

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, full list available upon request.

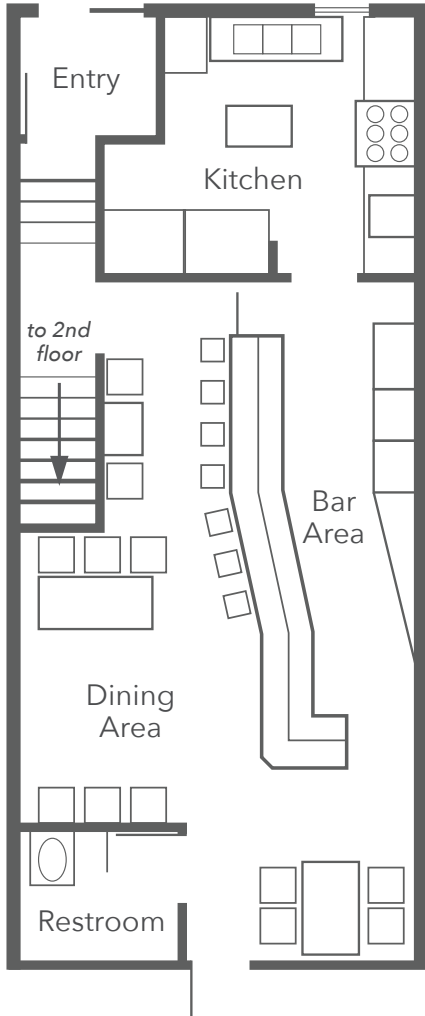


## LEASE DETAILS

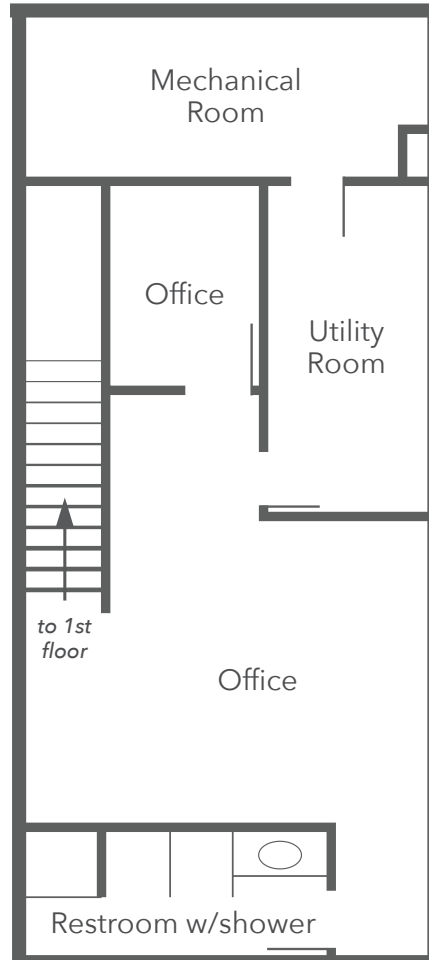
SIZE	864 SF <i>Additional 900 SF of 2nd floor office/storage space at no additional cost</i>
PREMIUM	\$250,000.00
EQUIPMENT LIST	Available upon request
AVAILABILITY	Immediately
UNIT	#3
BASE RENT SCHEDULE	Contact agent for details
CAM	\$1.48/SF
PERCENTAGE RENT	None
TERM	Through 4/30/26
OPTION TO EXTEND	One 5 Year Tenant Option
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Turnkey restaurant opportunity</li><li>• Full liquor license - transferable</li><li>• Existing grease trap and hood</li><li>• Elegant bar and dining areas</li><li>• Free customer parking</li></ul>

