



91-1621 KEONEULA BLVD | SUITE 3100 EWA BEACH, HI 96706

# Exceptional Turn-Key Restaurant Opportunity at West Oahu's Wai Kai

**CBRE**





# Wai Kai

Wai Kai serves as a dynamic social and water sports hub featuring an expansive restaurant complemented by Wai Kai's range of activities including the Wai Kai Wave, stand-up paddling, and other activities in the Wai Kai Lagoon.

The restaurant opportunity at Wai Kai offers one of the most exciting opportunities in recent years on O'ahu. An experienced operator will immediately recognize the care and attention to detail given to both the kitchen and dining room(s) build out. The design allows an operator to maximize on revenue with an expansive yet strategic design from the stunning second floor bar and elegant dining room, in addition to the ground level grab and go café and outdoor seating overlooking the lagoon. For an established restaurant team, the possibilities to create a thriving business in these combined spaces is truly unique.





# The Restaurant

The restaurant space is broken out amongst two spaces – the Plaza (2nd) level allows for a fine dining experience overlooking the water and vibrant sunsets views unique to West O’ahu. The Boardwalk (1st) level allows for a casual dining experience with expansive outdoor seating along the boardwalk and over the Lagoon, with a grab and go style café opportunity. This Boardwalk level space spares no detail with a bright and modern feel, the perfect environment for a range of fast-casual options at all hours of the day including: café, bar, a stopping point for sweet treats and ice cream, along with grab and go snacks for the family.

## Leasing Details

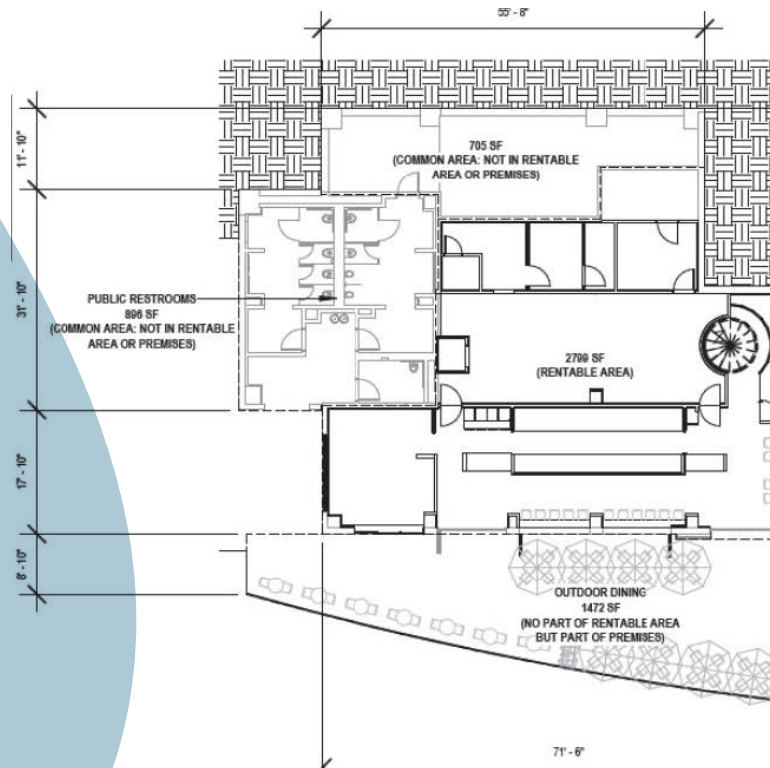
Building Size	7,188 SF
Rent	Available on Request
Percentage Rent	8%
CAM	Available on Request
Term	5-10 Years



