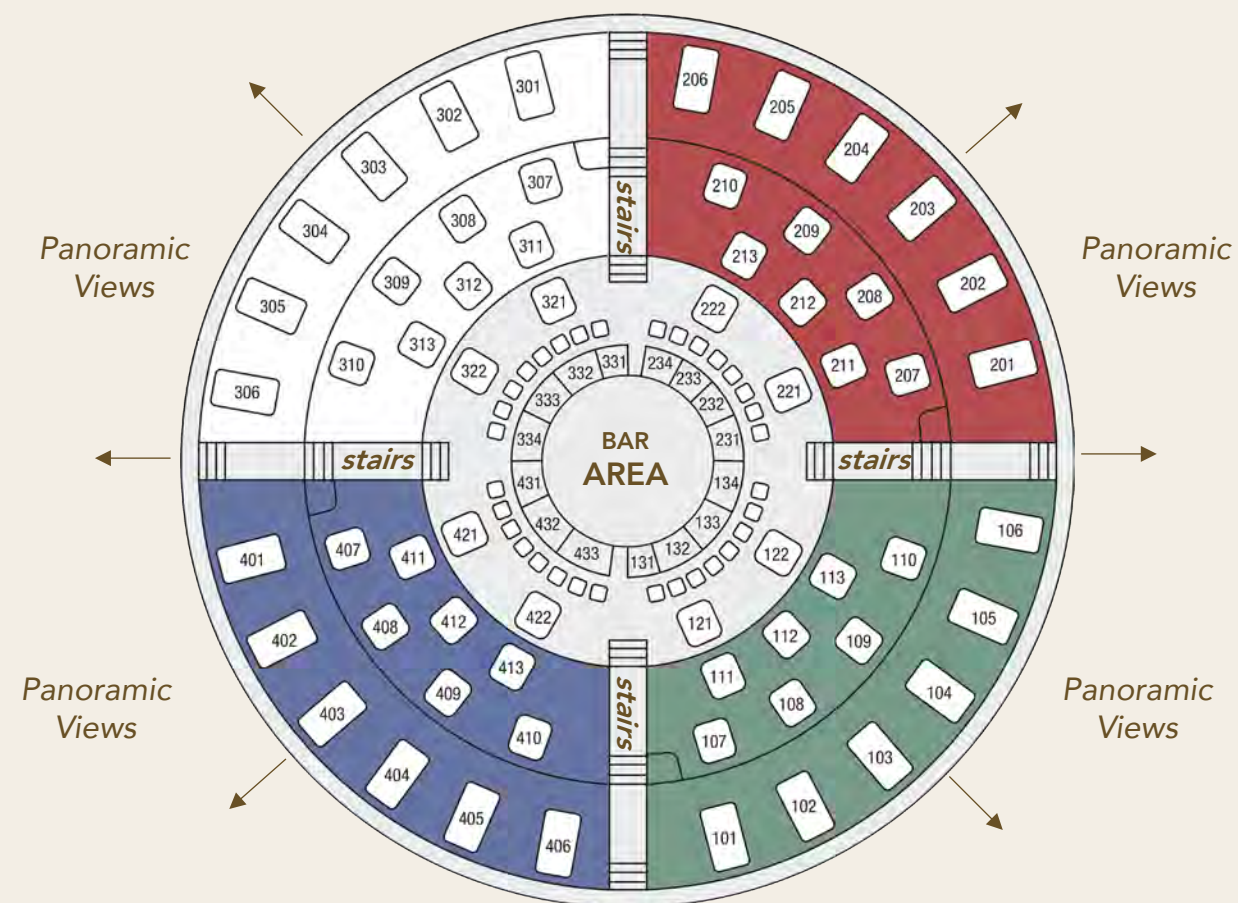
ROOFTOP RESTAURANT OPPORTUNITY

UNIQUE REVOLVING CONCEPT

10,963 TOTAL SF

** all measurements are approximate*

DINING & BAR FLOOR PLAN



SIZE

7,620 SF

21st Floor
Restaurant & Kitchen

3,343 SF

20th Floor
Prep Kitchen, BOH,
Restrooms & Offices

10,963 SF
Total Premises

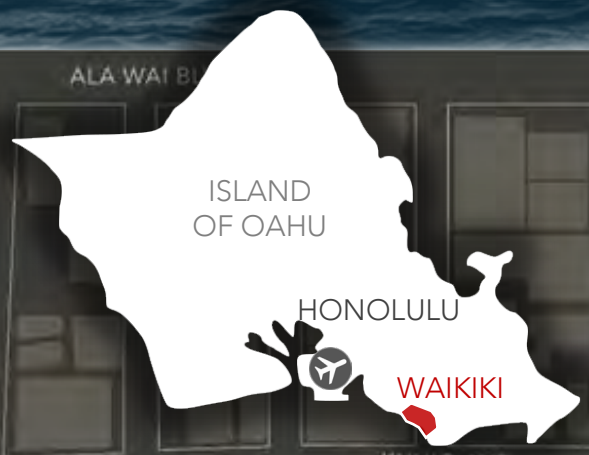




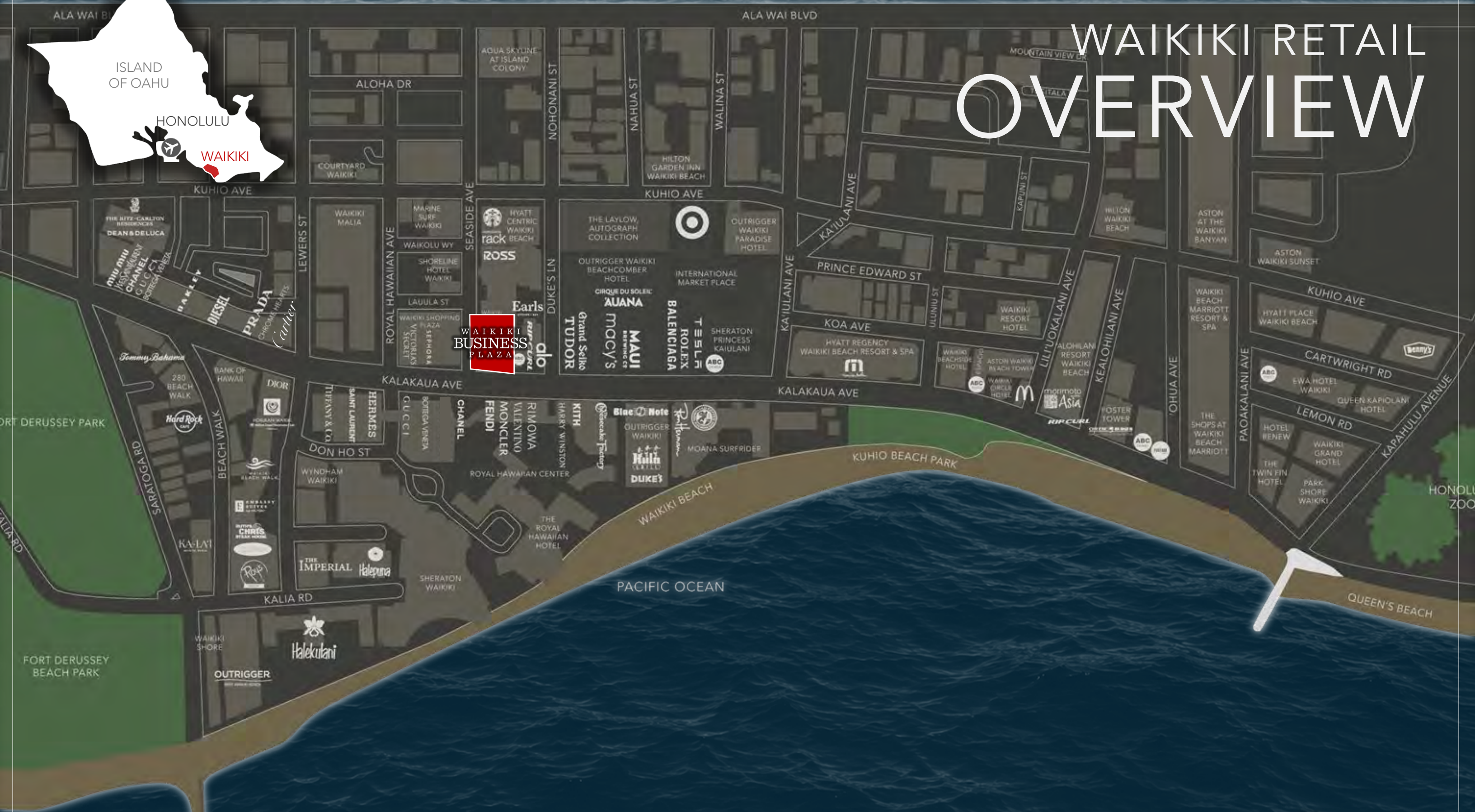
WHY WAIKIKI?

- Kalakaua Avenue is Hawaii's "High Street" corridor and the most visited point-of-interest in the state, year after year
- Highest concentration of top-performing retail locations, from Luxury to Local
- Waikiki remains one of the strongest retail markets globally, with top-performing retailers generating \$5,000 to \$7,000 in annual sales per square foot, and exceptional brands achieving over \$10,000 PSF annually
- Waikiki is the densest resort area in the State of Hawaii, with 27,000+ visitor accommodations within a 1.5-mile radius

Sources: Hawaii Tourism Authority (HTA), State of Hawaii Department of Economic Development & Tourism (DBEDT)

