

LEASE ASSIGNMENT &  
SALE OF FF&E

# 1288

*Ala Moana Blvd*

1288 ALA MOANA BLVD #120  
HONOLULU, HI 96814



**CBRE**



## the offering

CBRE is pleased to announce the sale of FF&E and lease assignment of a cafe situated off the bustling Ala Moana Boulevard within the prestigious Hokua condominium complex, benefitting from exceptional visibility and a sophisticated ambiance, this restaurant draws in a discerning clientele.

This prime location offers unparalleled access to both local residents and the significant tourist traffic flowing through the Ala Moana area, making it a highly desirable asset. The sale encompasses a meticulously curated collection of high-end FF&E, reflecting commitment to quality and design, along with the valuable leasehold interest, presenting a unique opportunity for a new operator to step into a turn-key, established restaurant space.

### PROPERTY DETAILS

Size	1,438 SF
Base Rent	\$6.50/SF/Mo.
CAM	\$1.72/SF/Mo.
Term	THROUGH AUGUST 2027 NEW LEASE MAY BE NEGOTIATED
Premium	ON APPLICATION







## property highlights

#1

Bright, clean, turn-key restaurant with excellent location, high foot traffic and strong visibility.

#2

Easy and convenient parking within the property - the location provides extremely easy parking for tenants, with full validation.

#3

A well established clientele, comprising of Hoku residents and local guests from nearby condominiums and apartments in this densely populated neighborhood.

#4

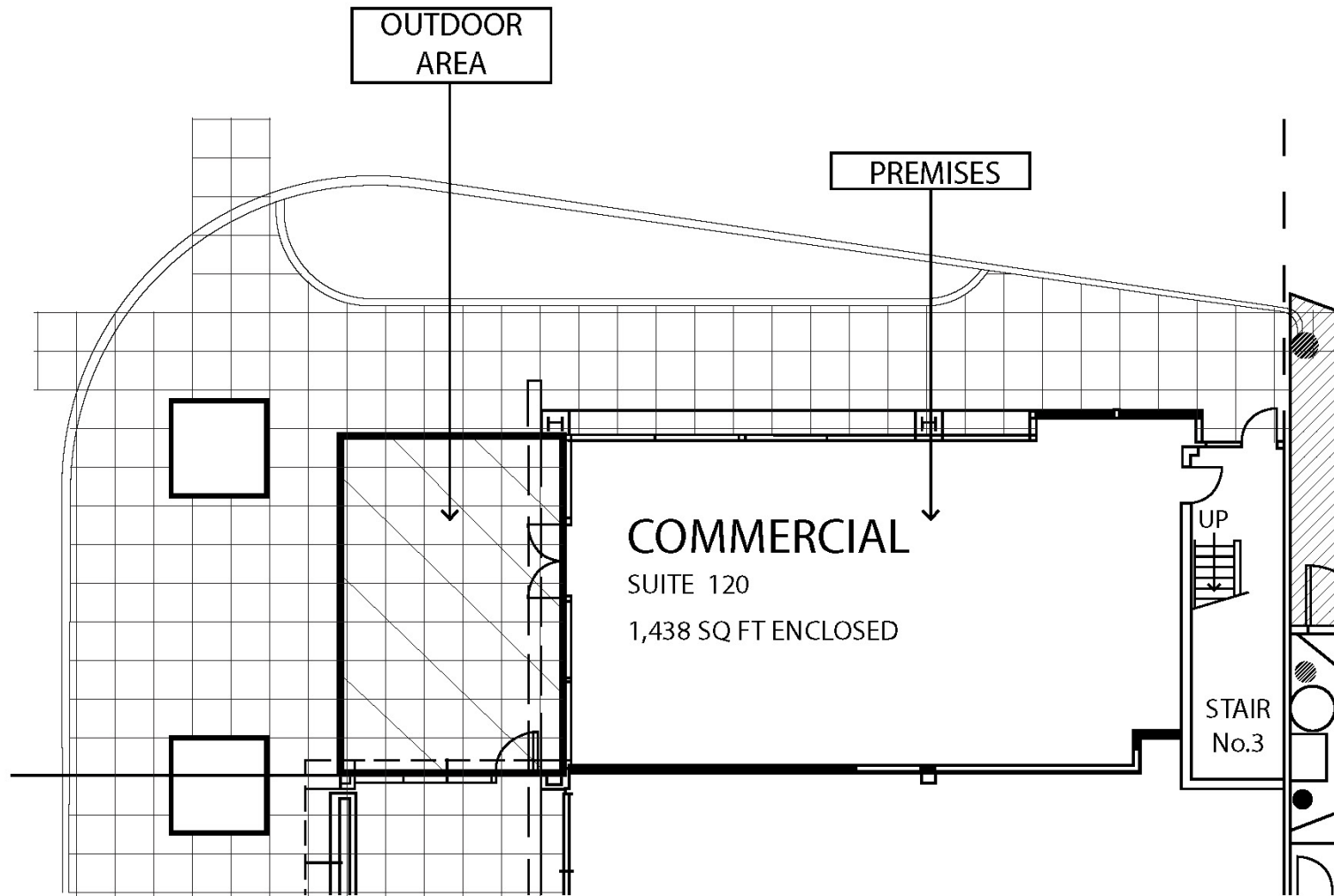
Turn-key restaurant with minimal changes required to freshen the dining area. No permit requirements or long delays for new owners.