# The Layout

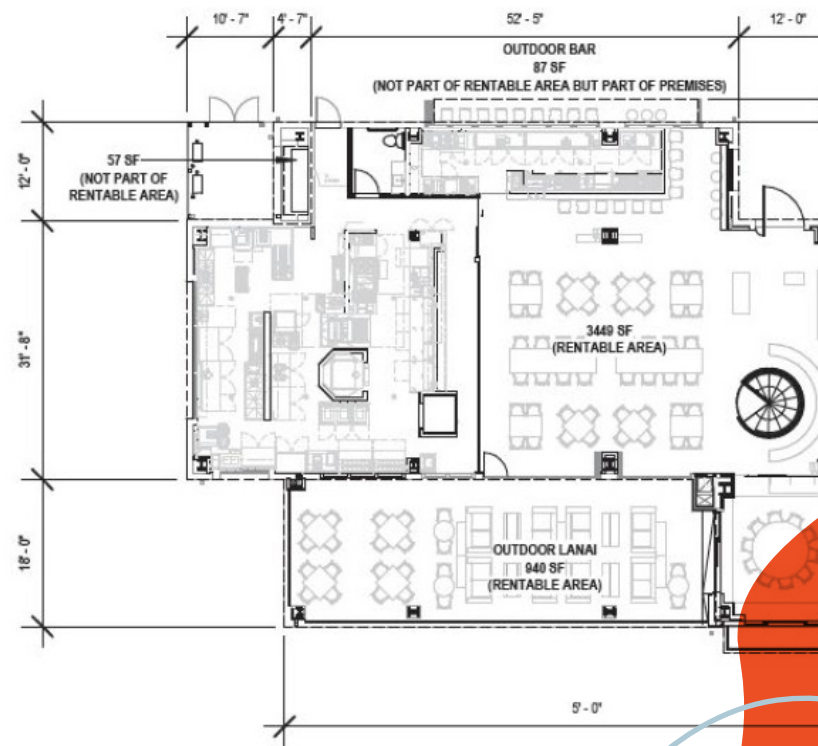
## Level 1 Boardwalk

2,799 SQUARE FEET



## Level 2 Plaza

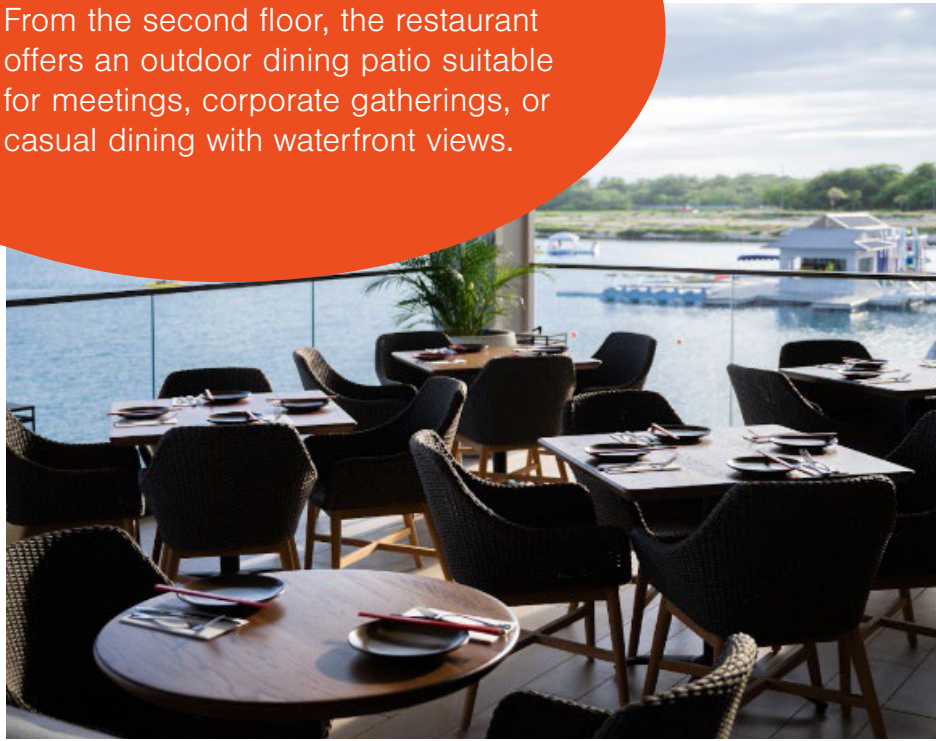
4,389 SQUARE FEET





# Photo Gallery

From the second floor, the restaurant offers an outdoor dining patio suitable for meetings, corporate gatherings, or casual dining with waterfront views.



