

KAIMUKI
PROFESSIONAL
BUILDING

ONE WAY

RETAIL SPACE AVAILABLE FOR LEASE

1109 12TH AVENUE

HONOLULU, HI 96816

PROPERTY OVERVIEW

1109 12th Avenue is located in the heart of the Kaimuki business district. Public parking is plentiful with a metered parking lot on site in addition to a public parking lot across the street. Kaimuki offers an amazing selection of restaurants and coffee shops and has become a coveted market with its convenient location between East Oahu and Downtown.



LEASE DETAILS

UNIT AVAILABLE

UNIT 103

SIZE

683 SF - Ground floor

DATE AVAILABLE

January 1, 2026

BASE RENT

Contact Agent for details

CAM

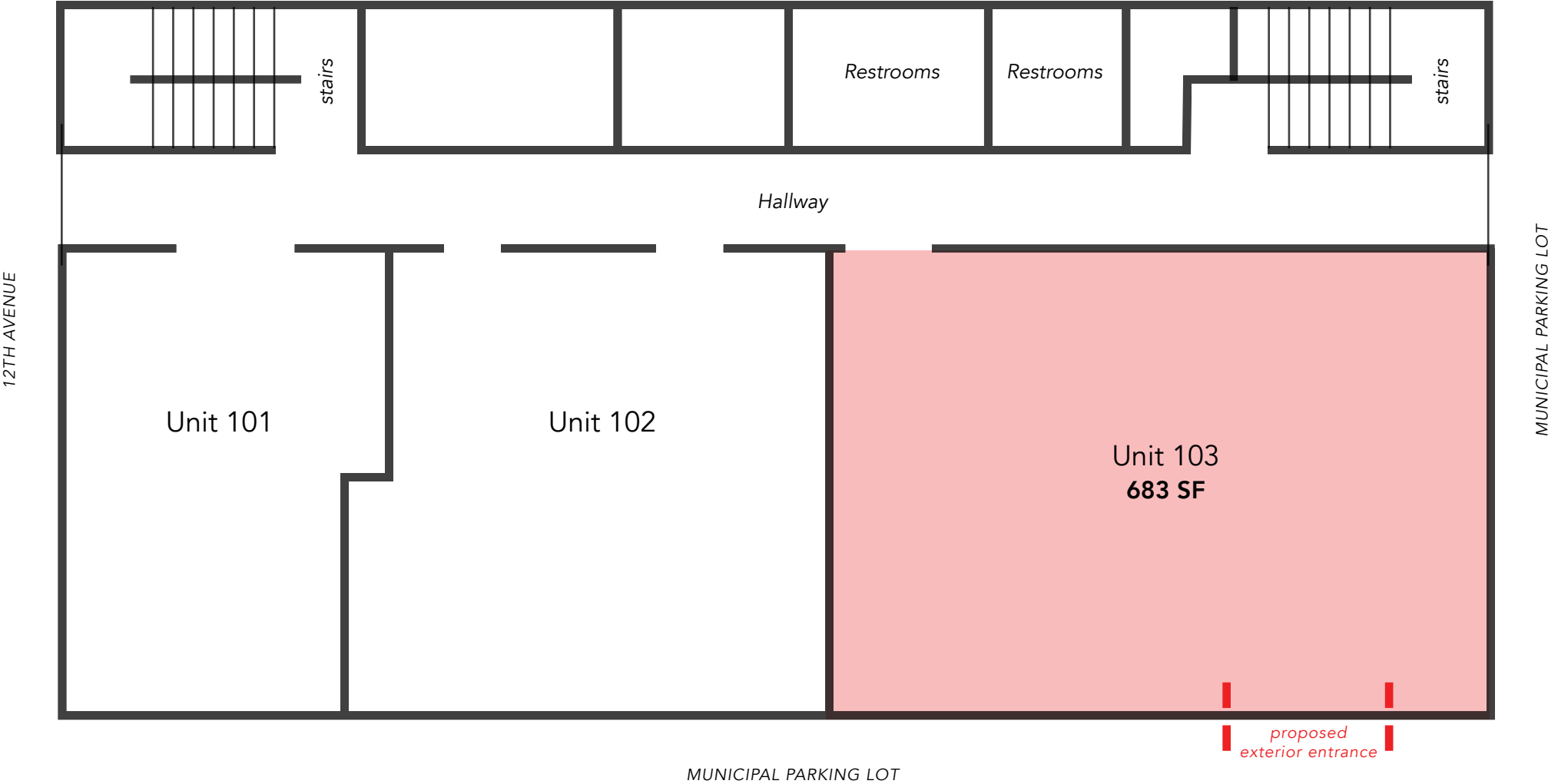
\$2.55 PSF/Month

HIGHLIGHTS

- Rarely available ground floor space
- Existing sinks and access to plumbing
- Exterior entrance to be added
- Secure building
- Ample parking in adjacent and nearby municipal lot



