

RETAIL SPACE  
FOR LEASE

2440 S. BERETANIA



2440 S. BERETANIA ST, HONOLULU, HAWAI'I 96826



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# PROPERTY HIGHLIGHTS

## PRIME RETAIL SPACE IN VIBRANT MŌ'ILĪ'ILĪ DISTRICT

The iconic two-story building at 2440 S Beretania Street, long home to the beloved Anna O'Brien's pub and music venue, is now available for lease. This is a rare opportunity for a new operator to establish a premier bar, restaurant, or entertainment destination in one of Honolulu's most vibrant and strategically located neighborhoods.

## PROPERTY INFO

**Street Address:** 2440 S Beretania St,  
Honolulu, HI 96826

**TMK(s):** 1-2-8-006-057

**Site:** 0.1178 acres (5,000 sf)

**Total GLA:** 3,792 sf (1,696 sf LL, 2,096 UL)

**Zoning:** BMX3 - Community Business District

**Rent:** Negotiable


**Property Taxes:** Currently estimated at \$21,600 / year

**SMA:** No

## KEY FEATURES:

- Iconic two-story building with established reputation as entertainment venue
- Prime opportunity for bar, restaurant, or entertainment destination
- Situated within dense, diverse population of residents, families, and students
- Mens/Womens restrooms located on both floors





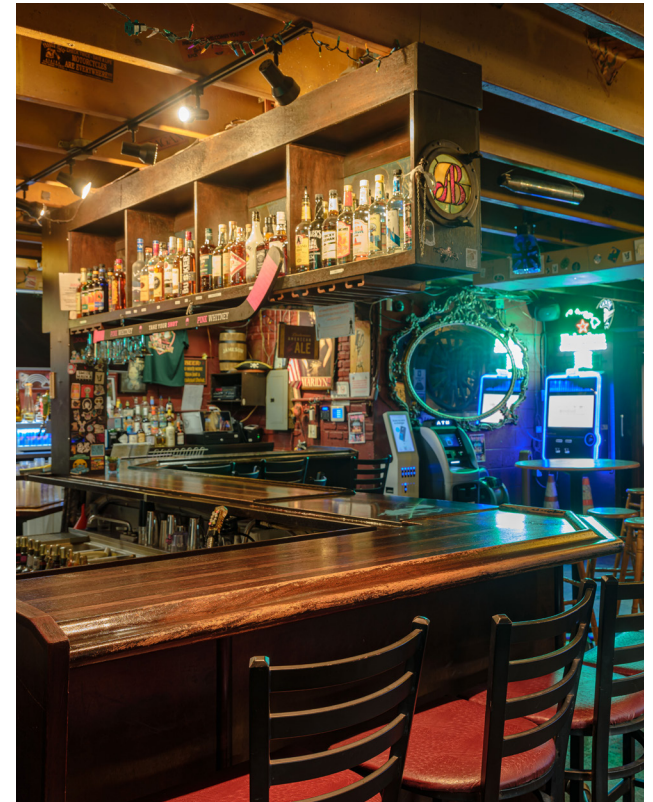
Situated in the dynamic Mō'ili'ili district, the location benefits from a dense and diverse population of local residents, families, and a significant student population from the nearby University of Hawai'i at Manoa. The area boasts high foot traffic and is a central hub for dining and local businesses, including the popular McCully Shopping Center.

#### **LOCATION BENEFITS:**

- Exceptional visibility on a major Honolulu thoroughfare
- Dedicated on-site parking lot
- High foot traffic area near University of Hawai'i at Manoa
- Close proximity to McCully Shopping Center and local businesses



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# FIRST FLOOR

Honolulu's nightlife and entertainment scene is currently experiencing a renaissance, with a growing demand for authentic and engaging local experiences. This property offers the perfect platform to tap into this trend and create the next landmark establishment in the heart of the city.

## KEY FEATURES:

- 1,696 sq ft of versatile space
- Dedicated restroom facilities
- Perfect for main bar area, dining space, or performance venue
- Excellent street-level visibility
- Potential for outdoor seating or patio expansion
- Adaptable layout for various business concepts



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## SECOND FLOOR







The property's history as a cherished live music venue provides a unique legacy and an established reputation as a go-to spot for entertainment. A new operator can choose to honor this history or create an entirely new concept that capitalizes on the area's energetic and evolving demographic. The space is well-suited for a variety of ventures, from a craft beer bar and gastropub to a dedicated live music hall or a multi-faceted entertainment space.

### KEY FEATURES:

- 2,096 sq ft of additional commercial space
- Separate restroom facilities
- Ideal for private events, expanded seating, or VIP areas
- Opportunity for creating distinct atmosphere from ground floor
- Flexible layout to accommodate various entertainment concepts
- Potential for office or admin space



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		1 Mile	3 Miles	5 Miles
	2024 Population	60,834	228,325	315,869
	2029 Population	60,831	232,075	319,447
	2024 Avg. Household Income	\$94,102	\$115,221	\$121,403
	2029 Households	29,164	104,558	129,028
	2024 Median Age	43.8	45.7	44.8
	Walking distance for 20,000+ students enrolled at University of Hawai'i - Mānoa Campus			

# MARKET OVERVIEW





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