



Turn-Key Café Available

Lease Assignment & FF&E Sale

Azure Ala Moana

641 Ke'eaumoku Street, Honolulu, Hawaii 96814

CBRE

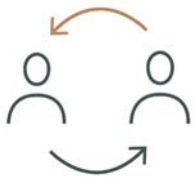


Property Overview

Set in the heart of the Ala Moana and Ke'eaumoku corridor, this newly built out, turn-key Café space is available for lease assignment and sale of FF&E.

Within just one-mile walking distance of this property are over 36,000 households, over 80,000 daytime workers, and 5 newly delivered condominium towers with additional planned residential development. This lease assignment provides new and established operators the opportunity to enter an established sub-market with minimal downtime or buildout costs to open.

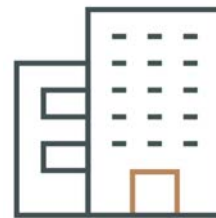
Property Highlights



Easily transferable
build out design for a
new operator



High foot traffic
location



Dense residential and
office neighborhood



Minimal build out costs
and timeline to open

Space Details

Lease Term Approximately 3 years remaining, with an additional 5-year option period

Size 636 Square Feet

Premium Price \$150,000.00

Base Rent On Request

CAM On Request

Percentage Rent On Request

Available Immediately

Demographics

	1 MILE	3 MILES	5 MILES
2024 Population	70,443	218,641	310,851
2024 Households	36,174	97,760	124,348
2024 Average Household Income	\$97,299	\$108,851	\$119,557
2024 Daytime Workers	80,271	239,777	284,943
2024 Businesses	5,636	16,720	19,714



Photo Gallery



Turn-Key Café Available

Lease Assignment & FF&E Sale

Azure Ala Moana

641 Ke'ealumoku Street, Honolulu, Hawaii 96814

CONTACTS

Kelly K. Graf (S)

Associate

+1 808 541 5112

kelly.graf@cbre.com

Lic. RS-83271

Jie Ming Xie (S)

Senior Associate

+1 808 541 5154

jie.xie@cbre.com

Lic. RS-73904

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

KG:NAS_RE12_641KeealumokuSt_12.02.2024