



BUSINESS FOR SALE

TURNKEY RESTAURANT & BAR OPPORTUNITY

44 KAINEHE ST, KAILUA, HI, 96734



INVESTMENT HIGHLIGHTS

ABOUT THE PROPERTY The Boardroom & Garden is a versatile and vibrant dining destination that offers two distinct outlets.

THE BOARDROOM is a farm-to-table, craft cocktail and shared plate dining experience, while **THE GARDEN** is an outdoor coffee shop and beer garden.

THE BOARDROOM & GARDEN is passionate about fresh and sustainable dining, sourcing local organic ingredients whenever possible and crafting each dish from scratch with care. This commitment to quality and sustainability translates into a unique, seasonal menu and a commitment to reducing their environmental footprint. The Boardroom strives to elevate the dining and cocktail experience with authenticity and consistent excellence, making it a staple restaurant in Kailua.



THE BOARDROOM: The Boardroom is an elegant farm-to-table restaurant known for its craft cocktails and shared plates. With an inviting atmosphere, it features an interior bar and an outdoor roofed deck that seats approximately 62 guests, including 4 bar seats.



THE GARDEN: Spanning 2,400 square feet, The Garden is a versatile space that functions as a coffee shop, beer garden, as well as an event and banquet venue perfect for private events. Half of the area is covered, and service is provided from an aesthetic Coffee/Bar Cart. The Garden also boasts an outdoor stage for live music, a 4k projector with a motorized screen, and three large screens for an enhanced guest experience.

NEIGHBORHOOD OVERVIEW



LEASE DETAILS



PREMIUM

Upon request

EQUIPMENT LIST

Fully equipped and furnished.
Full FF&E list available upon request.

SIZE

Approx. 4,400 SF of GLA
- Interior floor area - approx. 2,000 SF
- Outdoor area - approx. 2,400 SF

BASE RENT

Contact Agent for details

CAM

\$1.00/SF/Month (*estimated for 2025*)

LEASE TERM

Negotiable

HIGHLIGHTS

- Turnkey restaurant and bar opportunity
- Full liquor license
- Large outdoor area perfect for private events, banquets, and live music
- Fully functioning outdoor coffee cart/bar
- Recently renovated and in excellent condition
- Located in a dense residential area
- Accommodation for 25 to 175 guests
- Featured as one of Diners' Choice Awards Best Restaurants in Kailua

GALLERY: THE BOARDROOM



BUSINESS FOR SALE



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RETAIL REAL ESTATE

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GALLERY: THE GARDEN



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PROPERTY OVERVIEW



KIHAPAI ST

4,400 SF TOTAL (APPROX.)

OUTDOOR
APPROX.
2,400 SF

INTERIOR
APPROX.
2,000 SF

KAINEHE ST



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