

CBRE



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.

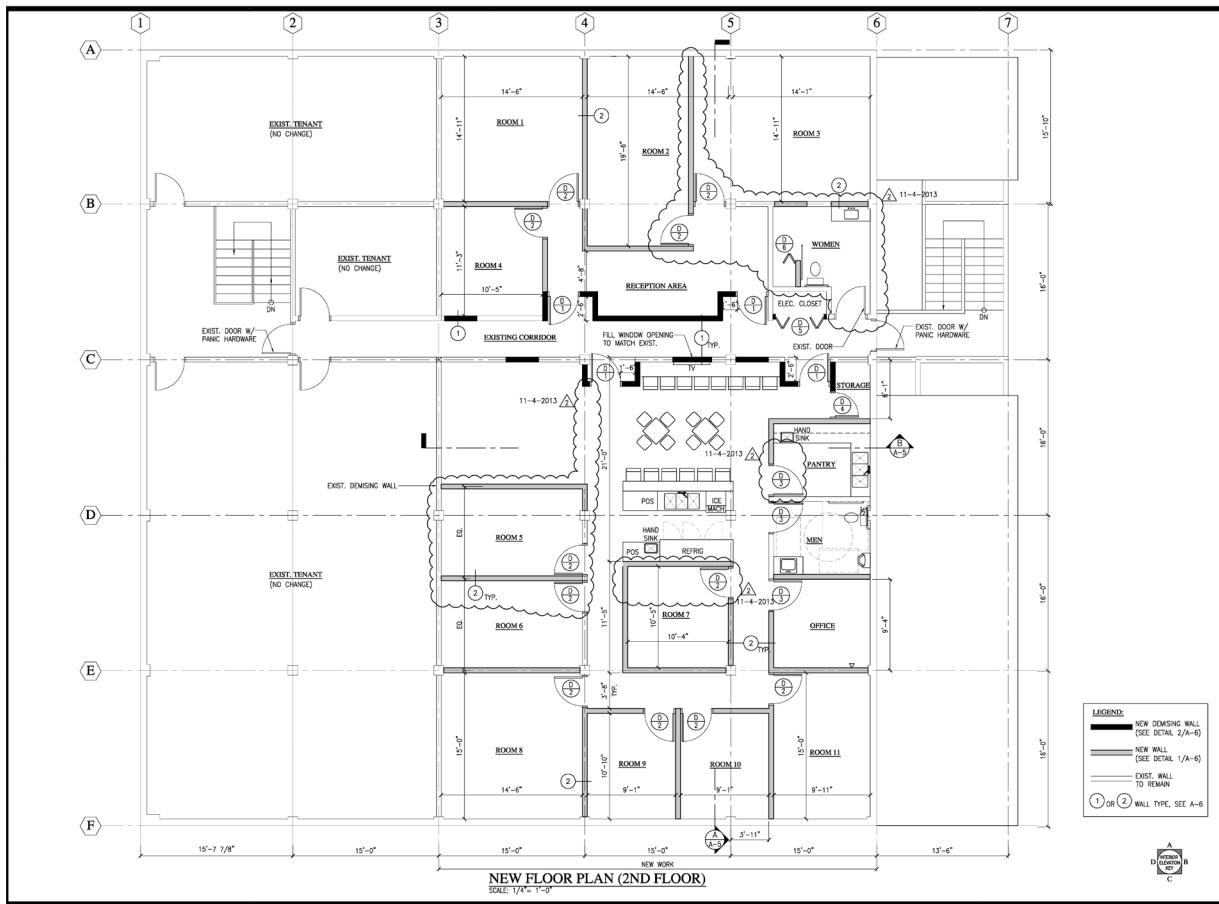
Ample Customer parking: 40+ stalls

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

Property Information

Address	510 Piikoi St Honolulu, HI 96814	Base Rent	\$1.72/SF/Month
		Est. CAM	\$1.46/SF/Month
Unit #	201 & 202	FF&E Premium	\$550,000
Size	3,880 SF	Included with FF&E:	
Term Remaining	2 Years		

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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