

PRIME RESTAURANT OPPORTUNITY

OHIA WAIKIKI STUDIO SUITES

2280 KUHIO AVE - HONOLULU, HI 96815

Rakuten and Springboard Hospitality are embarking on an exciting new chapter in Waikiki with a transformative renovation of the Ohia Waikiki Studio Suites

Located in the heart of Waikiki just steps from world-famous beaches and premier shopping, the Ohia Waikiki Studio Suites is re-imagining its ground floor to welcome a new restaurant that will complement its refreshed tropical aesthetic and appeal to both locals and visitors. With a prime location on Kuhio Avenue and a steady flow of foot traffic, this space offers a unique opportunity for a culinary concept to thrive in one of Honolulu's most iconic neighborhoods. The Ohia's renovation aims to elevate the guest experience while creating a dynamic, community-oriented destination—and the right restaurant will be at the center of that vision.



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THE OPPORTUNITY

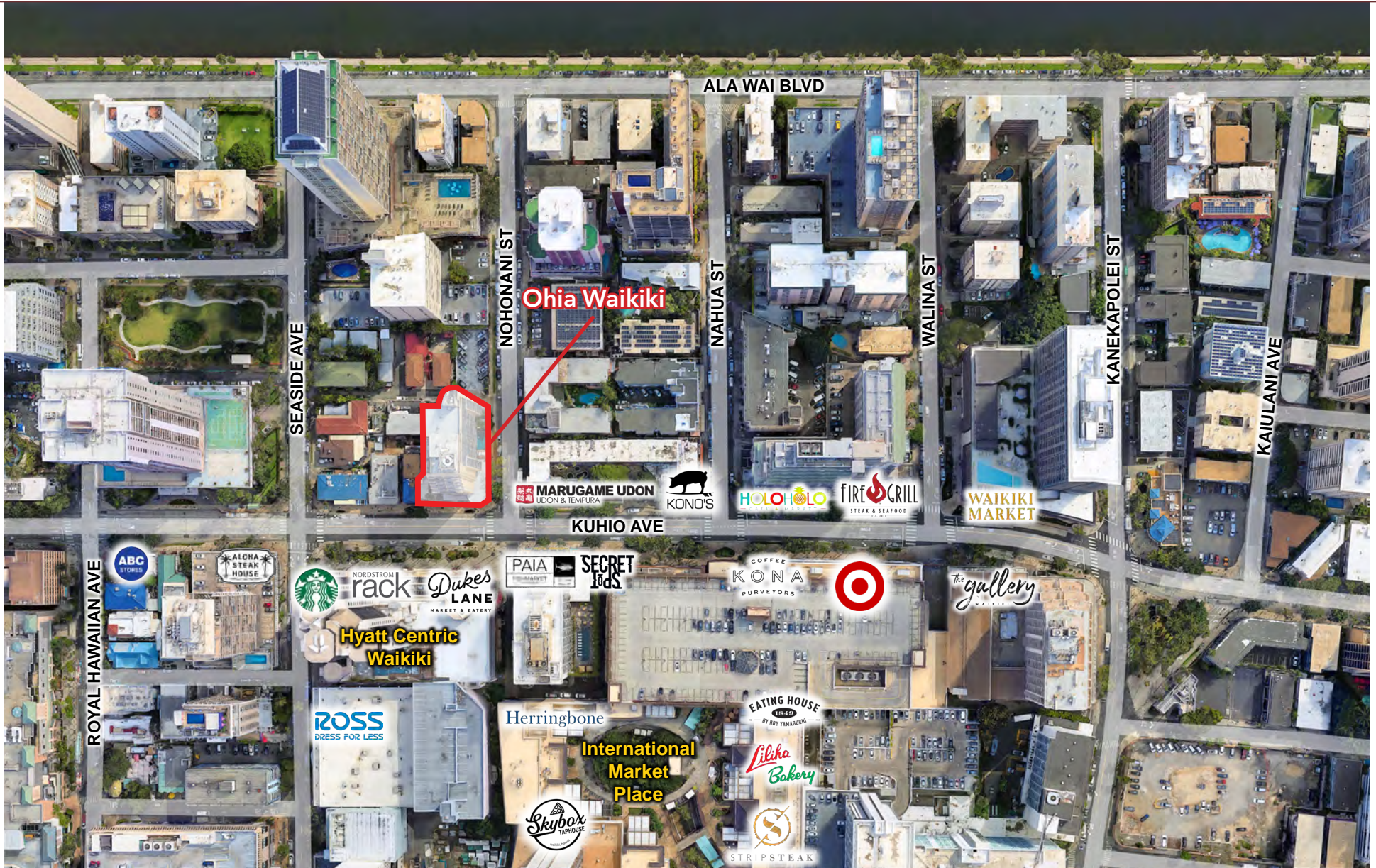
The Ohia Waikiki Studio Suites offers a prime restaurant opportunity in the heart of Waikiki. This soon-to-be-renovated ground-floor space features 1,560 SF of interior kitchen and dining area, complemented by 480 SF of outdoor dining space ideal for capturing foot traffic. An additional 150 SF is available for optional vending machine use. With high visibility and steady hotel guest flow, this location is perfect for a vibrant dining concept looking to thrive in one of Waikiki's best zone for food.