#5

Attractive outdoor seating area adds to the vibrant ambience of the restaurant - and increases visibility to drive-by potential customers.

## floor plan

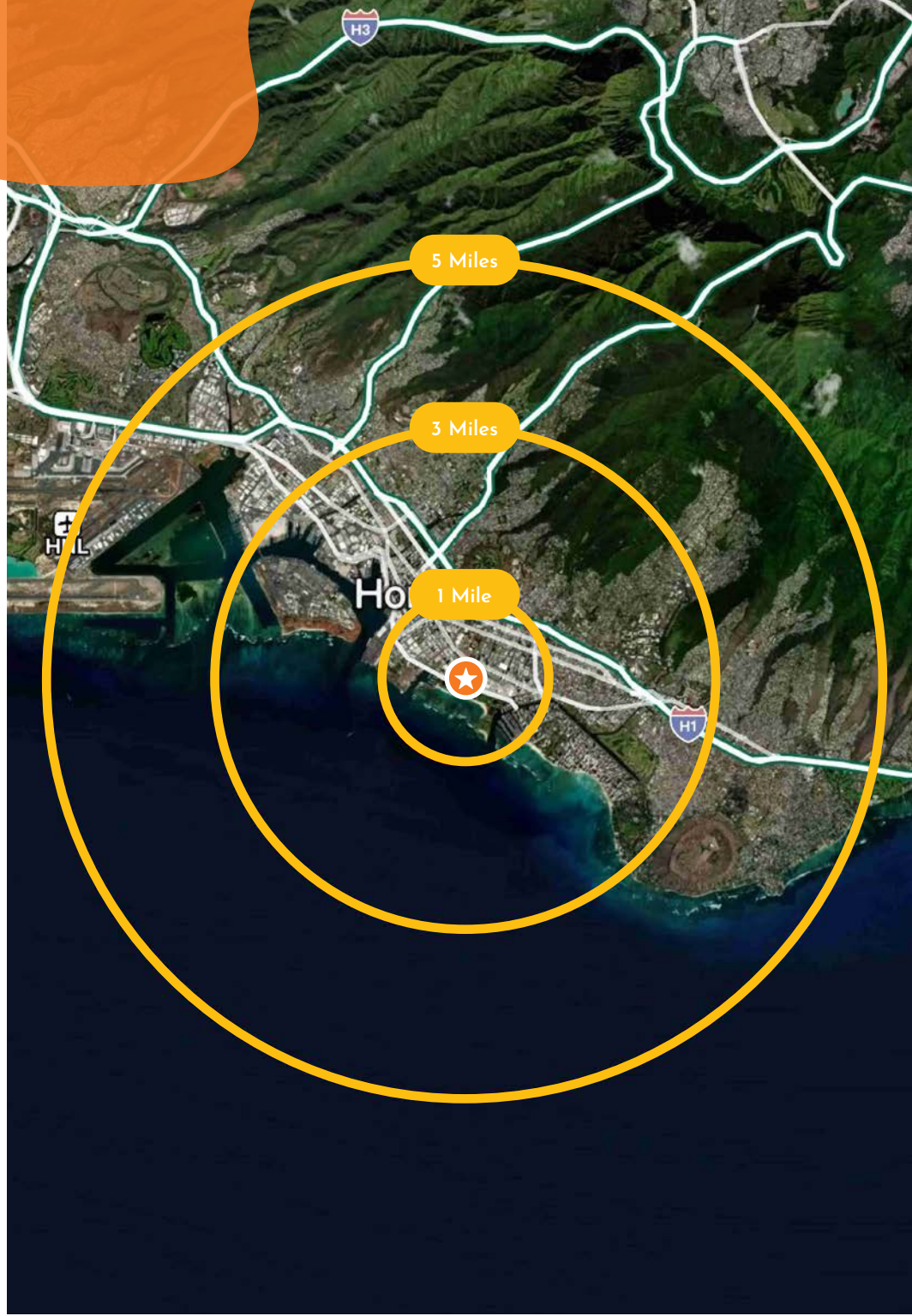