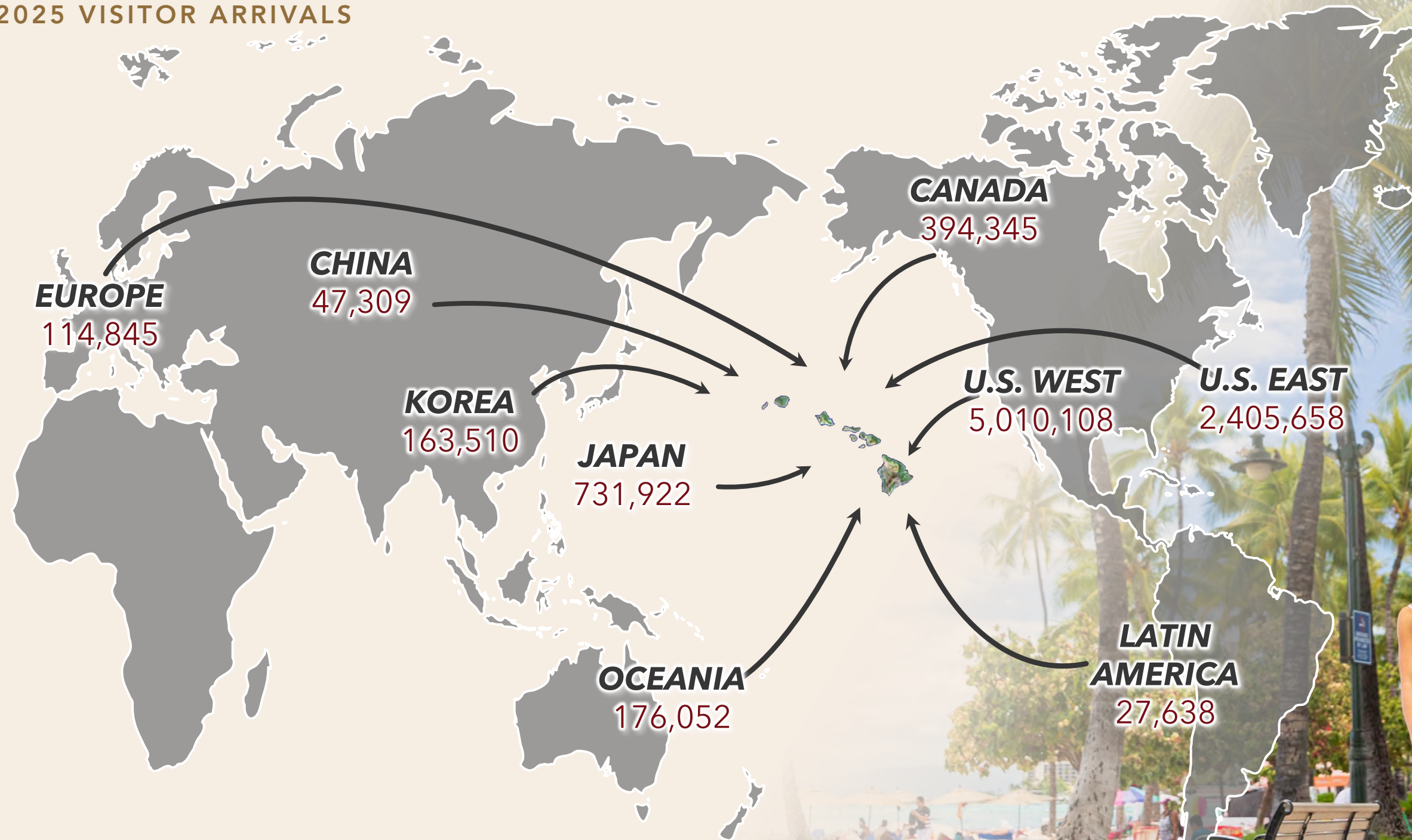


WAIKIKI RETAIL OVERVIEW



STATE OF HAWAII

2025 VISITOR ARRIVALS



TOTAL AIR ARRIVALS 9,493,213
(includes all other markets)

DUAL CUSTOMER BASE

RESIDENT & VISITOR COUNTS

WAIKIKI RESIDENTS - 2025



35,110
POPULATION



18,461
HOUSEHOLDS



\$116,462
AVG HOUSEHOLD
INCOME



\$854.39 M
ANNUAL CONSUMER
RETAIL EXPENDITURE



32,182
DAYTIME
POPULATION (16+)



30,812
WORKFORCE
POPULATION

Source: Estimated demographics report, 96815, sitesusa.com/regis-online. This area includes a portion of Kapahulu and the Diamond Head Gold Coast.

OAHU VISITORS - 2025



5.68M
ANNUAL VISITOR
ARRIVALS



#1 Visited
POINT OF INTEREST
(KALAKAUA AVE)



\$9.42B
ANNUAL VISITOR
SPENDING



\$238
PER PERSON PER
DAY SPENDING



108,400
AVERAGE DAILY
CENSUS



39.57M
ANNUAL VISITOR
DAYS

Sources: Hawaii Tourism Authority (HTA), State of Hawaii Department of Economic Development & Tourism (DBEDT)



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