

280 BEACH WALK

Honolulu, Hawaii 96815

Restaurant | Retail Spaces for Lease



PPG

PACIFIC
PROPERTY
GROUP INC

For Lease

280 Beachwalk is a premier commercial property located at the entrance to Waikiki. Close to Hale Koa Hotel, Hilton Hawaiian Village and multiple hotels are resorts in Waikiki, the property has high visibility and strong foot traffic thanks to an excellent tenant mix.

Tourists and locals alike are drawn to the property to visit world famous Hard Rock Cafe, sit outside on the lanai watching Waikiki go by, and by new tenants like ROKC from New York and the soon-to-be-opened Genki Sushi .

A few minutes walk from Waikiki Beach, 280 Beach walk is the perfect retail environment for any tenant wishing to reach large numbers of visitors and local residents.

Sizes	2,610 SF - 6,000 SF
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Storefronts	24 - 25 ft wide per unit
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Base Rent, % Rent	On request
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Infrastructure	Landlords are willing to assist with conversion of retail spaces to restaurants with the addition of grease interceptor and tenant improvement allowance. Outdoor seating may also be permitted where allowed.
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CAM	\$3.11/SF/Mo
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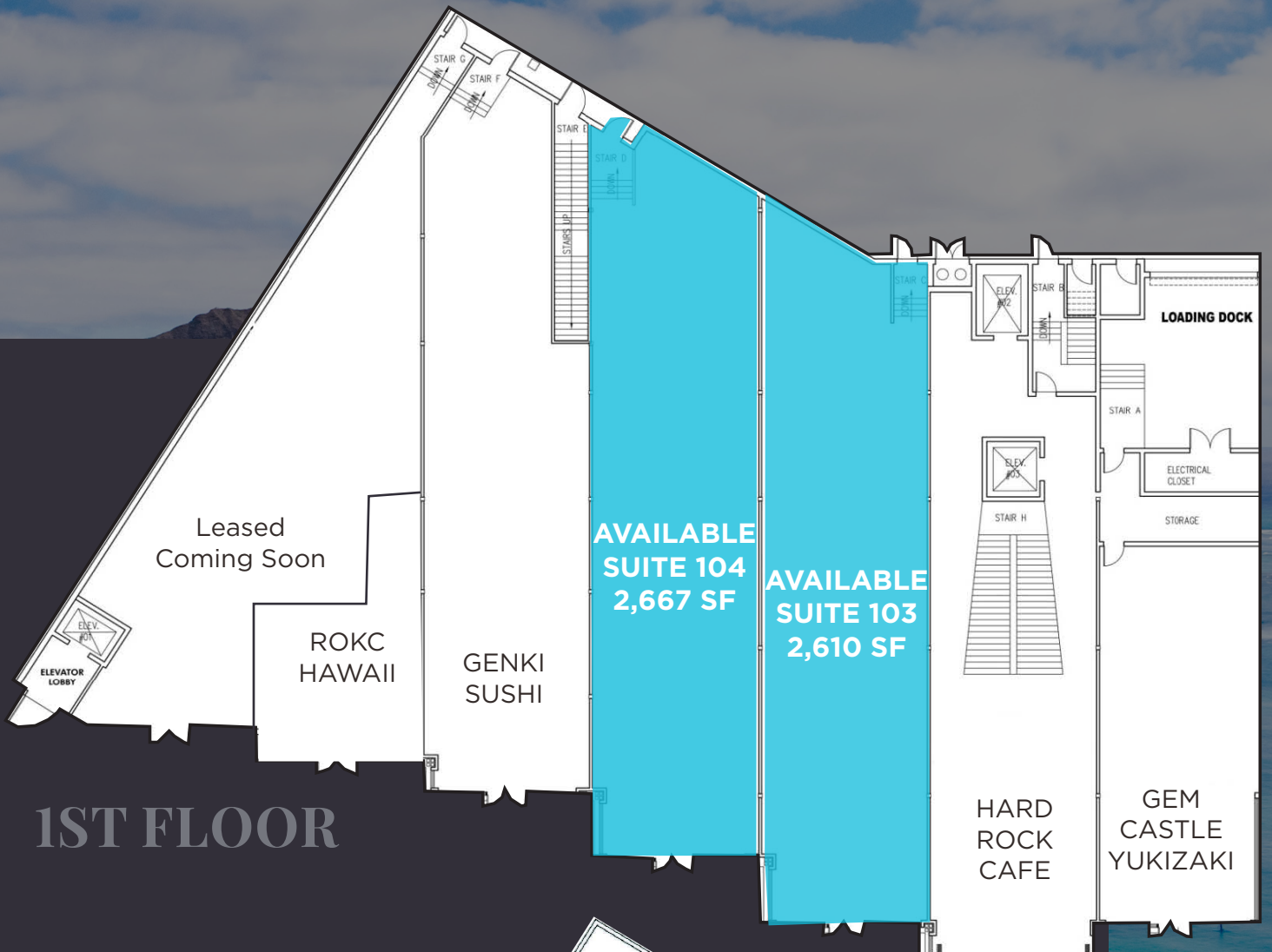
Insurance	\$0.17/SF/Mo
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RPT	\$1.09/SF/Mo
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Promo Fund	\$0.1667/SF/Mo
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Term	5 - 10 Years
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Water/Electric	Sub-metered
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1ST FLOOR



2ND FLOOR



2,610 SF Suite 103

Prime retail space in Waikiki with prominent frontage visible from Kalakaua Avenue. At 2,610 SF this space is ideal for a high end retail use, café, bar or restaurant. A grease trap will be installed by landlord at landlord's expense. This bright and airy space offers attractive opportunities at the start of Waikiki's famous Kalakaua Avenue. The property is currently under new ownership and has been leased to an exciting tenant mix, including Hard Rock Cafe and Genki Sushi.



2,667 SF Suite 104

Prime retail space in Waikiki with prominent frontage visible from Kalakaua Avenue. At 2,667 SF this space is ideal for a high end retail use, café, bar or restaurant. A grease trap will be installed by landlord at landlord's expense.

Explore Waikiki

Waikiki is Hawai'i's premier visitor destination and one of the most dynamic retail and dining corridors in the Pacific. Anchored by world-renowned beaches and luxury resorts, the area attracts millions of annual visitors while maintaining a dense local residential base. The Beach Walk corridor—home to 280 Beach Walk—sits at the intersection of Kalākaua Avenue and Lewers Street, one of the highest pedestrian traffic zones on O'ahu.

Population & Demographics

19,000 – 27,000 residents (Waikiki neighborhood)

1-mile population: **47,736**

Median age: **~48–49 years**

Extremely high population density (one of the densest in Hawai'i)



Traffic and Tourism

Waikiki benefits from consistent, high traffic volume, supported by a dense concentration of hotels, restaurants, and retail venues. The property location captures high pedestrian traffic throughout the day and into the evening.

Waikiki Income and Spending

Average Individual Income

Median Househouse Income

1 Mile Average HH Income

Annual Retail Spending (1 Miles)



280 Beach Walk

Waikiki Bay

m

non-seasonal tourism, supported by hotels, retail, and entertainment captures both visitor and local foot traffic to the evening.

Spending Power

	\$57,530
	\$75,020
	\$91,180
Radius)	\$778,000,000+

-  15,000+ DAILY PEDESTRIANS
-  7,000+ HOTEL ROOMS (¼ MILE)
-  YEAR-ROUND VISITOR ACTIVITY

Sources: U.S. Census Bureau, ESRI



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