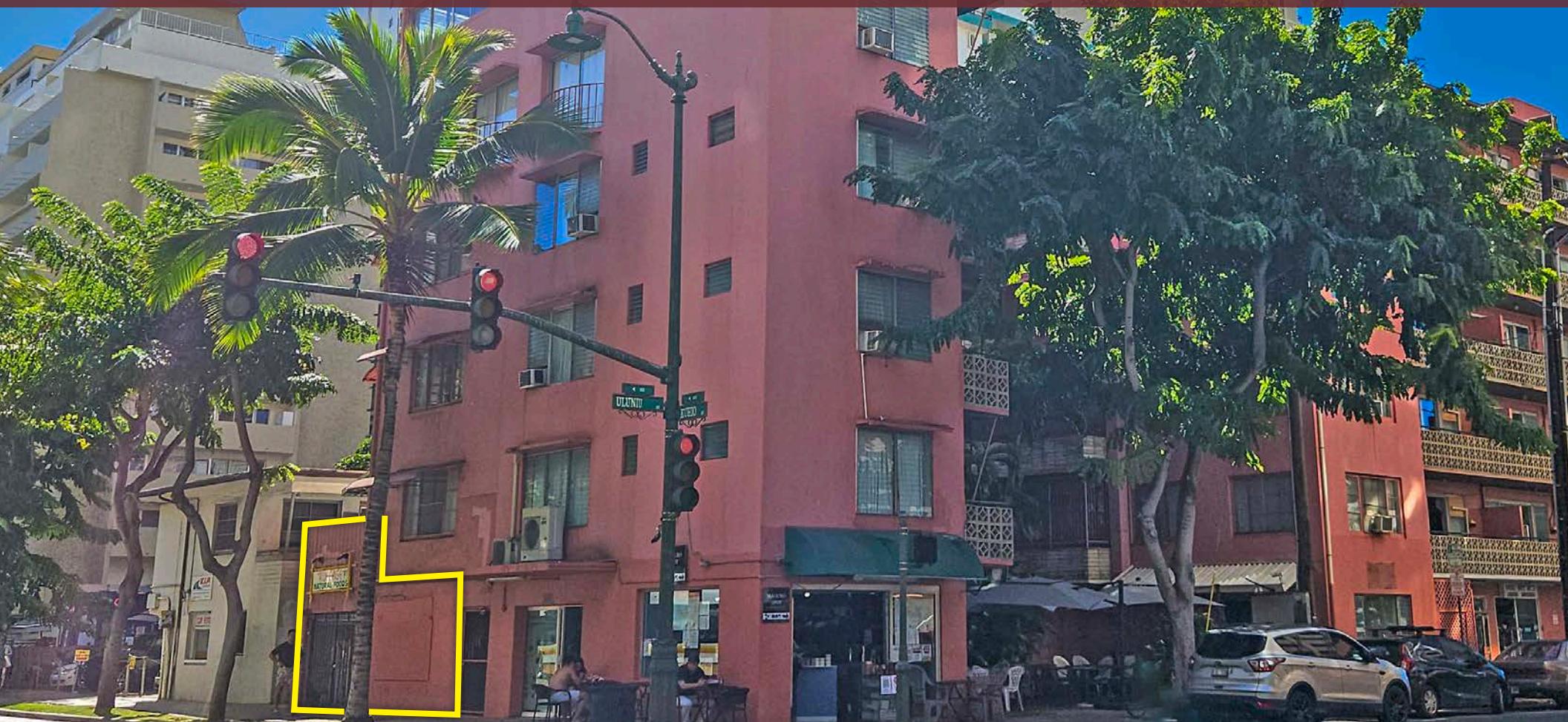


AVAILABLE FOR LEASE

WAIKIKI RETAIL RESTAURANT OPPORTUNITY

151 ULUNIU AVENUE, HONOLULU HI 96815



PROPERTY OVERVIEW

This is a rare retail opportunity situated in a high foot traffic location in Waikiki on the corner of one of the main thoroughfares between Kuhio and Kalakaua. Located on the ground floor of the historic Royal Grove Waikiki hotel, this street front space has access to plumbing as well as outdoor seating areas, making this a fantastic opportunity for a wide variety of businesses looking to get open or expand in Waikiki, Oahu's premier tourist market.