# FLOOR PLAN

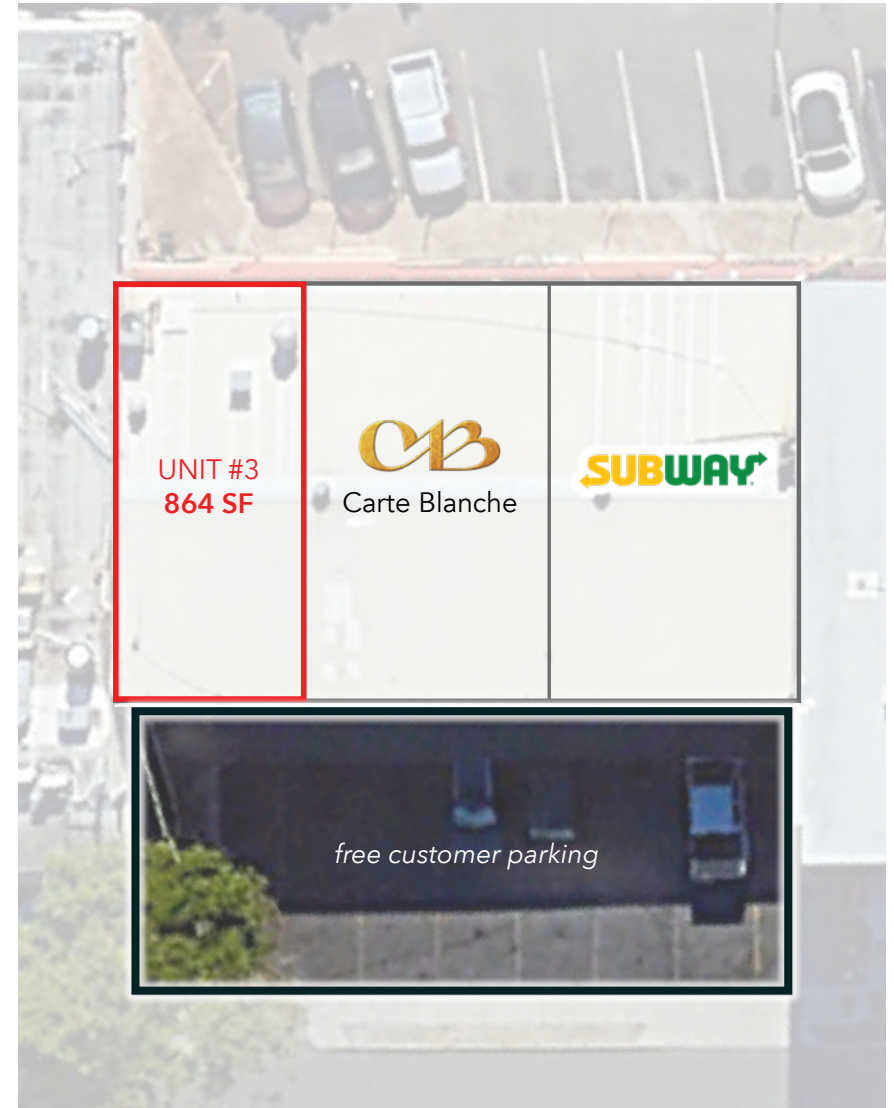
# LEASING DIAGRAM



1st Floor Restaurant  
864 SF



2nd Floor Office/Storage  
900 SF



# PROPERTY PHOTOS

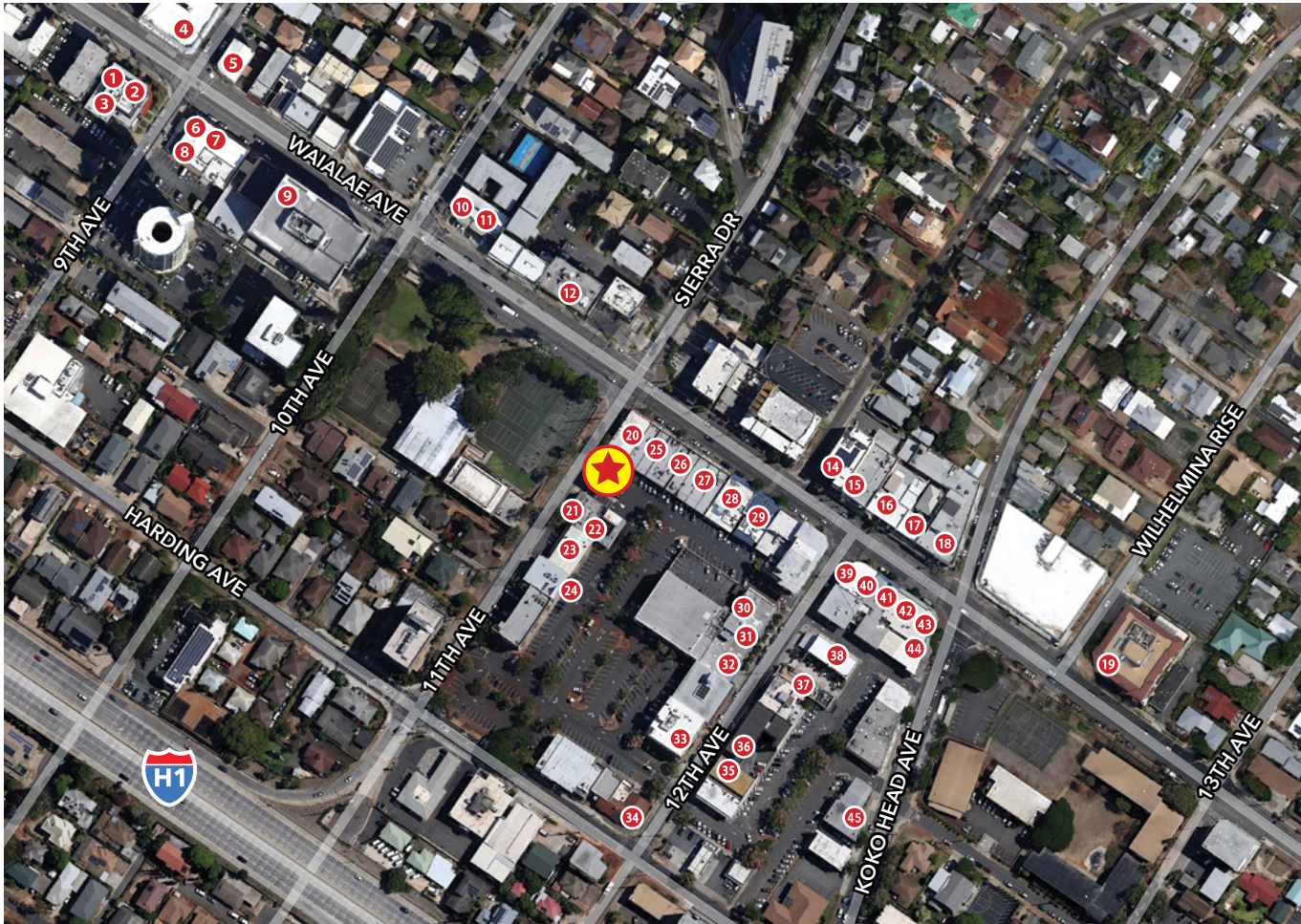


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# NEIGHBORHOOD MAP - KAIMUKI



- |                                 |                                  |
|---------------------------------|----------------------------------|
| 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 Cafe & Cantina |
| 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 Big City Diner               |                                  |
| 26 Kaimuki Cafe                 |                                  |
| 27 Kim Chee Restaurant No. 2    |                                  |
| 28 Space Available for Lease    |                                  |
| 29 Nana Ai Katsu                |                                  |
| 30 Duk Kee Chinese              |                                  |
| 31 Via Gelato                   |                                  |
| 32 Hale Vietnam Restaurant      |                                  |
| 33 Koko Head Cafe               |                                  |
| 34 Angela Pietro                |                                  |
| 35 Scone's Bakery               |                                  |
| 36 Otto Cake                    |                                  |
| 37 Koa Pancake House            |                                  |
| 38 Chubbies Burgers             |                                  |

## AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 30,787 lodging units and an average daily visitor population on-island of 99,194
- 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



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