

# KAIMUKI RESTAURANT/RETAIL OPPORTUNITY - FOR LEASE

1123 11TH AVE, SUITE #102, HONOLULU, HI 96816





# PROPERTY OVERVIEW

This is a rare ground floor restaurant opportunity in a dynamic four-story mixed-use retail and office building located in the vibrant Kaimuki neighborhood. With 1,915 square feet of available space and ample parking in the adjacent municipal lot, this property offers an ideal setting for restaurant and retail businesses. Kaimuki is renowned for its eclectic selection of restaurants and coffee shops and is home to a diverse array of local businesses, making it a highly sought-after food & beverage and retail market conveniently situated between East Oahu and Downtown Honolulu.



## LEASE DETAILS

AVAILABLE SPACES	SUITE 102
SIZE	1,915 SF
AVAILABILITY	Immediately
BASE RENT	Contact agent for details
2025 CAM (estimated)	\$1.16/SF
PERCENTAGE RENT	Negotiable
TERM	Negotiable
HIGHLIGHTS	<ul style="list-style-type: none"><li>• Located in the Kaimuki Business District, a popular office market between Downtown and East Oahu</li><li>• 4-story, mixed use retail and office building</li><li>• Convenient to many offices, businesses, and dense residential neighborhoods</li><li>• Landlord plans to install grease trap and other restaurant infrastructure</li></ul>

# FLOOR PLAN

**PUBLIC PARKING - 270 STALLS**

**SUITE 102  
1,915 SF**

**LEASED**

**DINING AREA**

**KITCHEN AREA**

**ENTRY**

**OUTDOOR SEATING  
500 SF**

**11TH AVENUE - 5,563 ADT**

Dimensions: 10'-0", 18'-0", 18'-0", 18'-0", 18'-0", 10'-0", 5'-6" 2'-0", 5'-0" 3'-0", 13'-6", 13'-6", 7'-0"

**BEALL CORP**  
RETAIL REAL ESTATE

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# FLOOR PLAN

The floor plan shows Suite 102, which is 1,915 SF. The suite is outlined in red and includes a dining area, two kitchen areas, and an entry. The surrounding area includes public parking (270 stalls) and 11th Avenue (5,563 ADT). The plan also shows a leased area and outdoor seating (500 SF).