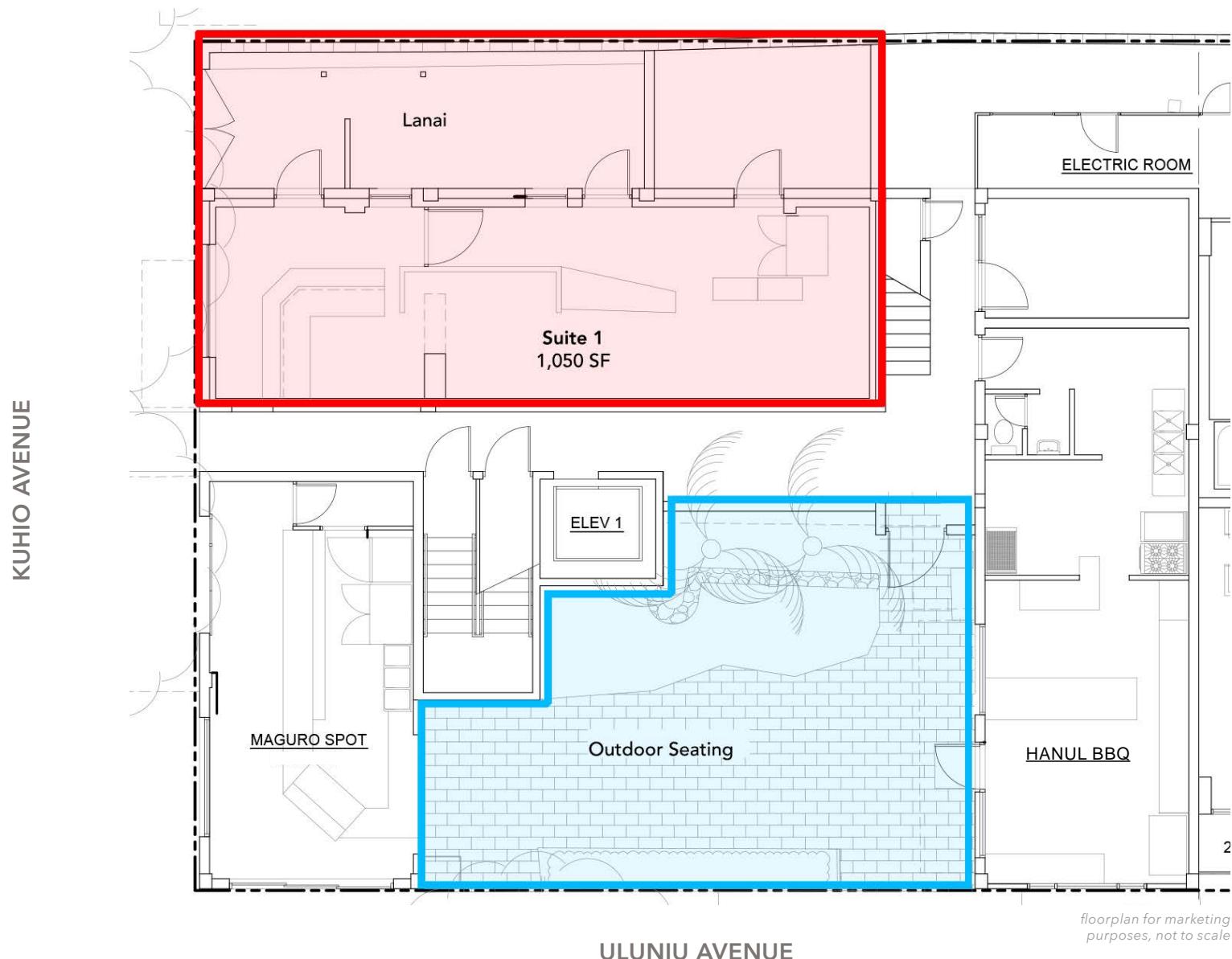
LEASE DETAILS

UNIT	Suite 1: Approx. 1,050 SF
AVAILABLE	Immediately
TERM	5 Years
MODIFIED GROSS RENT	Contact Agent
PERCENTAGE RENT	8%
UTILITIES	Separately metered and paid by tenant

