

*Double the Potential in Chinatown*

# Dual-Unit Bar & Restaurant Opportunity

40-42 North Hotel Street, Honolulu, HI 96817



Two Dynamic Spaces | Ready-to-Operate Kitchen & Bar Infrastructure

**PPG**

PACIFIC  
PROPERTY  
GROUP INC

# Secure your place at the nexus of Chinatown's most energetic nightlife corridor.

Nestled in the high-energy epicenter of Honolulu's Chinatown, **40-42 Hotel Street** offers a rare opportunity to inhabit the legendary footprint of the former Downbeat Diner. These two dynamic spaces—a 1,000 SF boutique bar and a 1,500 SF full-service restaurant—are positioned on the district's busiest block, directly opposite nightlife staples like Bar 35. Whether leased individually or as a powerhouse dual-concept, these units provide unparalleled visibility and brand prestige in the city's premier dining and entertainment corridor.

This is a property designed for immediate momentum. The spaces come equipped with essential kitchen infrastructure, including a grease interceptor and ventilation hood, significantly reducing the barrier to entry and build-out costs. With no premium required and a time-sensitive opportunity to transfer active liquor licenses, this property is perfectly primed for an operator ready to capture the high-volume daytime business professional crowd and the roar of Downtown's late-night economy.

**Space Available:** Bar: 1,000 SF  
Restaurant and Kitchen: 1,500 SF

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**Rent:** \$5 gross per SF per Month

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**Term:** 3 to 5 years

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**Delivery Condition:** As-is



This is a suggested layout based on the floor plan- the space is currently in vanilla shell condition.

## Key Features



### Flexible Footprint

Two dynamic units of 1,000 SF and 1,500 SF. Lease individually or combine for a 2,500 SF flagship concept.



### Infrastructure Ready

Space 40 features a full kitchen build-out with grease interceptor, hood system, gas, and drainage in place.



### Liquor License Transfer

Expedited path to service: Liquor license transfer available for both spaces for leases signed prior to June 2026.



### Zero Premium/Immediate Entry

No key money or premium required. Immediate occupancy available for operators ready to activate the space.



### Logistics and Parking

Dedicated paid tenant parking stalls plus a convenient loading/unloading zone for seamless daily operations.



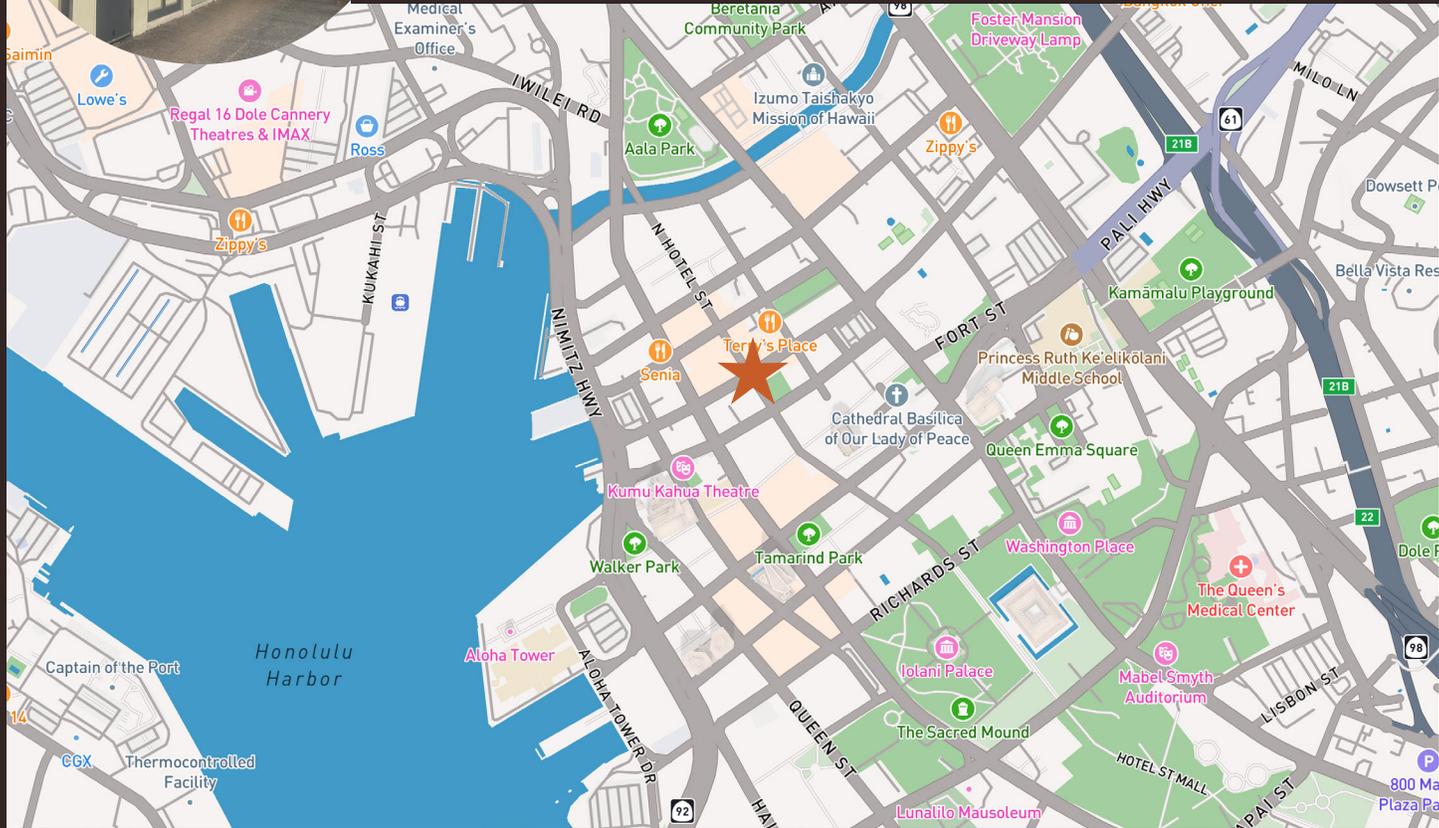
### Prime High-Traffic Area

Commanding N. Hotel Street frontage directly opposite Bar 35, surrounded by Honolulu's most popular dining and nightlife.

The North Hotel Street corridor represents the high-velocity nexus of Honolulu’s social and professional life. This location is energized by a daytime workforce of over 45,000 professionals and a dense urban population. This specific demographic—comprised of young professionals and urbanites—traditionally allocates a higher share of discretionary income to dining and nightlife. By positioning your concept here, you capture a seamless transition of traffic: from the high-volume lunch and happy hour “power crowd” to an established late-night circuit that thrives well after the rest of the city has gone quiet.



	1 Mile	3 Miles	5 Miles
Population	38,500	142,000	245,000
Median HH Income	\$62,400	\$85,800	\$94,500
Median Age	41.2	43.1	42.8
Median Home Price	\$475,000	\$685,000	\$807,000



**FOR MORE INFORMATION, PLEASE CONTACT**

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