



The
Waikiki
SHOPPING PLAZA

RARE FLAGSHIP OPPORTUNITY ON KALAKAUA AVE
2250 KALAKAUA AVENUE, HONOLULU HI 96815

BEALL CORP
RETAIL REAL ESTATE



RARE FLAGSHIP OPPORTUNITY ON KALAKAUA AVENUE

2250 KALAKAUA AVENUE, HONOLULU HI 96815

Positioned in the heart of Waikiki along iconic Kalakaua Avenue, Waikiki Shopping Plaza offers premier flagship retail opportunities in one of the world's most visited resort destinations. The property combines exceptional visibility, high pedestrian traffic, and direct exposure to both international visitors and local consumers. Waikiki remains one of the strongest retail markets globally, with top-performing adjacent retailers generating approximately \$5,000 to \$7,000 in annual sales per square foot, and exceptional brands achieving over \$10,000 per square foot annually.

Waikiki Shopping Plaza provides an unparalleled opportunity for brands seeking a presence in Hawaii's most dynamic retail corridor.



PRIME LOCATION

*Busiest stretch
of Kalakaua Ave
with highest
daily pedestrian
traffic*



DESIRABLE FORMAT

*Rarely available
multi-level
corner unit with
excellent
frontage*



RETAIL SYNERGY

*Surrounded by
world-class hotels,
high-performing
restaurants and
premium retailers*



HIGH TRAFFIC

*Consistent year-
round foot traffic
from global
visitors and
locals*

KALAKAUA AVE

STREET-FRONT RETAIL & DAILY PEDESTRIAN TRAFFIC COUNTS

CENTER OF WAIKIKI

Earls KITCHEN + BAR **ABC STORES** **alo** **RIPCURL**

INTERNATIONAL MARKET PLACE

BALENCIAGA
ROLEX **TESLA**

WAIKIKI BUSINESS PLAZA

H&M **SKY WAIKIKI** RAW & BAR
lululemon

WAIKIKI BEACHCOMBER

macy's **MAUI BREWING CO.**
Grand Seiko **TUDOR**

26,142
Daily Pedestrians

32,757
Daily Pedestrians

27,642
Daily Pedestrians

21,569
Daily Pedestrians

Kalakaua Avenue

ROYAL HAWAIIAN CENTER

TIFFANY & Co. **HERMÈS**
SAINT LAURENT

ROYAL HAWAIIAN CENTER

GUCCI **CHANEL**
BOTTEGA VENETA

ROYAL HAWAIIAN CENTER

FENDI **MONCLER®** **MIU MIU**
VALENTINO **HARRY WINSTON** **The Cheesecake Factory**

