

# LEASE

## NIU VALLEY CENTER

549 Halemaumau Street B4 Honolulu, HI 96821



### PROPERTY DESCRIPTION

Welcome to the perfect opportunity for your restaurant venture located along bustling Kalanianaʻole Highway in Niu Valley Center. Lease directly from the landlord with no premium and take advantage of the existing restaurant infrastructure ready for your custom finishes. Established neighboring businesses include Jack In the Box, 7-11, and Gyotaku. 2024 CAM is estimated at \$1.24 PSF/MO. RPT is currently estimated at \$0.90 psf/mo.

### PROPERTY HIGHLIGHTS

- Ample customer parking
- 55,186 VPD Traffic Count from 2022 at Kalanianaʻole Hwy/Paiko Dr (CoStar)
- Visibility from Kalanianaʻole Highway

### OFFERING SUMMARY

Lease Rate:	\$3.50 SF/month (NNN)
Available SF:	2,484 SF
Percentage Rent:	8%
Term:	3 - 5+ Years
CAM:	\$1.24 SF/month
Zoning:	B-1
APN:	1-3-7-010-053-0002

**Darrin Araki (RA, CCIM)**  
808 348 1613

**Jordan P. Chow (PB, CCIM, CNE)**  
808 392 1906

**Andriana Honda (RA)**  
808 351 6097



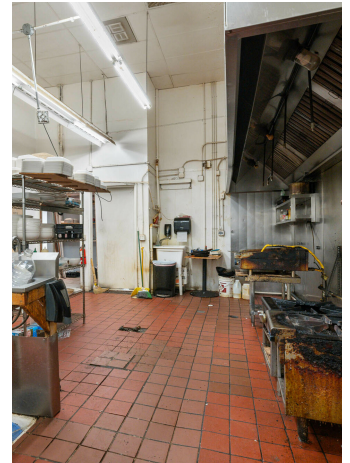
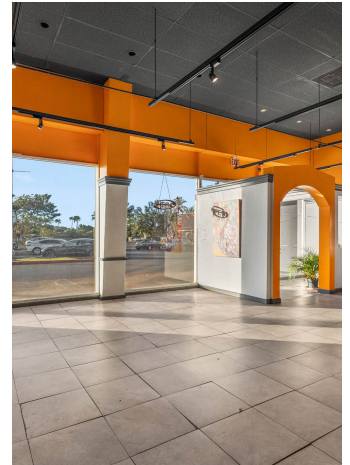
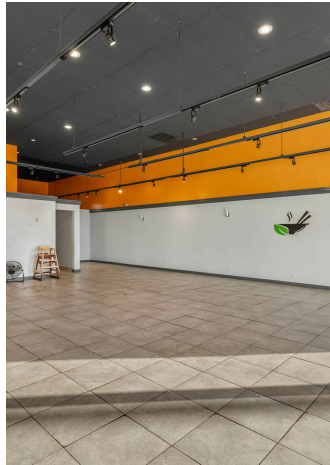
**COLDWELL BANKER  
COMMERCIAL**  
REALTY



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