



KAKA'AKO · HONOLULU, HI 96813

746 Ilaniwai Street

GROUND FLOOR — MOVE-IN READY

2,000 SF

Front showroom with a fully plumbed back-of-house. Multiple sinks and a private restroom. Ready for the next tenant to open.

SECOND FLOOR — DELIVERED AS-IS

4,000 SF

Delivered as-is, at a rate that reflects it. The improvements are dated, but the infrastructure a tenant would pay dearly to add is already here — hood, grease trap, restrooms, sinks — on its own meters.

BASE RENT NNN

\$1.50 grd / **\$1.25** 2nd

CAM

\$1.06

TERM

3–5+ yrs

AVAILABLE

Now

The Spaces

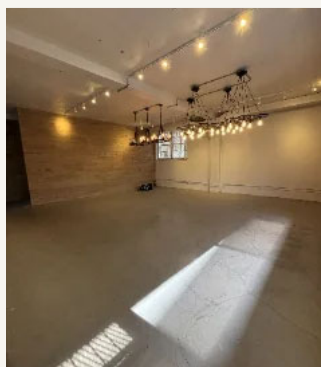
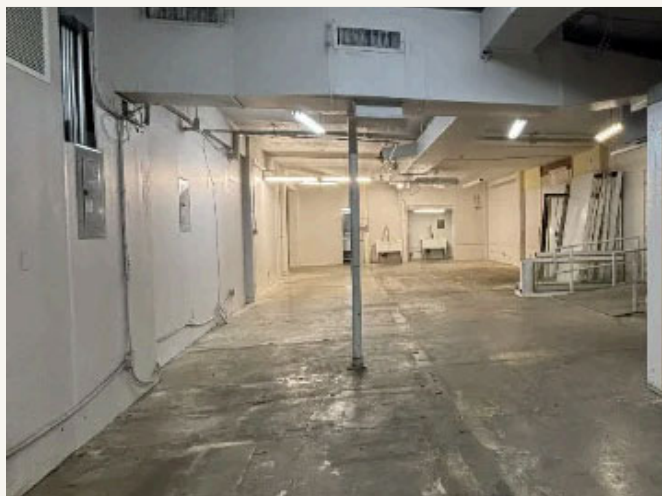
746 ILANIWAI ST • TMK 1-2-1-050-030

Ground Floor

MOVE-IN READY

2,000 SF split between a street-facing showroom and a working back room, with the wet infrastructure already in: multiple sinks and a private restroom. It suits a shop, a bakery or prep kitchen, a grooming or wellness studio, or a maker who needs a clean front and a messy back.

Size	2,000 SF
Condition	Move-in ready
Wet	Multiple sinks, private restroom
Utilities	Electric & water included in CAM
Parking	2 stalls + loading zone at the door
Hood / trap	Not present on this floor



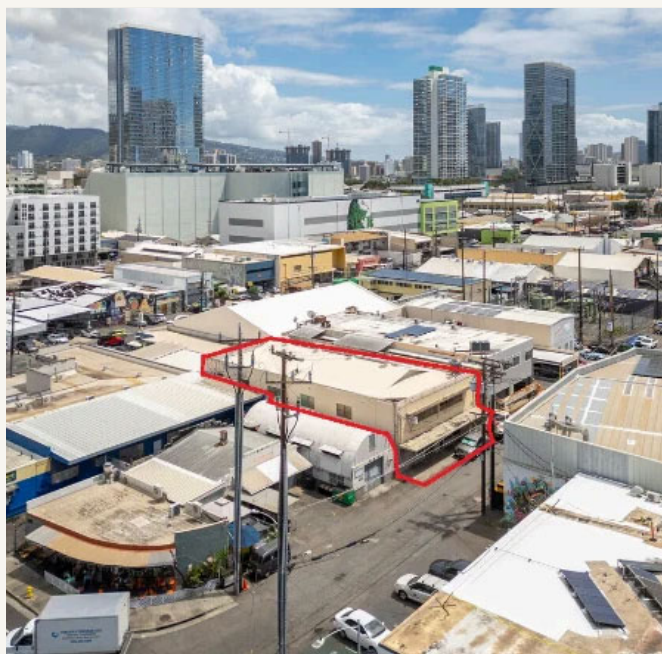
MONTHLY **\$3,000 base + \$2,120 CAM = \$5,120**

Second Floor

DELIVERED AS-IS

4,000 SF reached by private stair, delivered as-is. The improvements in place include commercial kitchen infrastructure with hood and grease trap, restrooms and sinks. With no street-facing glazing it suits uses that want a controlled interior: prep and commissary kitchens, pet grooming, fabrication, studio and production space.

Size	4,000 SF
Condition	Delivered as-is
Kitchen	Hood + grease trap in place
Utilities	Separately metered
Parking	4 stalls
Access	Stair access; no interior link to ground floor



BOTH FLOORS TOGETHER

6,000 SF total can be leased to a single tenant. The two floors are separately accessed — there is no interior connection between them.

MONTHLY **\$5,000 base + \$4,240 CAM = \$9,240**

Honolulu’s densest new residential district sits on top of an old warehouse grid — which is why a 2,000 SF shop on Ilaniwai now has thousands of high-income households inside a ten-minute walk.

9,113	4,651	62%	44
residents in Kaka‘ako	households	of residents aged 25–64	median age

ROOFTOPS STILL COMING

Ward Village alone has delivered more than 4,200 homes across its first nine towers, with a further 1,636 planned or under construction — Kalae, The Launiu, Melia and ‘Ilima. Add Ke‘auhou Place, Symphony Honolulu and the 801 South Street towers on the ‘Ewa side and the walk-up population keeps compounding through the end of the decade.