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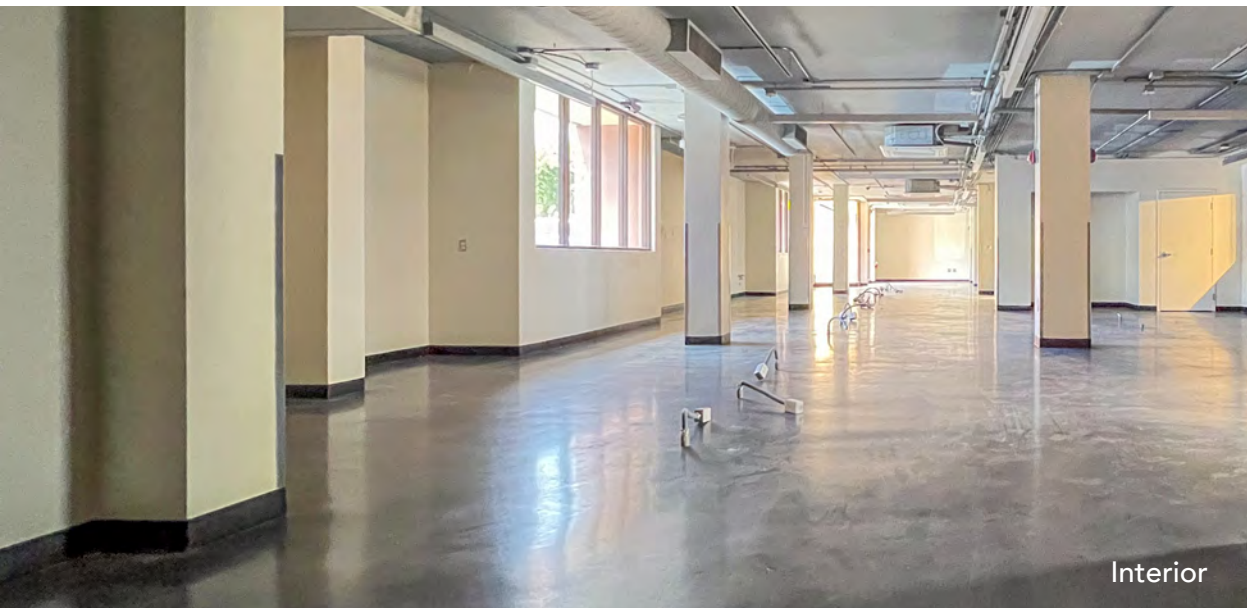
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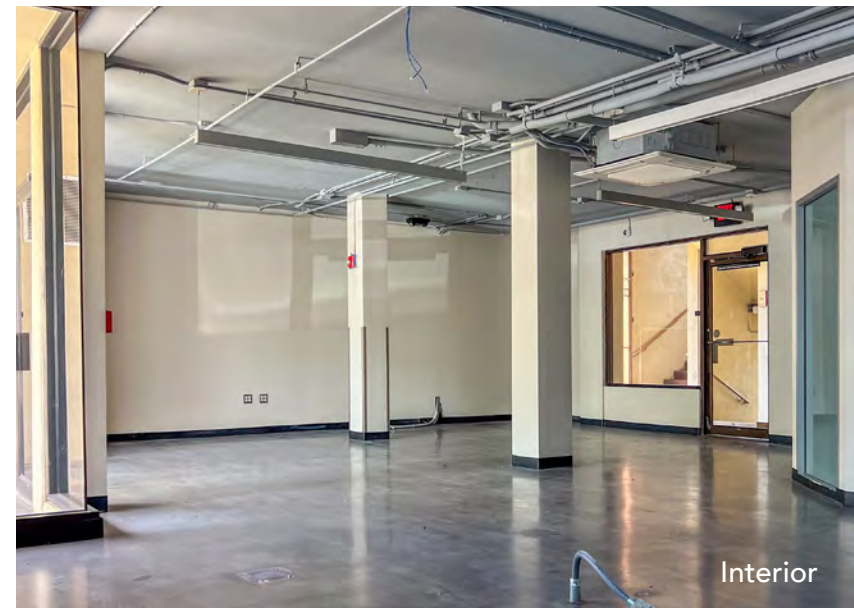
## PHOTO GALLERY