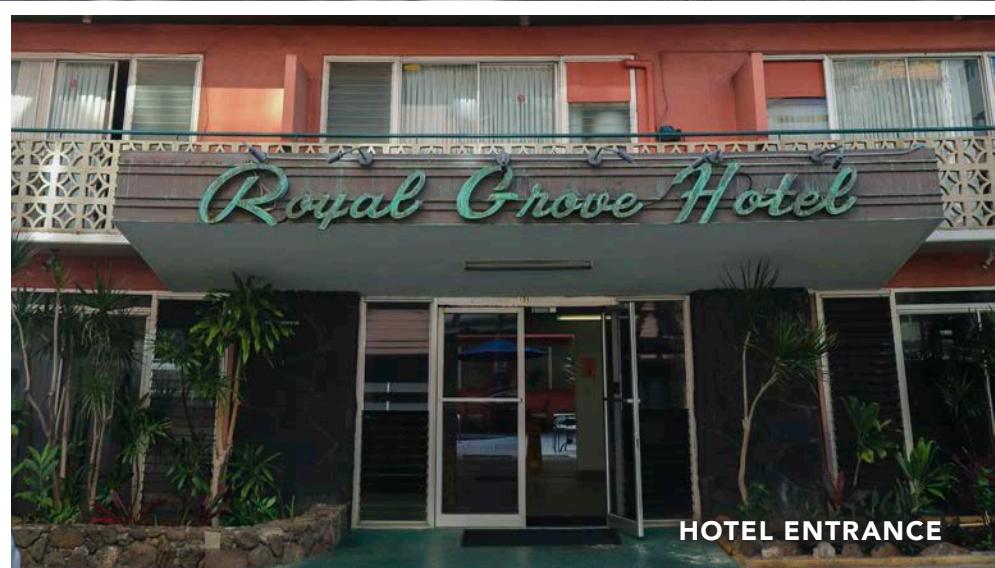
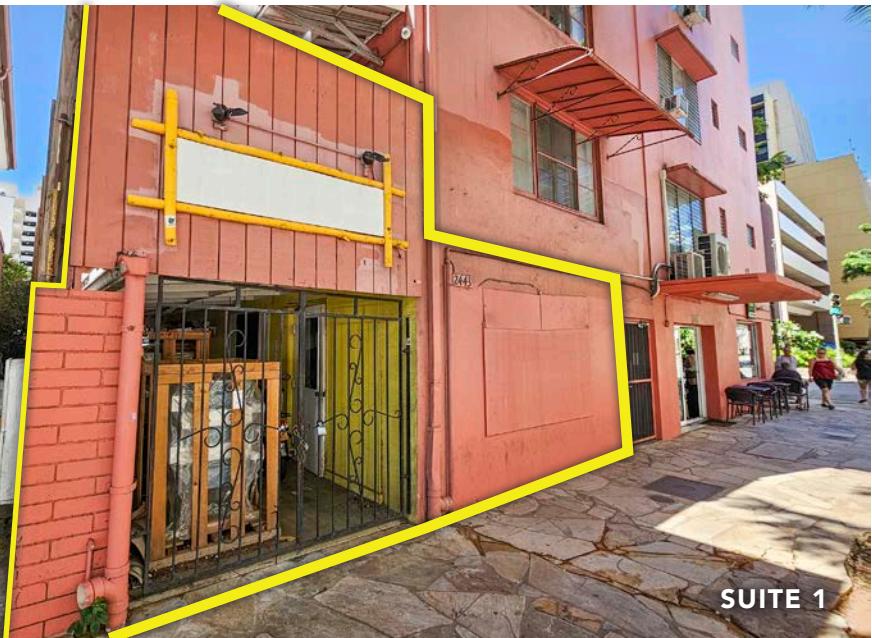
HIGHLIGHTS

- Located on the ground floor of the Royal Grove Hotel
- Rare small space in Waikiki
- High pedestrian traffic zone
- Co-tenant is Maguro Spot, a high-volume popular poke shop

FLOOR PLAN



GALLERY





WAIKIKI MARKET HIGHLIGHTS

30,787

Visitor Lodging
Units

22,731+

Waikiki Hotel
Rooms

99,194

Average Daily Visitor
Population On-island

30,441

Average Daily
Local Population

21,869

Average Daily
Employees

1.5 Million+

Square Feet
of Retail GLA

■ **Waikiki Retail:** Dior, Louis Vuitton, Gucci, Chanel, Hermès, Rolex, Yves Saint Laurent, Fendi, Balenciaga, Tiffany & Co., Valentino, Bottega Veneta, Prada, Moncler, Tesla, Jimmy Choo, Kith, Harry Winston, Salvatore Ferragamo, DFS, H&M, Urban Outfitters, Sephora, Victoria's Secret, UGG, Ross, Macy's, Quiksilver, Rip Curl, Volcom and many more

■ **Waikiki Restaurants:** The Cheesecake Factory, Tommy Bahama, P.F. Chang's, Hard Rock Cafe, Ruth's Chris Steak House, Yard House, Duke's Waikiki, Maui Brewing Co., Roy's, Paia Fish Market, StripSteak Waikiki, Marugame Udon, Poké Bar, Morimoto Asia and many more

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