WHO WALKS PAST

Ilaniwai Street is a daytime street: creative offices, trades, studios and HiClimb’s membership one block down. Weekends bring the SALT at Our Kaka‘ako crowd two blocks ‘Ewa and the Ward Village shoppers two blocks Diamond Head. The traffic is steady from morning coffee through early evening.

WITHIN A FIVE-MINUTE WALK

- 01 **HiClimb** — 825 Ilaniwai St, one block. 17,350 SF climbing gym, yoga studio and cafe, open 8am–11pm daily.
- 02 **SALT at Our Kaka‘ako** — Highway Inn, Moku Kitchen, Butcher & Bird, Arvo, Bevy.
- 03 **Ward Village** — Whole Foods Market, South Shore Market, Merriman’s, Kakaako Kitchen, Nobu.
- 04 **Mother Waldron Park** — neighborhood green two blocks makai.
- 05 **Kaka‘ako Waterfront Park** — 35 acres of shoreline at the end of Cooke Street.
- 06 **The murals** — POW! WOW! walls draw a constant weekend foot count through these blocks.

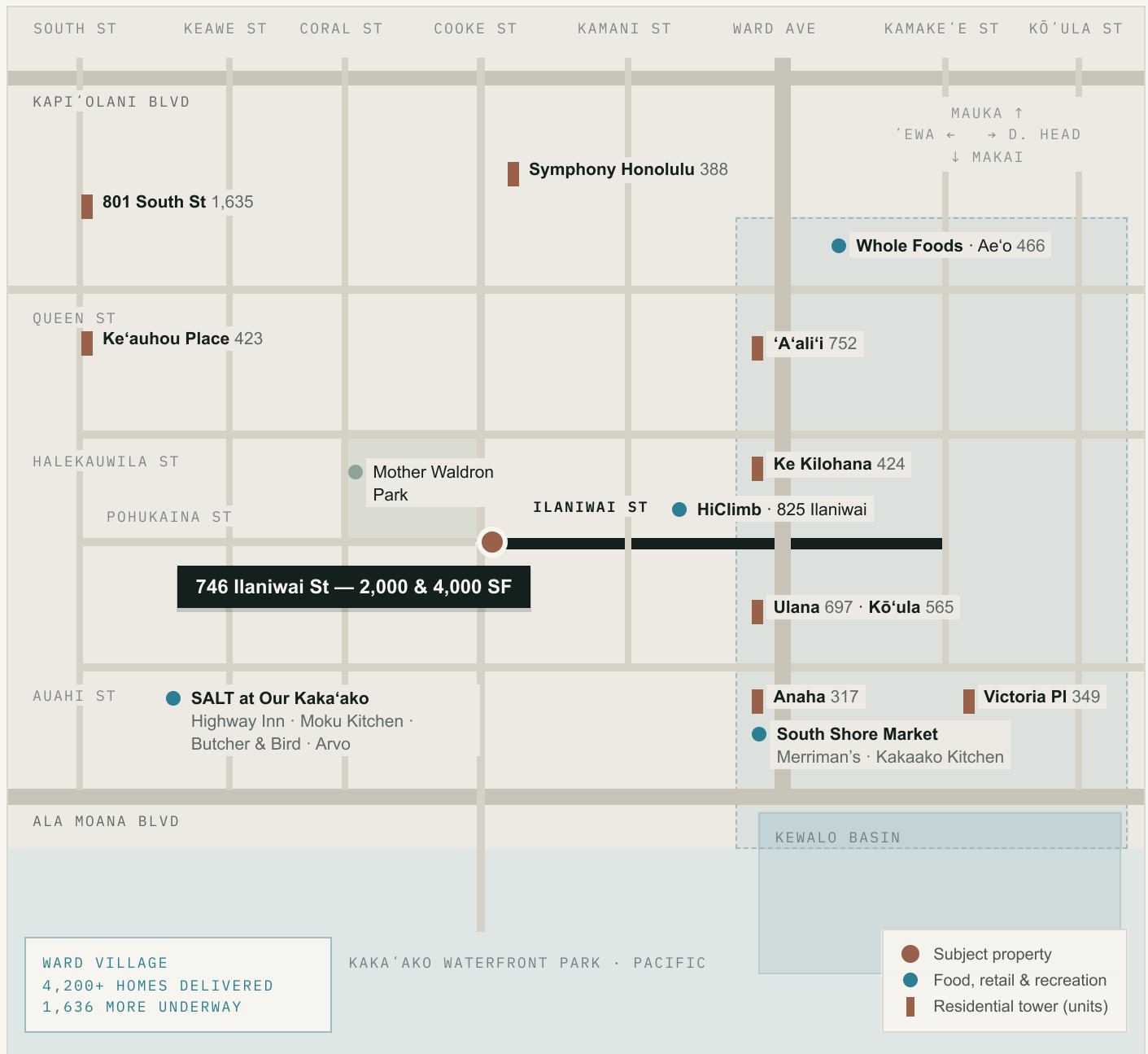


ACCESS

One block to Ala Moana Boulevard, two to Ward Avenue and the H-1 on-ramps, five minutes to Downtown and to Ala Moana Center. Free and metered street parking on Halekauwila, Kamani and Cooke.

What's Around It

APPROXIMATE SCALE • NORTH UP



Unit counts approximate; sourced from public developer and HCDA filings.

Contact Us



Grace Asevedo

LIC. (RS) 88159

grace@pacificpropertygrouphawaii.com
(225) 333-7965

Keane Omaye-Backman

LIC. (RS) 76415

keane@pacificpropertygrouphawaii.com
(808) 292-6861

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