

OUTRIGGER REEF WAIKIKI BEACH RESORT

Outrigger Hospitality Group is charting a **momentous new voyage** in Waikiki with an **\$80 million expansion and revitalization** of Outrigger Reef Waikiki Beach Resort.

The investment transforms Outrigger's flagship resort into a sophisticated beachfront retreat, anchored in Hawaiian culture. Upscale property enhancements include residential-style suites, a new oceanfront restaurant as well as heightened service standards throughout the property. Renovations were completed in 2021 and were recognized by TravelAge West editors as "Best New Resort or Major Renovation, Hawaii" at the 2021 Wave Awards.



OUTRIGGER
REEF WAIKIKI BEACH



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Expansive resort grounds include three distinct towers: the **Ocean Tower**, the **Pacific Tower** and the **Diamond Head Tower** - a five-story oceanfront building that will be converted into 23 new, spacious rooms/suites, raising the key count to 658.

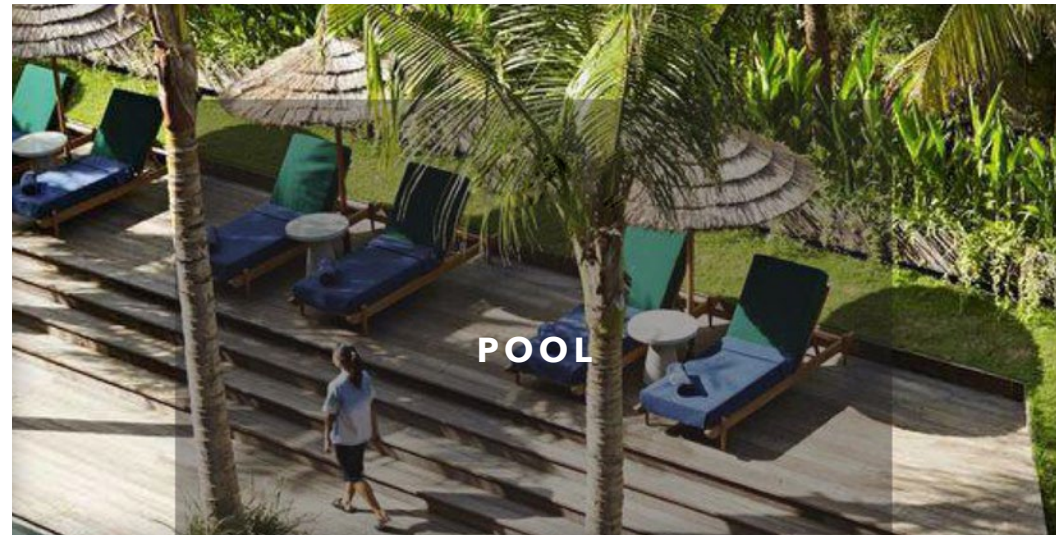
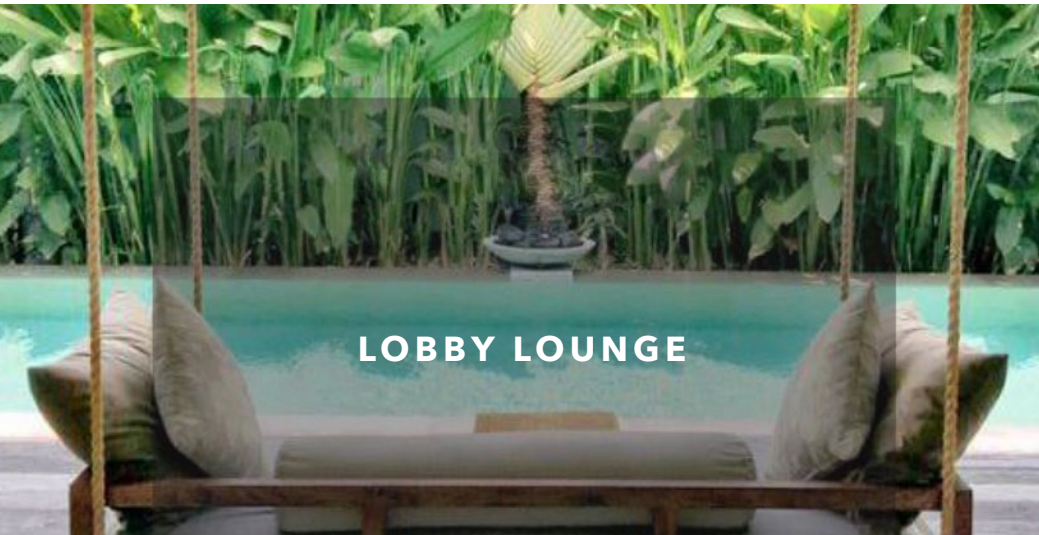
- Retail storefronts to be upgraded per the contemporary design of the resort
- Tenant plan with high-end offerings that are diversified to create a 'must-stop' location for shoppers and diners
- Square footages purposefully kept conservative given today's environment

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WAIKIKI MAP

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MONKEYPOD KITCHEN NOW OPEN AT OUTRIGGER REEF WAIKIKI BEACH RESORT

We are pleased to announce that Monkeypod Kitchen by Merriman is an anchor tenant at the revitalized Outrigger Reef Waikiki Beach Resort. This flagship location for experienced restaurateurs Peter Merriman and Bill Terry perfectly complements the property's Hawaii-inspired decor and local offerings.