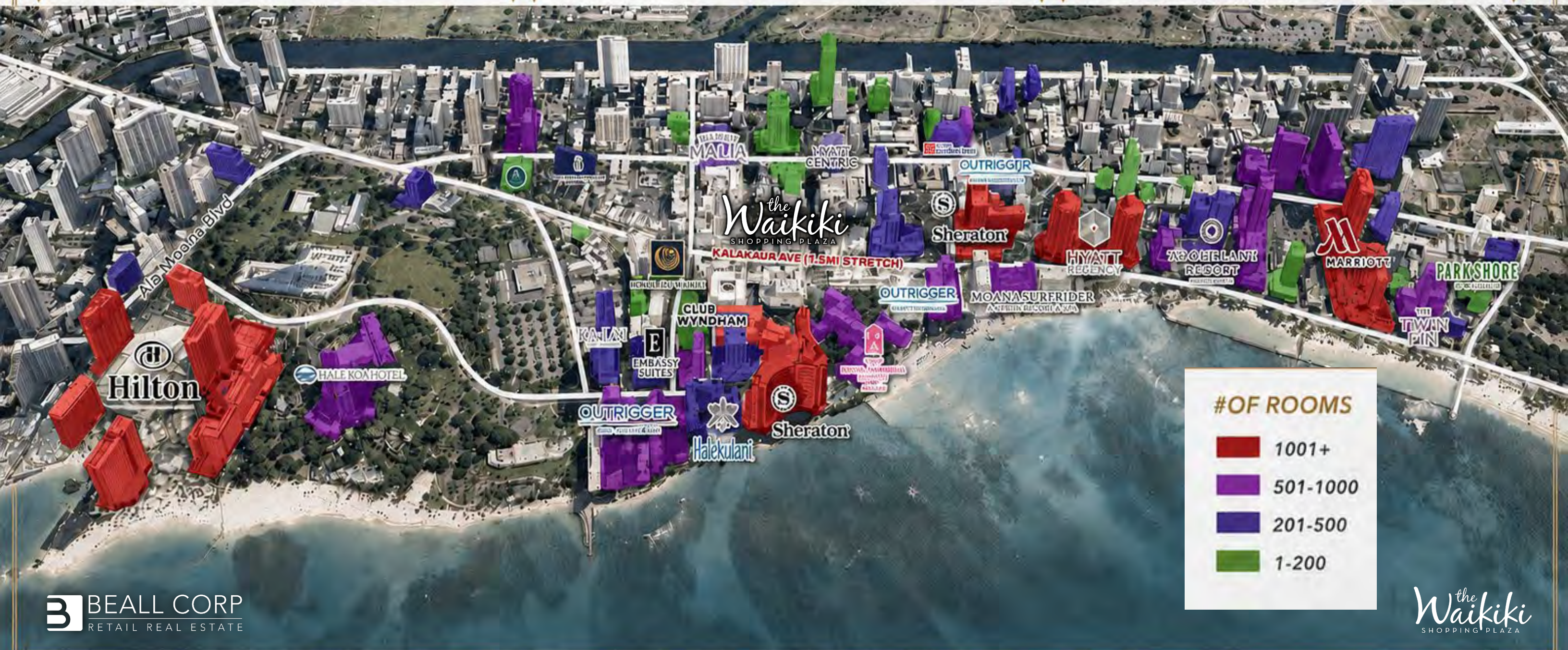
HOTEL DENSITY

OVER 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)



