

ISLAND COLONY

RESTAURANT SPACE FOR LEASE

445 Seaside Avenue, Honolulu, HI 96813



RESTAURANT OPPORTUNITY IN WAIKIKI

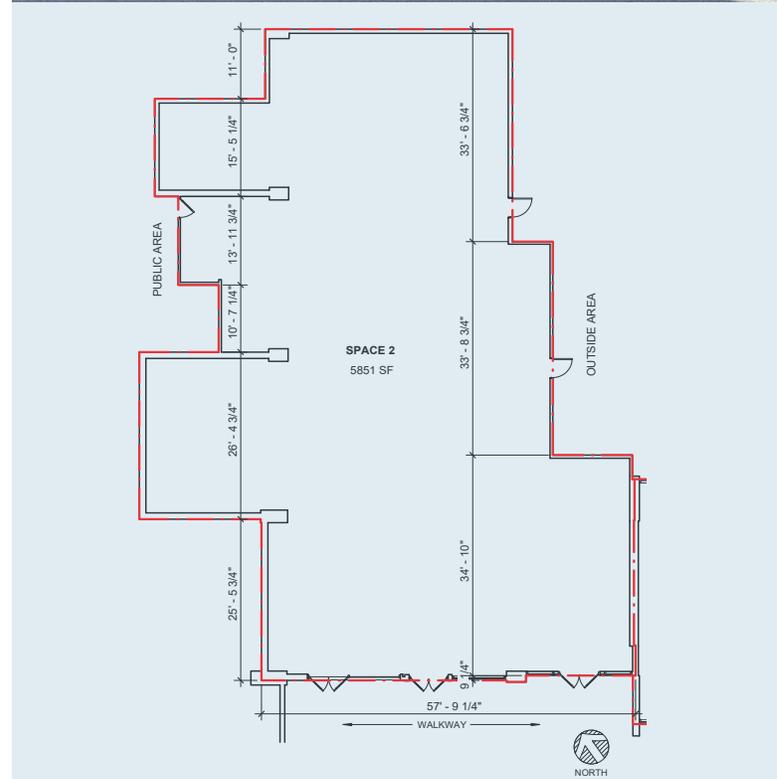
Located along the southern shore of the Island of Oahu, Waikiki is a famous worldwide destination bounded by Ala Wai Boulevard to the north and west, Ala Moana Boulevard and Kalakaua Avenue to the south and Kapahulu Avenue to the east. The area is home to large resort hotels such as the Hilton Hawaiian Village, Halekulani Hotel, the Hyatt Regency and the Sheraton Waikiki in addition to a unique mix of national, international and local shops, restaurants, and entertainment venues frequented by locals and visitors alike.

PROPERTY DETAILS

- **Suite:** 2
- **Former Use:** Restaurant
- **GLA:** 5,851
- **Term:** Negotiable
- **Base Rent:** Negotiable
- **Operating Expenses:** \$30.19 psf/year (includes Association fees, property tax, insurance)
- **Promotional Fund:** \$1.20 psf/year

LOCATION ADVANTAGES

- Centrally located in the prestigious Island Colony condominium project
- Part of 43-story tower with 740 residential units and 291 parking stalls
- Prime Waikiki location with proximity to major hotels and resorts
- Near green parks, urban center, Diamond Head, and Ala Wai Canal walking path
- Walking distance to Waikiki Beach and over 7,000 hotel rooms and premiere shopping and activity destinations within a 3-4 block radius



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**7,000+ Hotel Rooms
Within a 3-4 Block
Walking Distance**

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	52,332	197,324	289,948
TOTAL HOUSEHOLDS	26,698	88,494	190,440
AVG. HOUSEHOLD INCOME	\$89,223	\$115,368	\$121,122
FAMILIES	11,537	44,388	65,141
MEDIAN AGE	45.1	45.2	45.5

Prepared by ESRI 2025

TOURISM STATS

- **Over 5.8M visitors to Oahu**
(up 3.6% vs 2023)
- **Total visitor spending on Oahu over \$9.1B**
(up 2.5% vs 2023)
- **\$245.20 Per Person Per Day Spending**
(up 2.2% vs 2023)

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