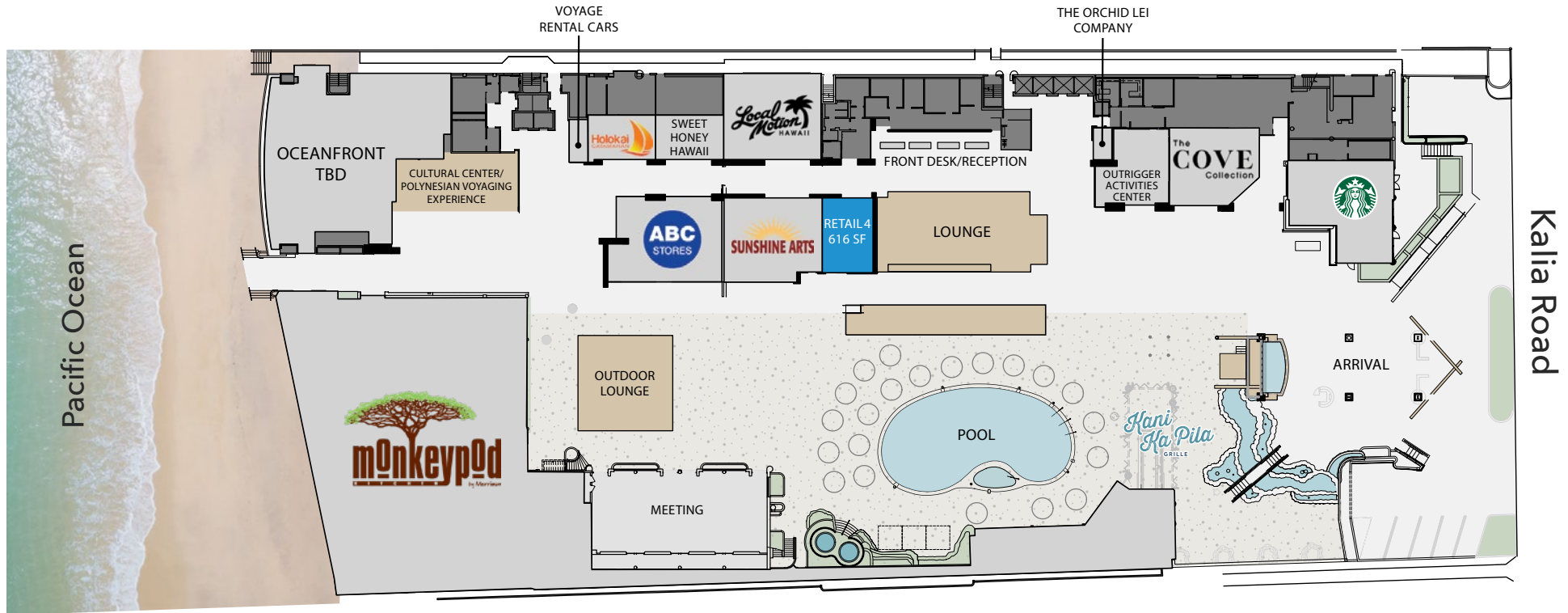
Kani Ka Pila GRILLE

KANI KA PILA GRILLE EXPANDS

Kani Ka Pila Grille - the poolside dining venue, famous for nightly live Hawaiian music by award-winning performers - has been expanded with a larger stage and additional open-air seating. Slack-key legend Cyril Pahinui bestowed the venue's name, which means "let's play music" and draws crowds of visitors and locals alike, evoking the unfettered joys of backyard jam sessions and impromptu hula. The certified Ocean-Friendly restaurant boasts a fresh menu and signature cocktails with locally sourced spirits.



LEASING DIAGRAM



AVAILABILITY

Unit	Size
Retail 4	616 sf

SPACE DETAILS

Term	Negotiable	RPT/BID	\$.70 PSF
Availability	Immediately	Percentage Rent	10%
Minimum Rent	Negotiable	Space Delivery Condition	Vanilla Shell
Maintenance Fund	\$2.25 PSF		

WAIKIKI MARKET HIGHLIGHTS



- 30,787 visitor lodging units, including 22,731+ hotel rooms
- Average Daily Visitor Population on-island: 99,194
- Average Daily Local Population: 30,441 residents and 21,869 employees
- 1.5 - 1.7 Million Square Feet of Retail GLA
- 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, California Pizza Kitchen, Paia Fish Market, StripSteak Waikiki, Marugame Udon, Poké Bar, Morimoto Asia and many more

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