

FOR SALE || FEE SIMPLE | RETAIL PROPERTY IN KAILUA



19 HOOLAI STREET

Kailua, Oahu, Hawaii



PPG

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GROUP INC



Pacific Property Group, Inc. (PPG) is pleased to present the rare opportunity to acquire 19 Hoolai Street, a retail asset located in the heart of Kailua on the Windward side of O'ahu. This well-positioned property offers investors a user/owner opportunity and significant potential for future growth in one of Hawai'i's most desirable communities.

The property is the home to Casablanca Moroccan Cuisine since 1994, a very well-loved community favorite. The restaurant shall continue to operate and provide exceptional service and unique cuisine. The restaurant ownership is separate from the property ownership, and restaurant buyer's or operators can negotiate separately from the property purchase. The restaurant operator is flexible depending on the buyer's direction and can continue with a short or longer term lease.

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PROPERTY OVERVIEW

This **retail property** includes a fully equipped **restaurant space**, **large internal courtyard**, and **a rear bulding with multi-purpose rooms**. Restaurant operation is separate ownership. Equipment inventory list to be provided upon request.

ASKING PRICE:	\$2,750,000
TMK:	1-4-3-57-58
ADDRESS:	19 Hoolai St, Kailua, HI 96734
LAND SIZE:	6,250 SF
BUILDING SIZE:	Bldg 1 - 1,590 SF; Bldg 2 - 1,590 SF
TENURE:	Fee Simple
ZONING:	B-2
YEAR BUILT:	Bldg 1 - 1947; Bldg 2 - 1980
SMA DISTRICT:	Yes





INVESTMENT HIGHLIGHTS

Two Buildings, Two Uses Building 1 (1,590 SF) houses the restaurant; Building 2 (1,590 SF) contains multi-purpose rooms well suited to private dining, events, catering prep, a studio or wellness use, offices, or supplemental rental income to offset the owner-user's occupancy cost.

Private Interior Courtyard a genuinely scarce amenity in Kailua town. The courtyard supports al fresco dining, private events and weddings, or expanded seating capacity - an experiential draw that is difficult to replicate in the submarket's typical inline retail space.

Fee Simple Ownership in a market where a meaningful share of Oahu commercial property trades leasehold, fee simple title removes lease rent renegotiation and reversion risk and gives an owner-user permanent control of their location.

B-2 Community Business Zoning one of Honolulu's broader commercial classifications, permitting a wide range of retail, restaurant, service, and office uses — supporting both the current use and future repositioning.

Prime Kailua Town Location Hoolai Street sits one block off Kailua Road, within walking distance of the town's principal retail anchors and Kailua District Park, and roughly a mile from Kailua Beach Park. The location captures both affluent windward resident spending and steady visitor traffic, while sitting on a quieter side street with lower occupancy cost than the Kailua Road frontage.



LOCATION



19 HOOLAI ST
KAILUA, HI



19 Hoolai Street sits in the heart of Kailua town, one short block off Kailua Road on a quiet commercial side street of local restaurants, offices, and neighborhood service tenants. The side-street position delivers walk-up access to the town's main retail spine at a materially lower occupancy cost than Kailua Road frontage, while the property's set-back buildings and interior courtyard give it a private, destination character that inline retail space cannot replicate. Kailua District Park is a short walk away, and Kailua Beach Park and Lanikai are roughly a mile to the east.



WELCOME TO KAILUA

POPULATION 49,922 ZIP 968734	HOUSEHOLDS 15,721 avg. 3.2 persons	MEDIAN HH INCOME \$132,782 avg. \$164,673	MEDIAN HOME PRICE \$1.74M single-family, Jun 2026
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SPENDING POWER VS BENCHMARKS

Kailua households earn roughly 25% more than the Honolulu County median and 32% more than the state median — a discretionary spending base that supports Kailua’s dense, independent restaurant scene.

Constrained supply. Kailua’s core is effectively built out with strong community resistance to new commercial development; islandwide retail vacancy was about 6.0% in Q1 2026.