FLAGSHIP OPPORTUNITY

CORNER OF KALAKAUA & SEASIDE AVE



SPACE DETAILS

6,167 SF Ground Floor
5,922 SF 2nd Floor
12,089 SF TOTAL

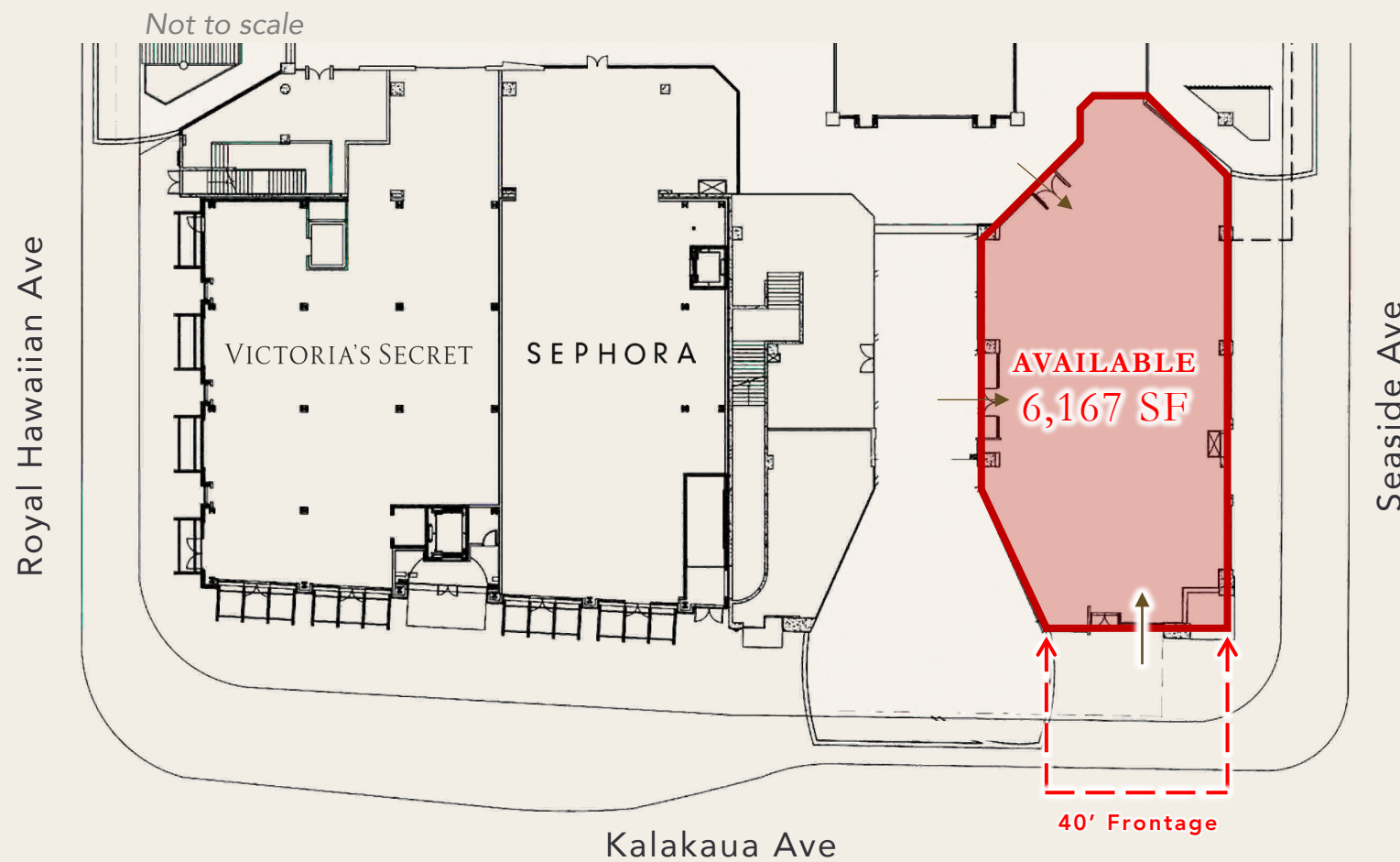
- 13'5" Ceiling Heights
- 40' Kalakaua Frontage
- Spaces intended as combined flagship