1,438 RSF



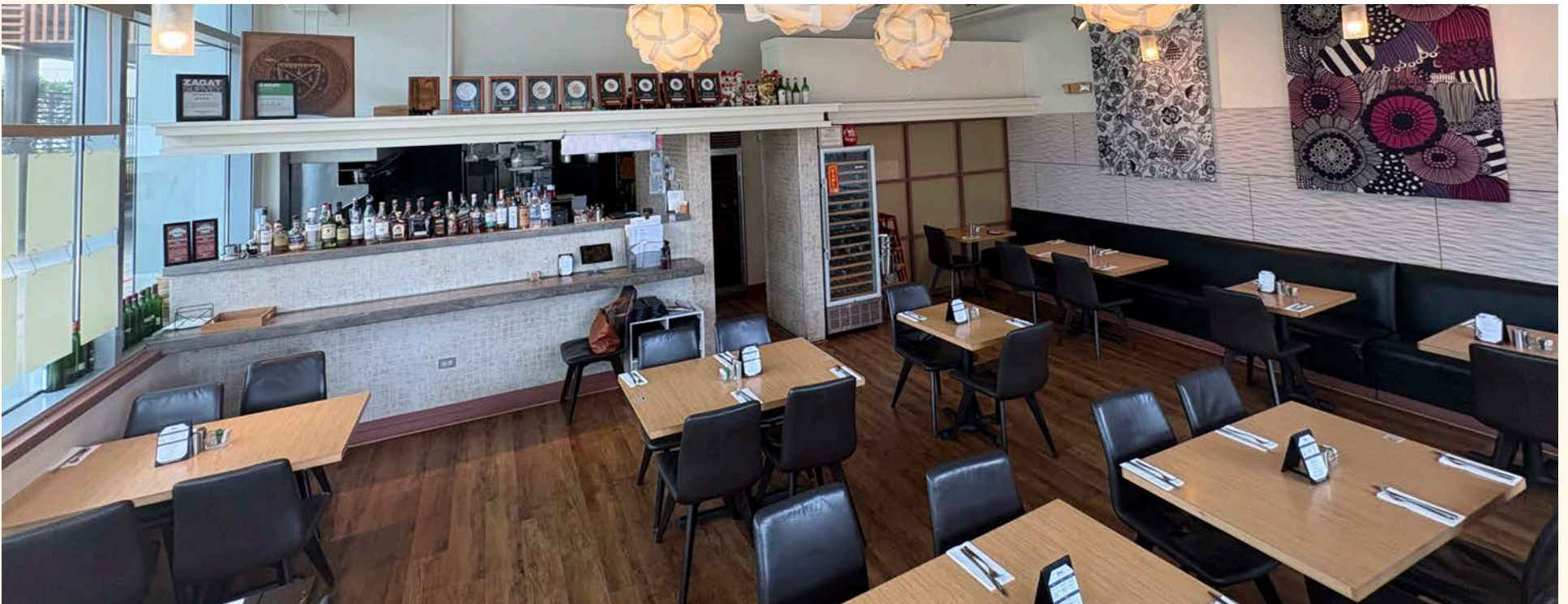
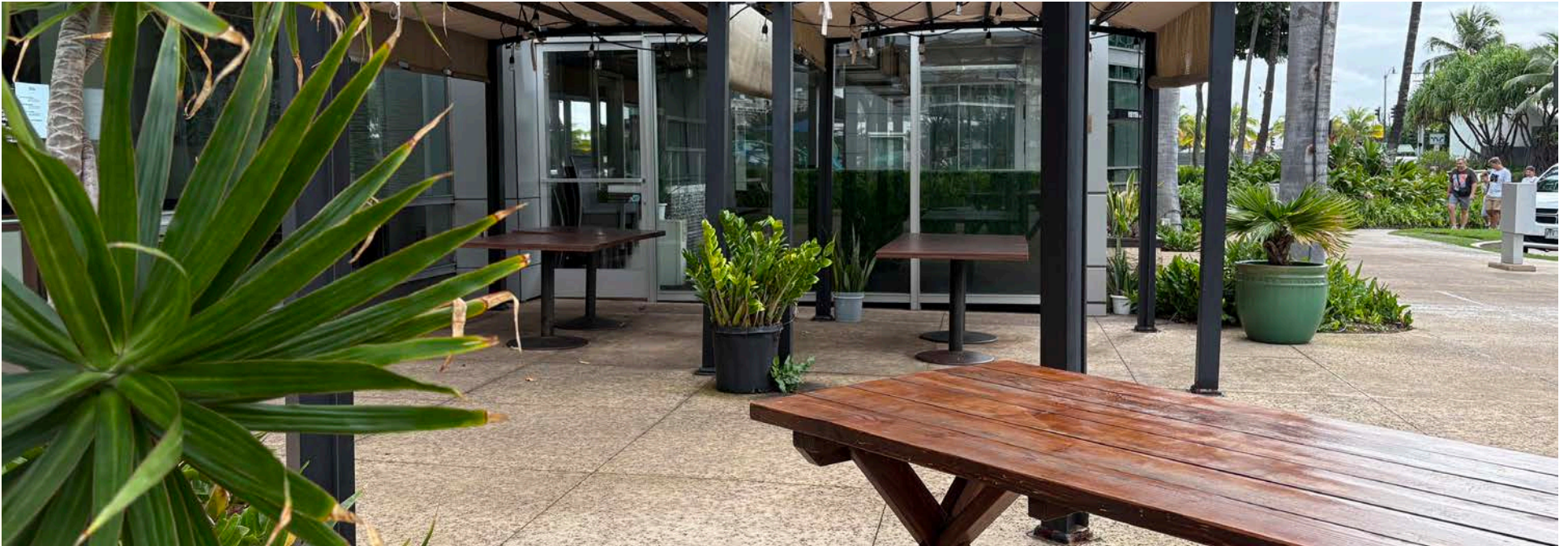


# area demographics

	1 MILE	2 MILES	3 MILES
Population	49,913	211,567	319,932
HH Income	\$108,973	\$113,915	\$128,619
Housing Units	31,823	112,074	146,807
Businesses	5,226	15,730	19,232
Employees	70,438	221,502	277,081









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