

KAIMUKI RESTAURANT/RETAIL OPPORTUNITY - FOR LEASE

1123 11TH AVE, SUITE #101, HONOLULU, HI 96816



PROPERTY OVERVIEW

This is a rare ground floor restaurant opportunity in a dynamic four-story mixed-use retail and office building located in the vibrant Kaimuki neighborhood. With up to 3,367 square feet of available space and ample parking in the adjacent municipal lot, this property offers an ideal setting for restaurant and retail businesses. Kaimuki is renowned for its eclectic selection of restaurants and coffee shops and is home to a diverse array of local businesses, making it a highly sought-after food & beverage and retail market conveniently situated between East Oahu and Downtown Honolulu.



LEASE DETAILS

AVAILABLE SPACES

SUITE 101

SIZE

1,849 SF Space 101A
1,788 SF Space 101B
3,637 SF Total Interior Space

AVAILABILITY

Immediately

BASE RENT

Contact agent for details

2025 CAM (estimated)

\$1.16/SF

PERCENTAGE RENT

Negotiable

TERM

Negotiable

HIGHLIGHTS

- Located in the Kaimuki Business District, a popular office market between Downtown and East Oahu
- 4-story, mixed use retail and office building
- Convenient to many offices, businesses, and dense residential neighborhoods
- Landlord plans to install grease trap and other restaurant infrastructure