Kailua (96734) - median household income	\$132,782
Honolulu County	\$106,195
State of Hawaii	\$100,745

Contact Us

Peter Grossman - Lic. RS-68843
Peter@pacificpropertygrouphawaii.com
+1 808 282 0086

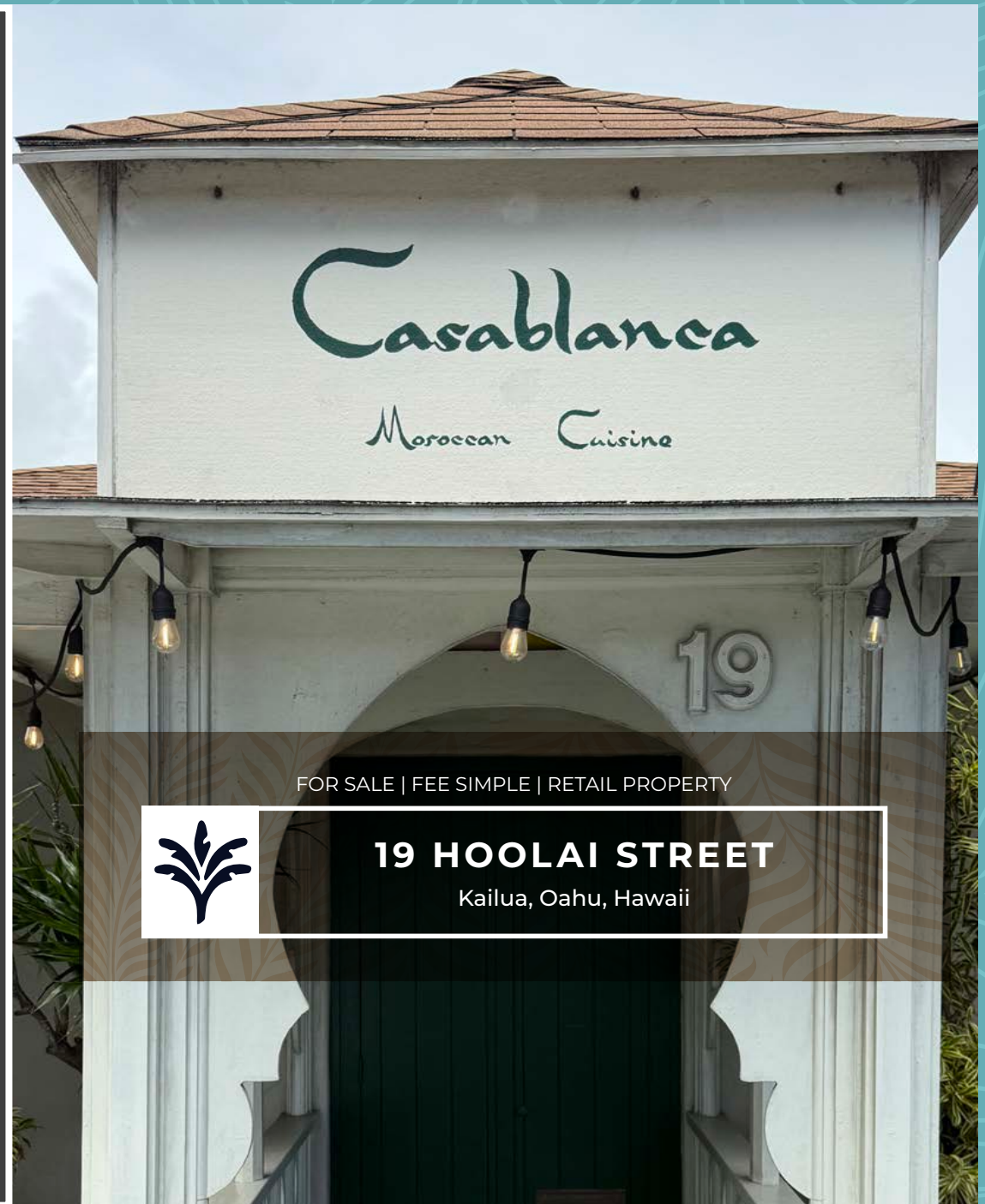
Grace Asevedo - Lic. RS-88159
Grace@pacificpropertygrouphawaii.com
+1 225 333 7965

Keane Omaye-Backman - Lic. RS-76415
Keane@pacificpropertygrouphawaii.com
+1 808 292 6861



615 Piikoi Street Suite 901
Honolulu, Hawaii 96814 96734

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