The restaurant is finished to an exceptionally high standard and is in turnkey condition.

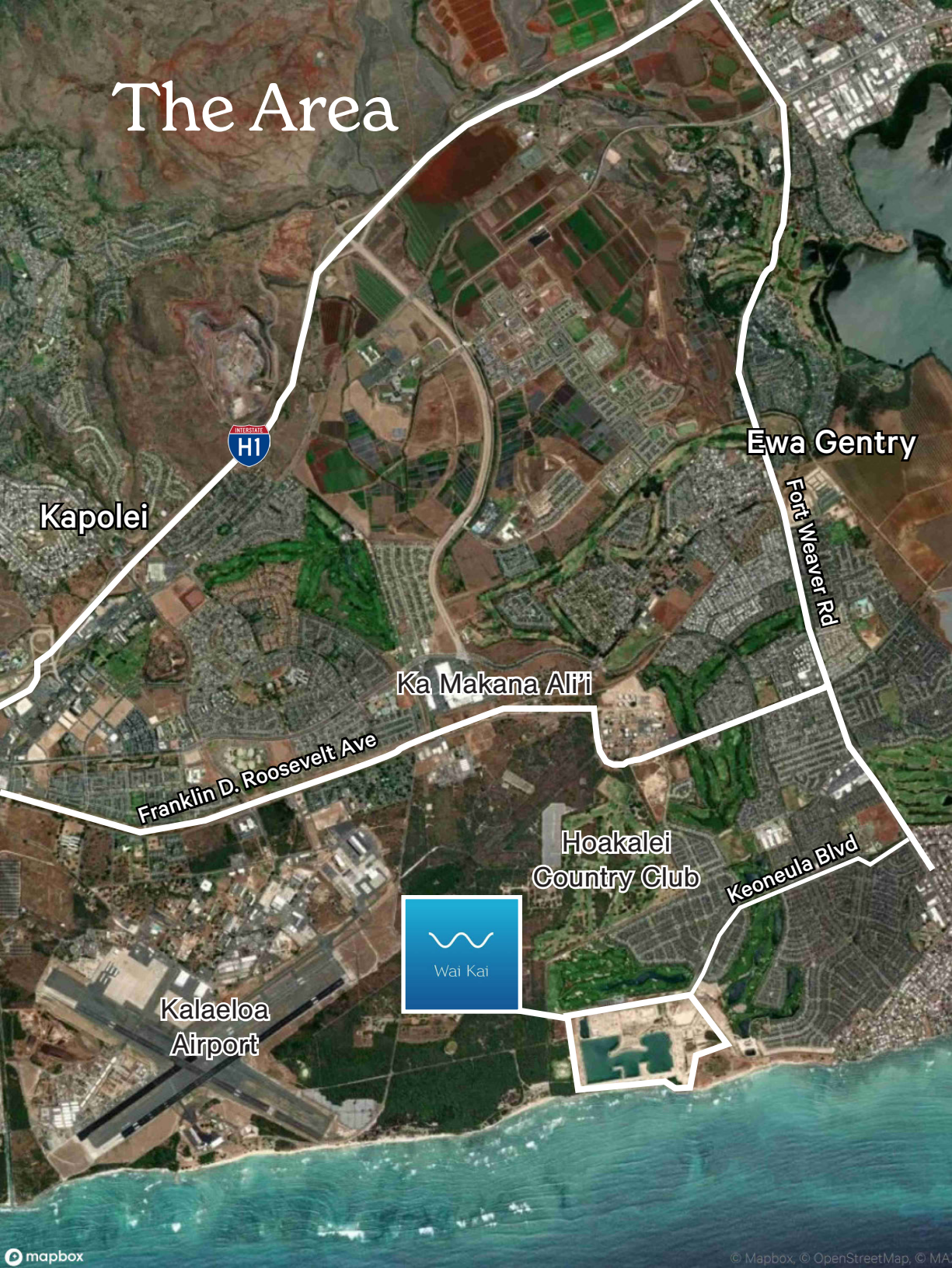


The board walk level cafe/casual dining outlet is perfect for casual dining, elegant evening pau hana, and day long selections of grab-and-go options on busy weekends.





# The Area



# Demographics

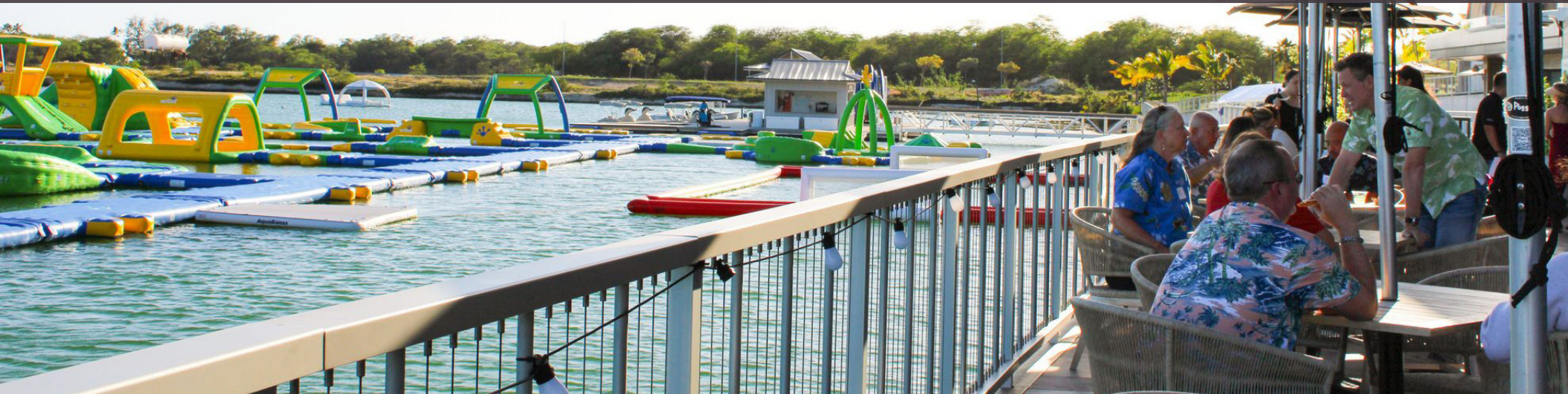
	1 Mile	3 Mile	5 Mile
POPULATION	5,162	90,840	126,606
HOUSEHOLD INCOME	\$194,483	\$148,128	\$148,087
HOUSEHOLDS	1,606	25,364	35,777
BUSINESSES	40	835	2,227
EMPLOYEES	236	9,888	31,324



# Turn-Key Restaurant in Exceptional Condition

Unique Opportunity To Service Both Local And Tourist Clientele

91-1621 KEONEULA BOULEVARD, SUITE 3100 EWA BEACH, HI 96706



## CONTACTS

### Jo McGarry Curran (S)

First Vice President

+1 808 783 1060

[jo.mcgarrycurran@cbre.com](mailto:jo.mcgarrycurran@cbre.com)

Lic. RS-73565

### Kelly K. Graf (S)

Associate

+1 808 541 5112

[kelly.graf@cbre.com](mailto:kelly.graf@cbre.com)

Lic. RS-83271

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