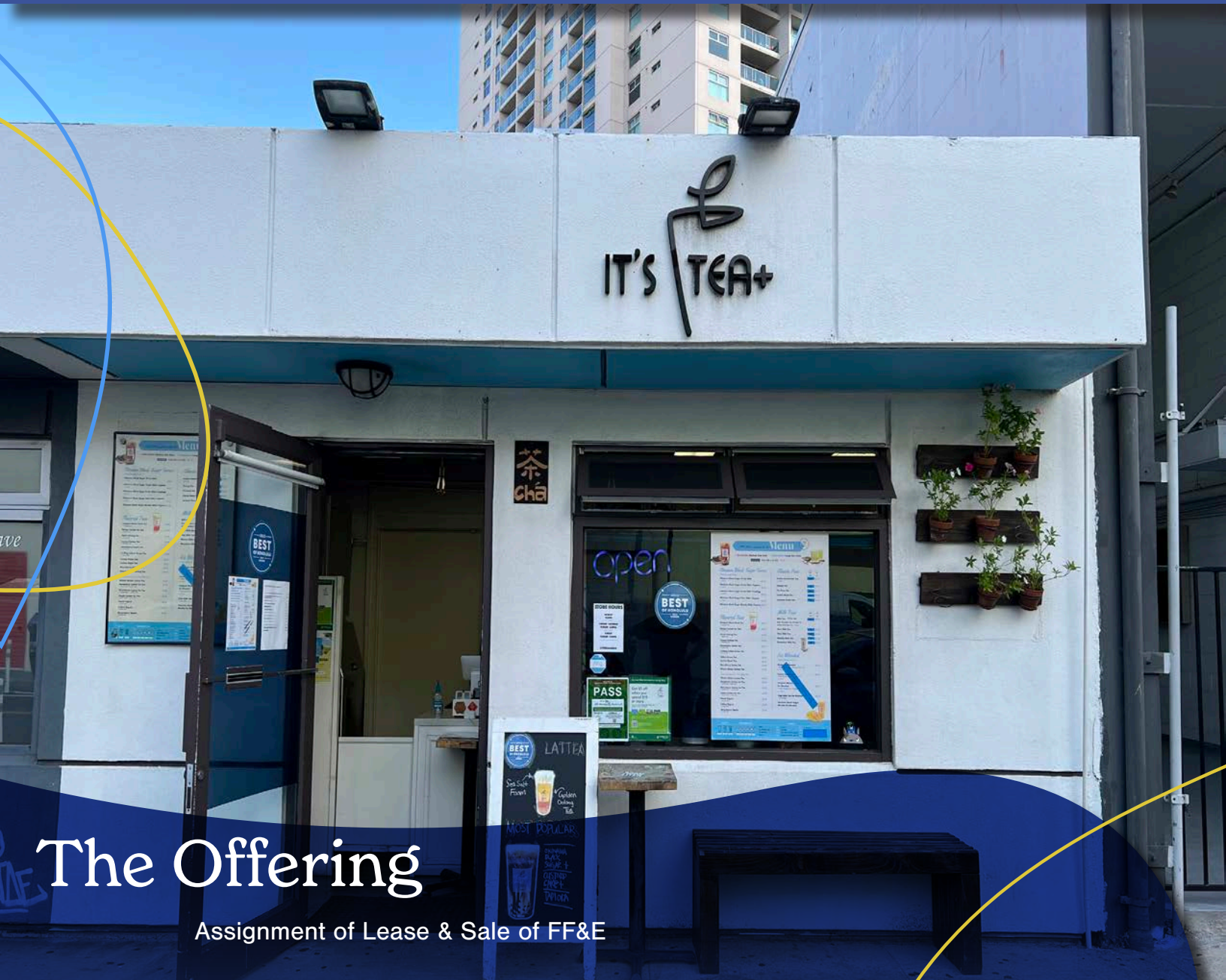


FOR LEASE ASSIGNMENT | SALE OF FF&E

# 435 Kamake'e Street Suite 102

Honolulu | Hawaii 96814



## The Offering

Assignment of Lease & Sale of FF&E

Business:  
It's Tea LLC dba It's Tea  
435 Kamake'e Street  
Suite 102  
Honolulu, HI 96814

**CBRE**



## Property Summary

Discover a charming and inviting café space, spanning 170 square feet, nestled in the vibrant heart of Kaka’ako. Located adjacent to Ward Village, Whole Foods, South Shore Market, and a luxurious residential complex, this prime location offers excellent visibility and convenience, this cozy spot on Kamake’e Street is a hidden gem.

With turnkey convenience, this space is move in ready, boasting fully functional plumbing, electrical systems, and existing equipment. Whether you’re an established business or a budding entrepreneur with a fresh concept in mind, this versatile space is perfect for a café, boba tea shop, ice cream parlor, or bakery. Embrace the opportunity to make this space your own and captivate the bustling community of Kaka’ako.

## Sale of FF&E

The premium includes a fully turn key space with inventory to include a stainless steel three-door refrigerator; a chest freezer; a milk-frothing machine; water filter system, ice blender and more. The full FF&E list to be provided on application.

This transaction is subject to landlord’s approval.

Size	170 SF
Rent	Upon Request
CAM	Upon Request
Premium Price	Upon Request
Commencement Date	Available Immediately

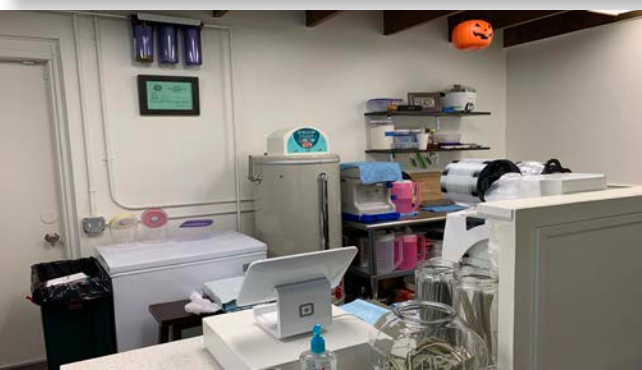
# Kaka'ako



## Demographics

	1 Mile	3 Miles	5 Miles
2024 Businesses	5,919	16,575	20,247
2024 Employees	89,076	245,789	305,622
2024 Population	50,871	210,565	318,936
2024 Average Household Income	\$114,745	\$121,046	\$135,330

# 435 Kamake'e Street | Suite 102



FOR MORE INFORMATION, PLEASE CONTACT:

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