Kalakaua Avenue

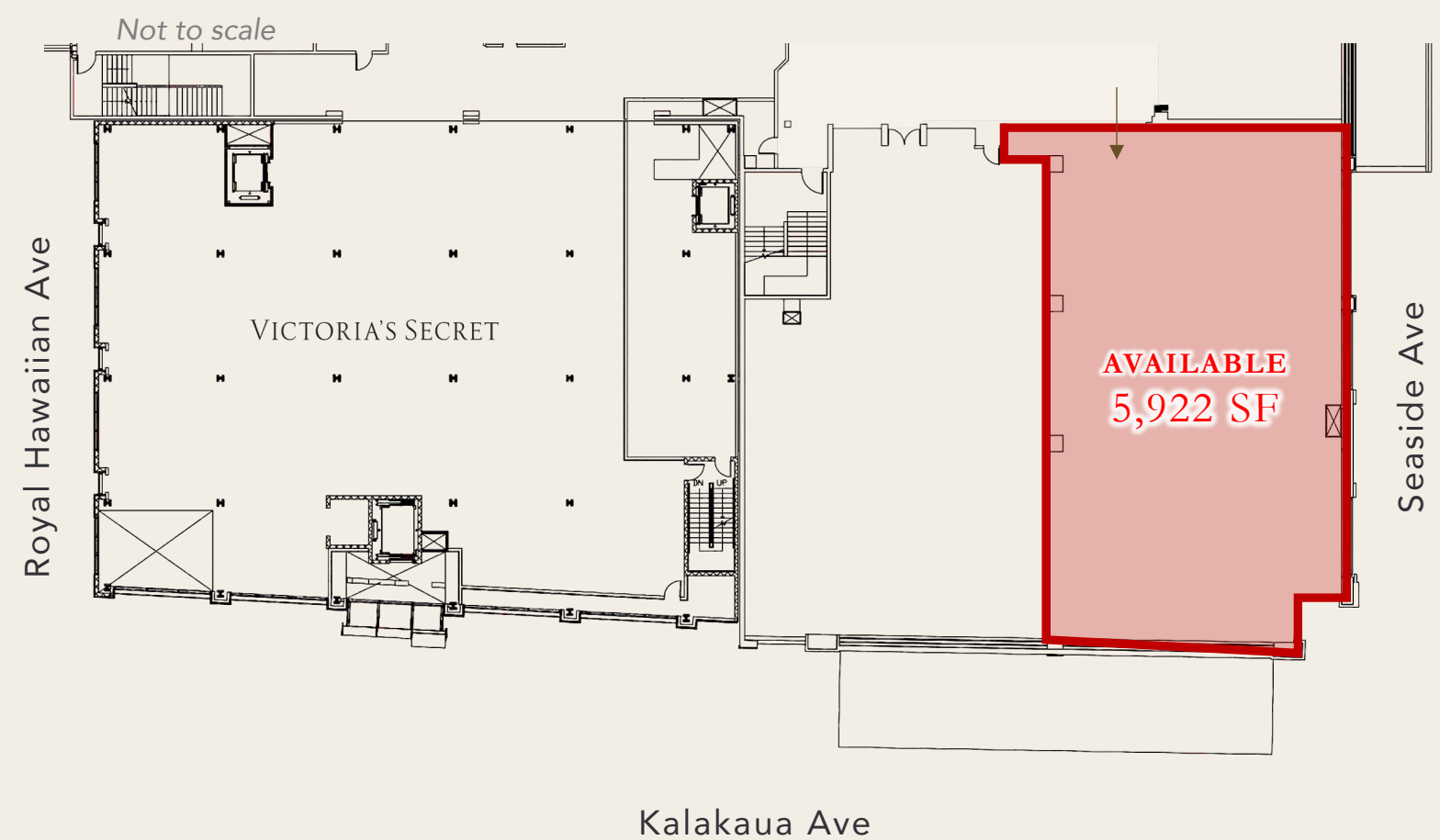
Seaside Avenue

* all measurements are approximate

GROUND FLOOR PLAN



SECOND FLOOR PLAN

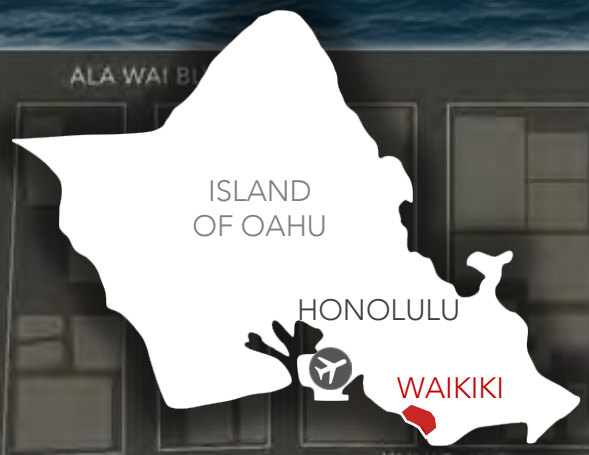




WHY WAIKIKI?

