



BUSINESS FOR SALE

# TURNKEY RESTAURANT & BAR OPPORTUNITY

44 KAINHE ST, KAILUA, HI, 96734





# INVESTMENT HIGHLIGHTS

**ABOUT THE PROPERTY** The Boardroom & Garden is a versatile and vibrant dining destination that offers two distinct outlets.

**THE BOARDROOM** is a farm-to-table, craft cocktail and shared plate dining experience, while **THE GARDEN** is an outdoor coffee shop and beer garden.

**THE BOARDROOM & GARDEN** is passionate about fresh and sustainable dining, sourcing local organic ingredients whenever possible and crafting each dish from scratch with care. This commitment to quality and sustainability translates into a unique, seasonal menu and a commitment to reducing their environmental footprint. The Boardroom strives to elevate the dining and cocktail experience with authenticity and consistent excellence, making it a staple restaurant in Kailua.



**THE BOARDROOM:** The Boardroom is an elegant farm-to-table restaurant known for its craft cocktails and shared plates. With an inviting atmosphere, it features an interior bar and an outdoor roofed deck that seats approximately 62 guests, including 4 bar seats.



**THE GARDEN:** Spanning 2,400 square feet, The Garden is a versatile space that functions as a coffee shop, beer garden, as well as an event and banquet venue perfect for private events. Half of the area is covered, and service is provided from an aesthetic Coffee/Bar Cart. The Garden also boasts an outdoor stage for live music, a 4k projector with a motorized screen, and three large screens for an enhanced guest experience.

**3 BEALL CORP**  
RETAIL REAL ESTATE

**CORY BEALL (B), PRESIDENT**  
(808) 469-4331  
CORY@THEBEALLCORPORATION.COM

**CATON SMITH (S), ASSOCIATE**  
(808) 469-4338  
CATON@THEBEALLCORPORATION.COM



# NEIGHBORHOOD OVERVIEW





# LEASE DETAILS



**PREMIUM**

Upon request

**EQUIPMENT LIST**

Fully equipped and furnished.  
Full FF&E list available upon request.

**SIZE**

Approx. 4,400 SF of GLA  
- Interior floor area - approx. 2,000 SF  
- Outdoor area - approx. 2,400 SF

**MONTHLY GROSS RENT**

Contact agent for details

**LEASE TERM**

Negotiable

**HIGHLIGHTS**

- Turnkey restaurant and bar opportunity
- Full liquor license
- Large outdoor area perfect for private events, banquets, and live music
- Fully functioning outdoor coffee cart/ bar included
- Recently renovated and in excellent condition
- Located in a dense residential area
- Accommodation for 25 to 175 guests
- Featured as one of Diners' Choice Awards Best Restaurants in Kailua



# GALLERY: THE BOARDROOM



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# GALLERY: THE GARDEN



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# PROPERTY OVERVIEW



**KIHAPAI ST**

**4,400 SF TOTAL (APPROX.)**

**OUTDOOR  
APPROX.  
2,400 SF**

**INTERIOR  
APPROX.  
2,000 SF**

**KAINEHE ST**

**B BEALL CORP**  
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