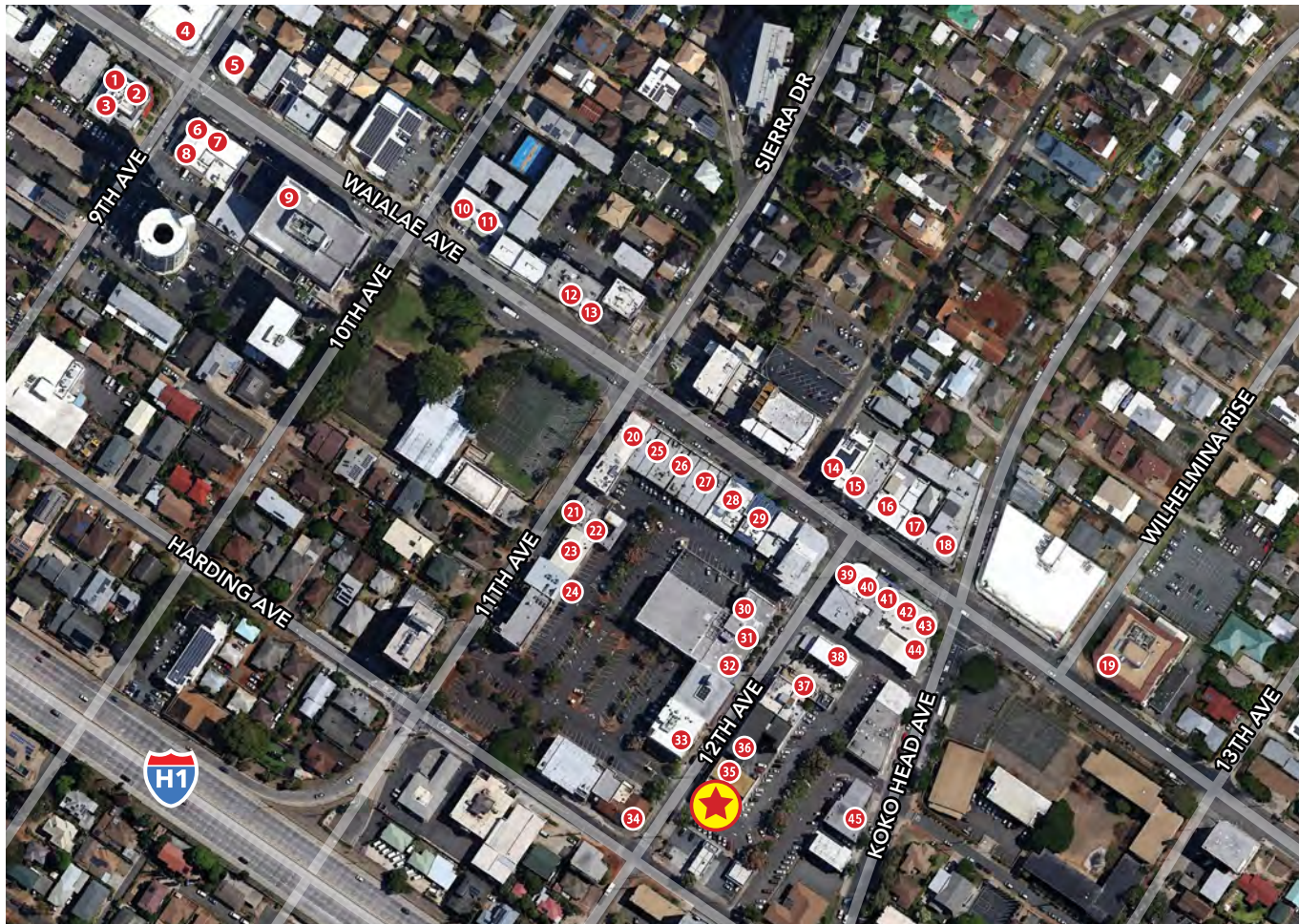
FLOOR PLAN: SPACE 103 – 683 SF



PROPOSED EXTERIOR ENTRANCE: SPACE 103



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 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 | |

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 2025 enrollment of 20,028 students



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