



# Air Park Karaoke

510 Piikoi Street #201 & 202, Honolulu, HI 96814

For Lease Assignment  
and Sale of FF&E



# Property Description

CBRE is pleased to offer for lease assignment and sale of Furniture, Fixtures & Equipment (FF&E) this vibrant entertainment venue, Air Park Karaoke. Perfect for hosting friendly get-togethers, parties, and social gatherings, this modern club environment boasts a sound system, games, and nightlife entertainment options, complemented by local-style appetizers. Spanning 3,880 square feet, this dynamic space is an ideal opportunity for a savvy buyer or lessee looking to capitalize on its unique offerings. Asking price for the sale of FF&E is \$550,000.



## Highlights



Established Business



Well-Located



Size: 3,880 SF



FF&E Premium: \$550,000



Prime location next to Ala Moana Center with below market rent



New interior renovation: completed in 2023 11 private rooms, a bar, and lounge



Lease terms: 2 years remaining, plus an option to extend another 5 years.



Ample Customer parking: 40+ stalls



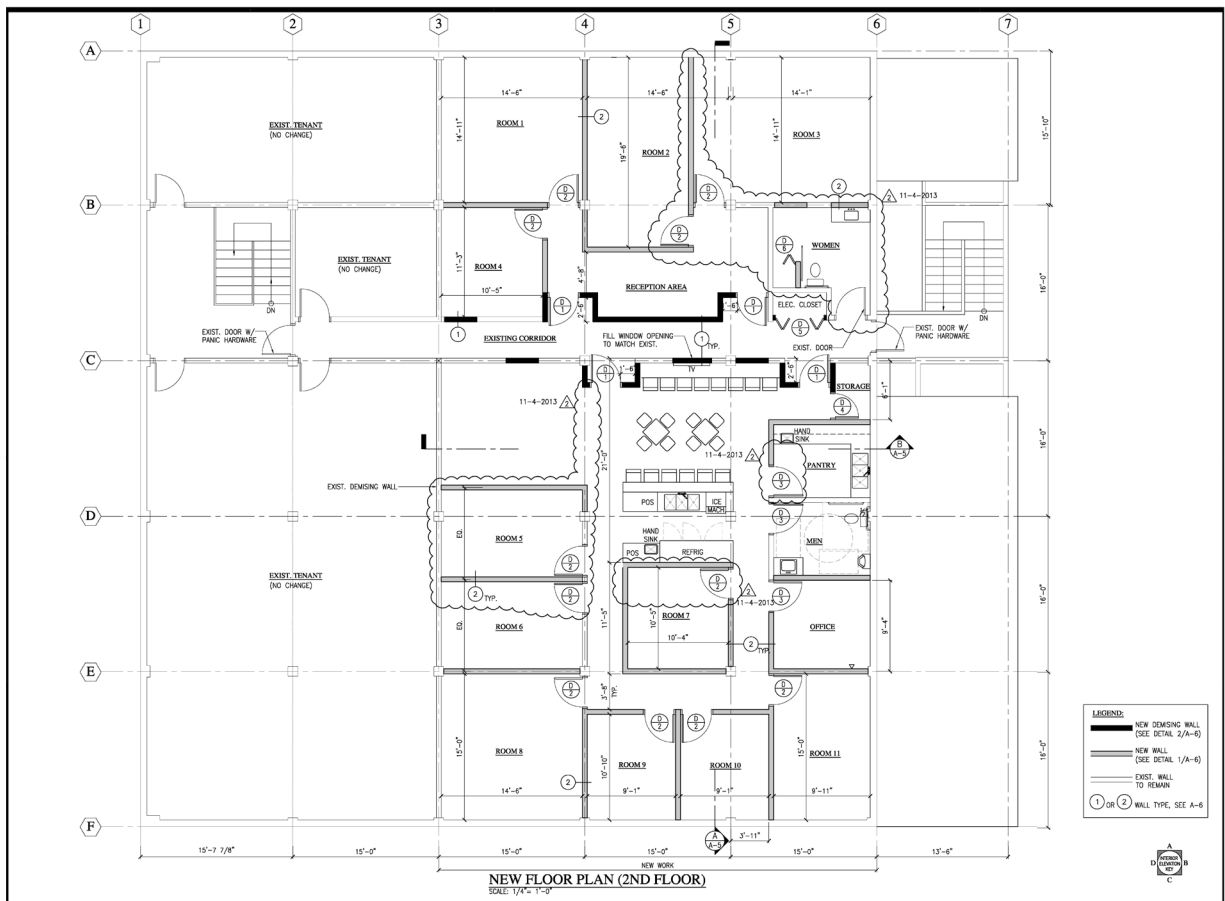
Established business: 11 years of operations, strong branding, loyal customer base, and proven reputation.

# Property Information

Address	510 Piikoi St Honolulu, HI 96814
Unit #	201 & 202
Size	3,880 SF
Term Remaining	2 Years

Base Rent	\$1.72/SF/Month
Est. CAM	\$1.46/SF/Month
FF&E Premium	\$550,000
Included with FF&E:	

# Floorplan





# Retail Map



## Demographics

### 2024 Population

62,370	217,925	312,563
1 Miles	3 Miles	5 Miles

### 2024 Households

32,457	97,072	124,753
1 Miles	3 MILES	5 Miles

### 2024 Average HH Income

\$99,872	\$107,907	\$118,889
1 Miles	3 Miles	5 Miles

### 2024 Businesses

5,598	16,152	19,242
1 Miles	3 Miles	5 Miles



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## CONTACTS

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