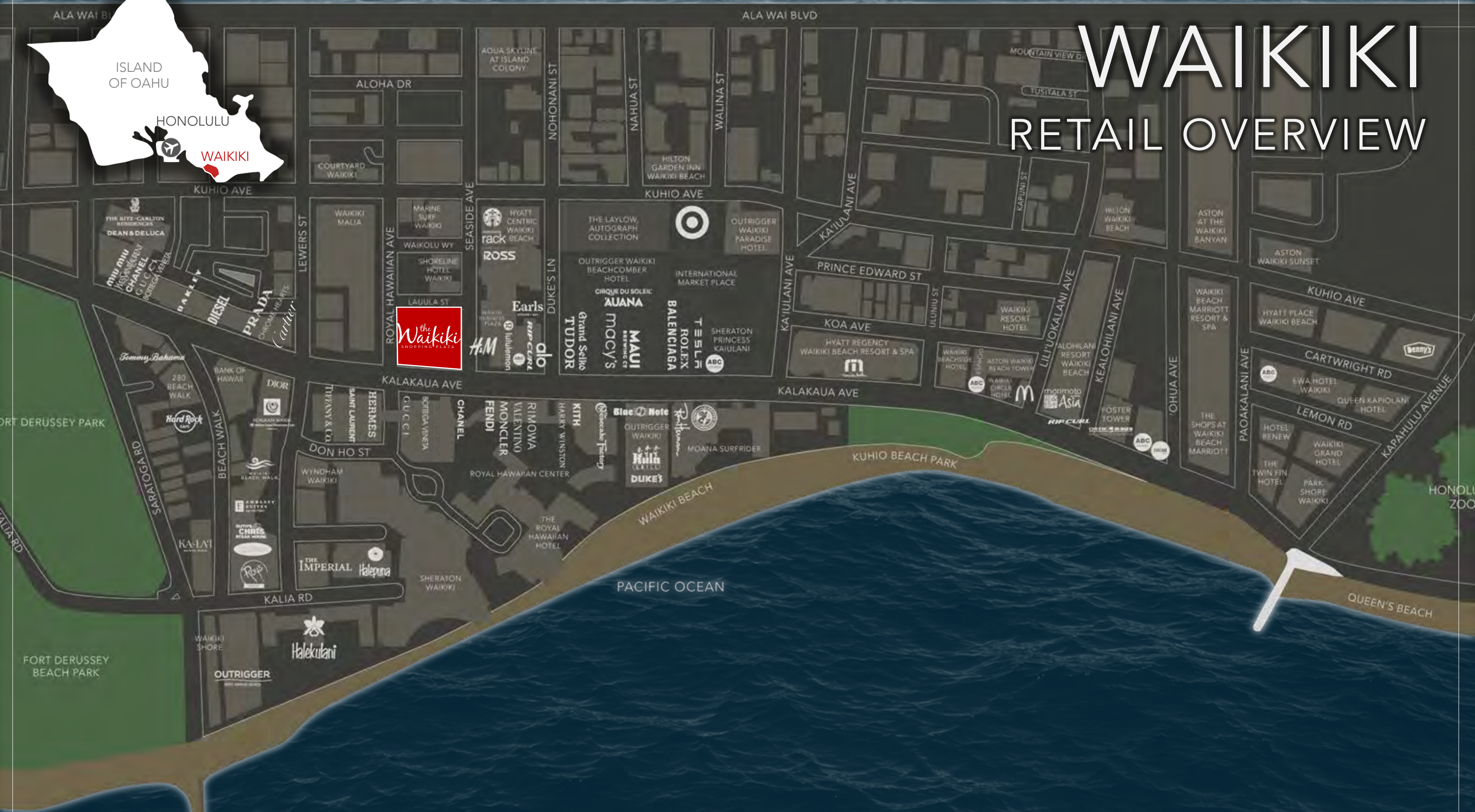
- Kalakaua Avenue is Hawaii's "High Street" corridor and the most visited point-of-interest in the state, year after year
- Highest concentration of top-performing retail locations, from Luxury to Local
- Waikiki remains one of the strongest retail markets globally, with top-performing retailers generating \$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



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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