FLOOR PLAN: SUITE 101

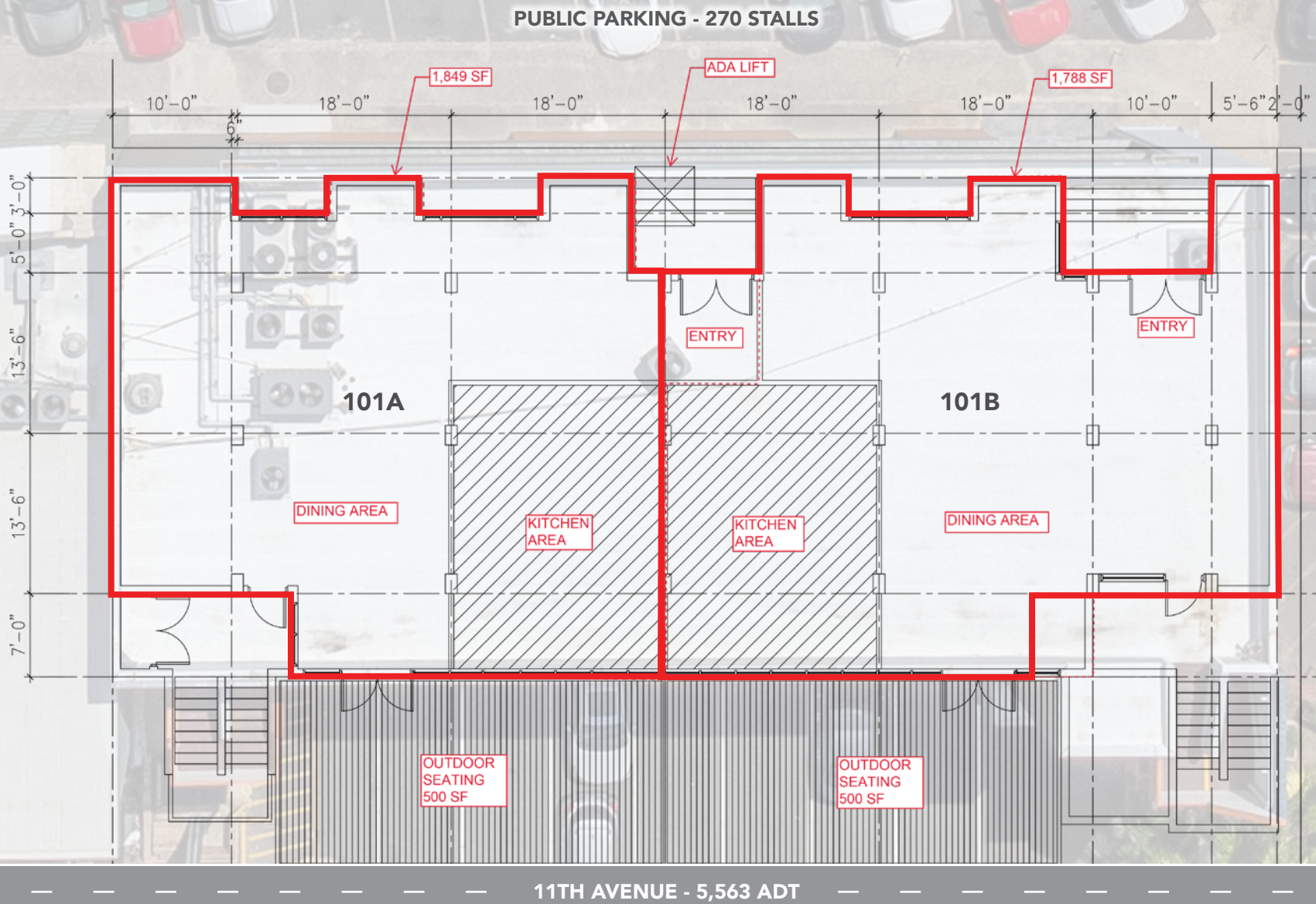


PHOTO GALLERY



Patio dining area facing 11th Avenue

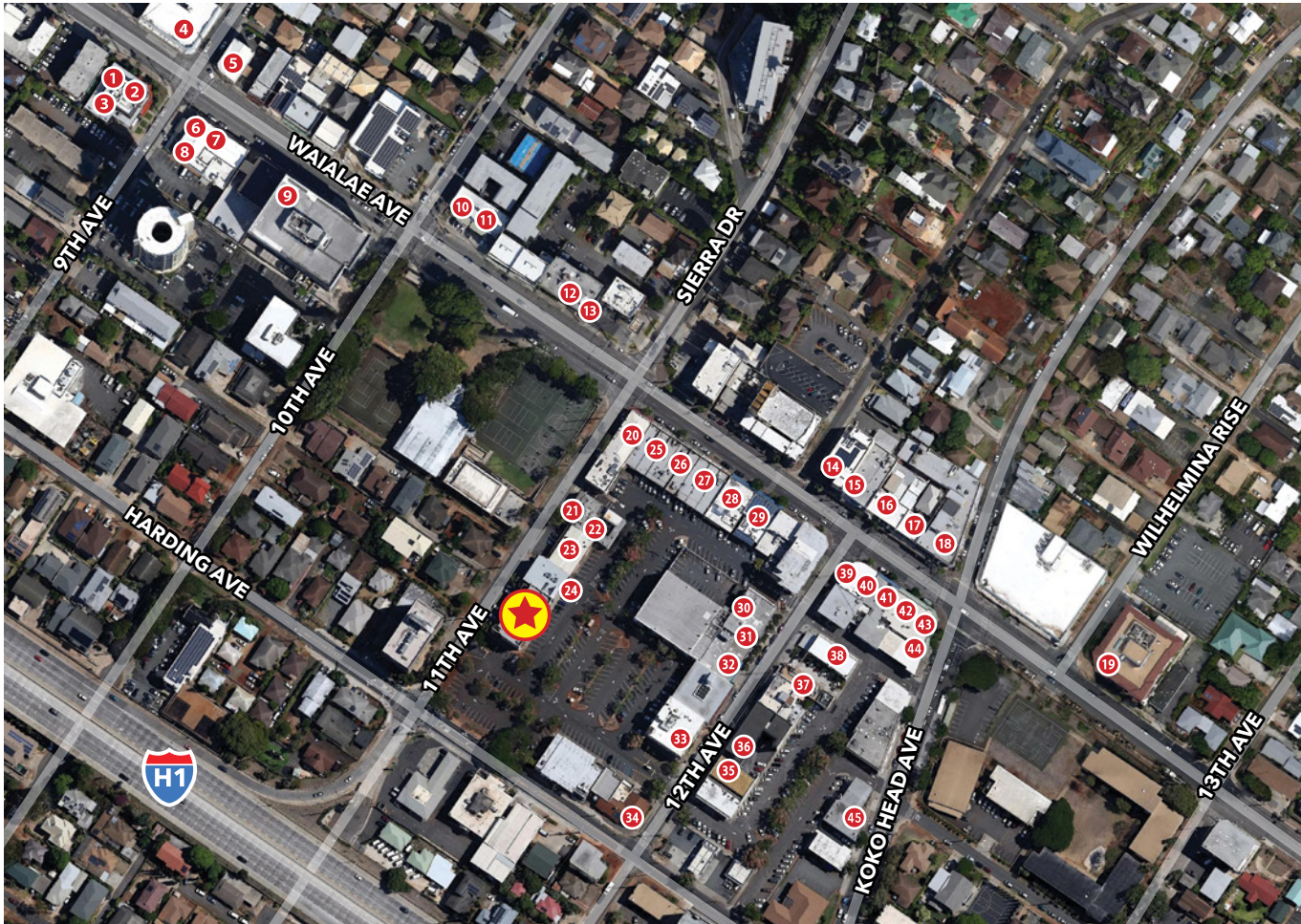


Interior



Interior

NEIGHBORHOOD MAP - KAIMUKI



- 1 9th Ave Rock House
- 2 The Cutlery
- 3 Aloha Lounge
- 4 Miro Kaimuki
- 5 Mud Hen Water
- 6 BREW'd Craft Pub
- 7 Brick Fire Tavern
- 8 Leahi Health Kaimuki
- 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
- 39 Coffee Talk
- 40 Broken Rice
- 41 Tight Tacos
- 42 Noods Ramen Bar
- 43 Jewel or Juice
- 44 Sprout Sandwich
- 45 Jose's Mexican Cafe & Cantina

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



1120 12TH AVENUE, SUITE 301
 HONOLULU, HI 96816
WWW.THEBEALLCORPORATION.COM

Scan or visit eepurl.com/c2rzHH
 to sign up for The Beall Corporation
 Newsletters and stay on top of
 Hawaii's Commercial Real Estate News