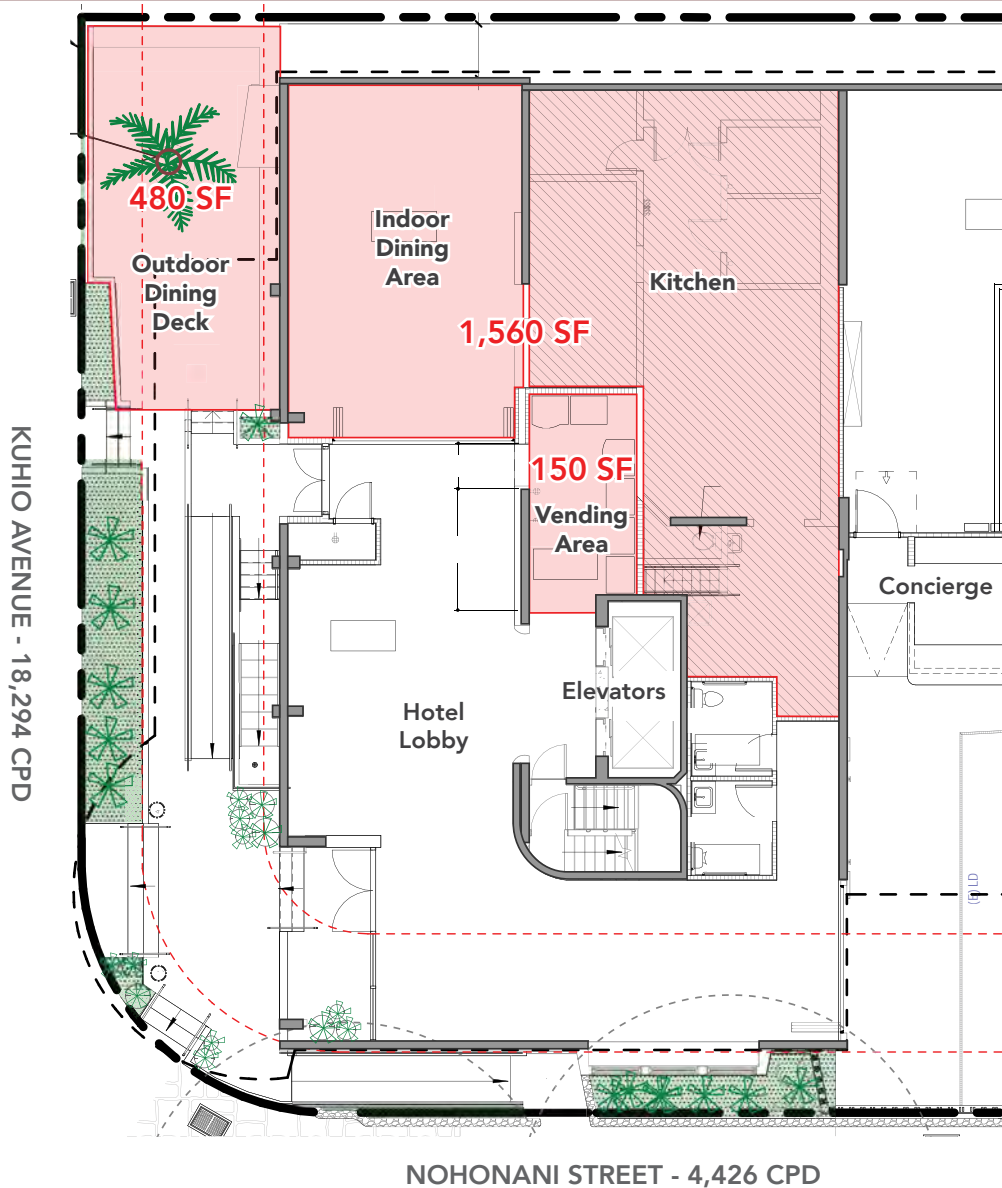
WAIKIKI OVERVIEW



RETAIL OVERVIEW



SITE PLAN



DEAL TERMS

DELIVERY

Early 2026

SIZE

1,560 SF Indoor Dining & Kitchen
 480 SF Outdoor Dining Deck
 150 SF Vending Area (optional)
2,190 SF TOTAL

MONTHLY RENTAL RATE & TERMS

Contact Agent

HIGHLIGHTS

- Streetfront visibility on high-density stretch of Kuhio Ave across of Hyatt Centric, The Laylow Waikiki and International Market Place
- Ownership is planning a transformational renovation of the property
- Located in a prime restaurant zone in the heart of Waikiki
- Existing grease trap and hood
- New outdoor dining deck
- Potentially 700+ SF of basement storage



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