Patio dining area facing 11th Avenue



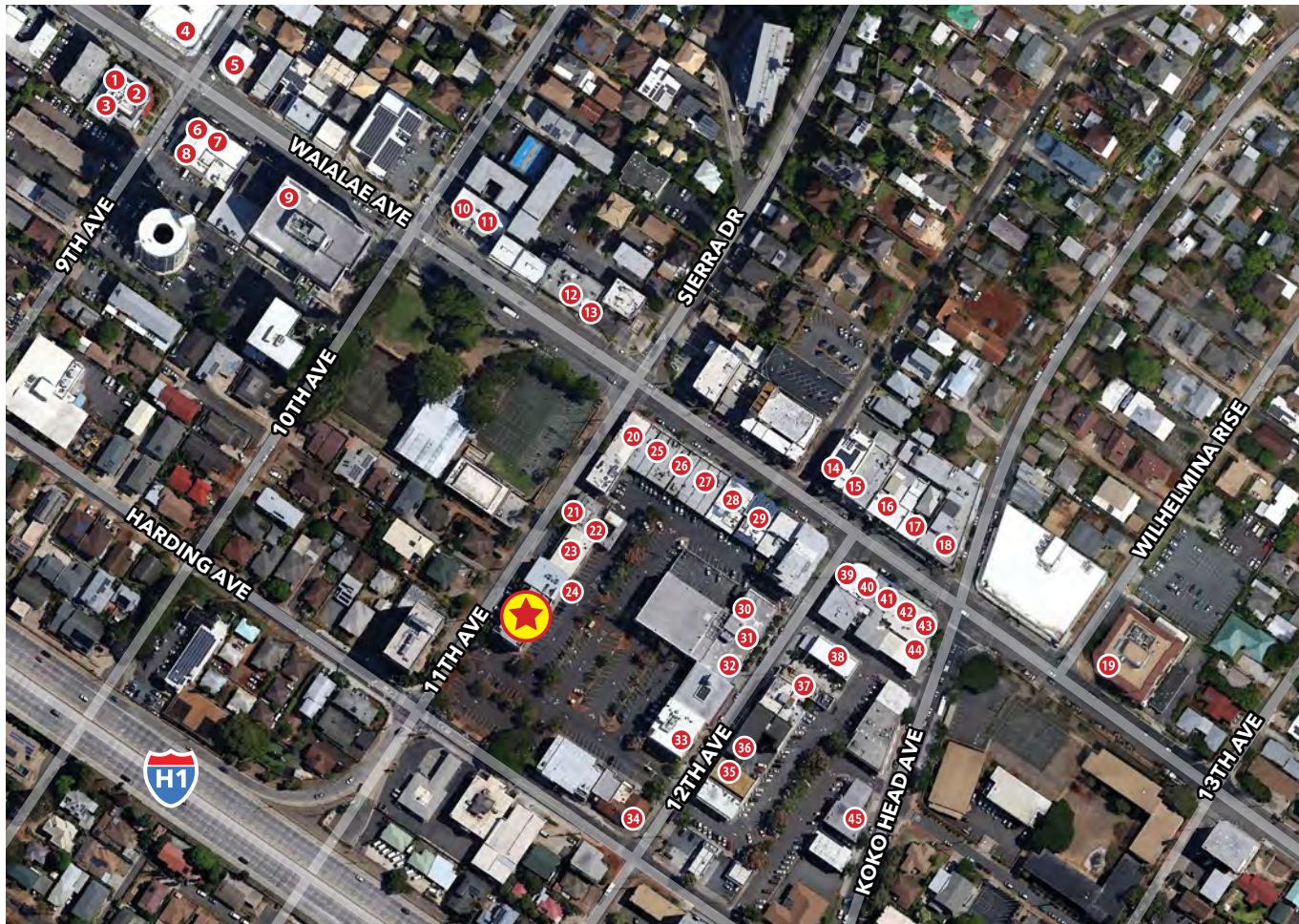
Interior



Interior



# NEIGHBORHOOD MAP - KAIMUKI



- |                                 |                                  |
|---------------------------------|----------------------------------|
| 1 9th Ave Rock House            | 39 Coffee Talk                   |
| 2 The Cutlery                   | 40 Broken Rice                   |
| 3 Aloha Lounge                  | 41 Tight Tacos                   |
| 4 Miro Kaimuki                  | 42 Noods Ramen Bar               |
| 5 Mud Hen Water                 | 43 Jewel or Juice                |
| 6 BREW'd Craft Pub              | 44 Sprout Sandwich               |
| 7 Brick Fire Tavern             | 45 Jose's Mexican Cafe & Cantina |
| 8 Leahi Health Kaimuki          |                                  |
| 9 Champs Sports Bar and Grill   |                                  |
| 10 Sushiya                      |                                  |
| 11 Kaimuki's Boston Pizza       |                                  |
| 12 Super PHO                    |                                  |
| 13 3538 Waialae Avenue          |                                  |
| 14 Cowcow's Tea                 |                                  |
| 15 Okata Bento                  |                                  |
| 16 Asuka                        |                                  |
| 17 Saigon's                     |                                  |
| 18 Pipeline Bakeshop & Creamery |                                  |
| 19 3660 on the Rise             |                                  |
| 20 Happy Days Chinese Food      |                                  |
| 21 Oahu Grill                   |                                  |
| 22 Himalayan Kitchen            |                                  |
| 23 Subway                       |                                  |
| 24 Moke's Bread & Breakfast     |                                  |
| 25 Space available for Lease    |                                  |
| 26 Kaimuki Cafe                 |                                  |
| 27 Kim Chee Restaurant No. 2    |                                  |
| 28 Honolulu Burger Company      |                                  |
| 29 Nana Ai Katsu                |                                  |
| 30 Duk Kee Chinese              |                                  |
| 31 Via Gelato                   |                                  |
| 32 Hale Vietnam Restaurant      |                                  |
| 33 Koko Head Cafe               |                                  |
| 34 Leila                        |                                  |
| 35 Scone's Bakery               |                                  |
| 36 Totoya                       |                                  |
| 37 Koa Pancake House            |                                  |
| 38 Space available for lease    |                                  |

## AREA HIGHLIGHTS

- Less than 2 miles from Waikiki with 31,473 lodging units and an average daily visitor population on-island of 112,057
- Estimated daytime population, age 16 years and older, within a 5-mile radius: 274,176
- 1 Mile from University of Hawaii Manoa Campus with a 2024 enrollment of 20,012 students



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