

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 restraunt 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	TBD
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 Hoku residents and local guests from nearby condominiums and apartments in this densely populated

#4

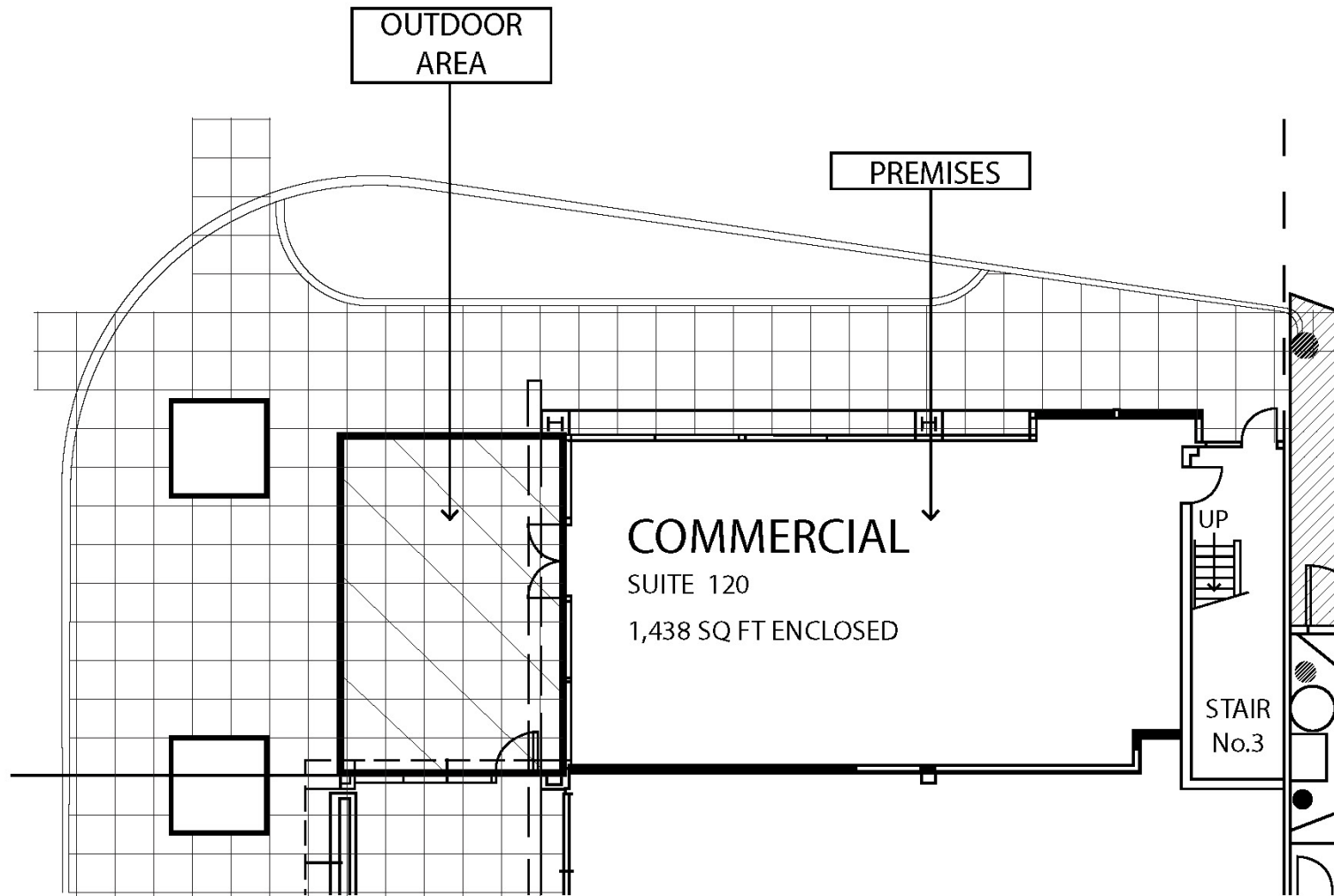
Turn-key restaurant with minimal changes required to freshen the dining area. No permit requirements or long delays for new owners.

#5

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

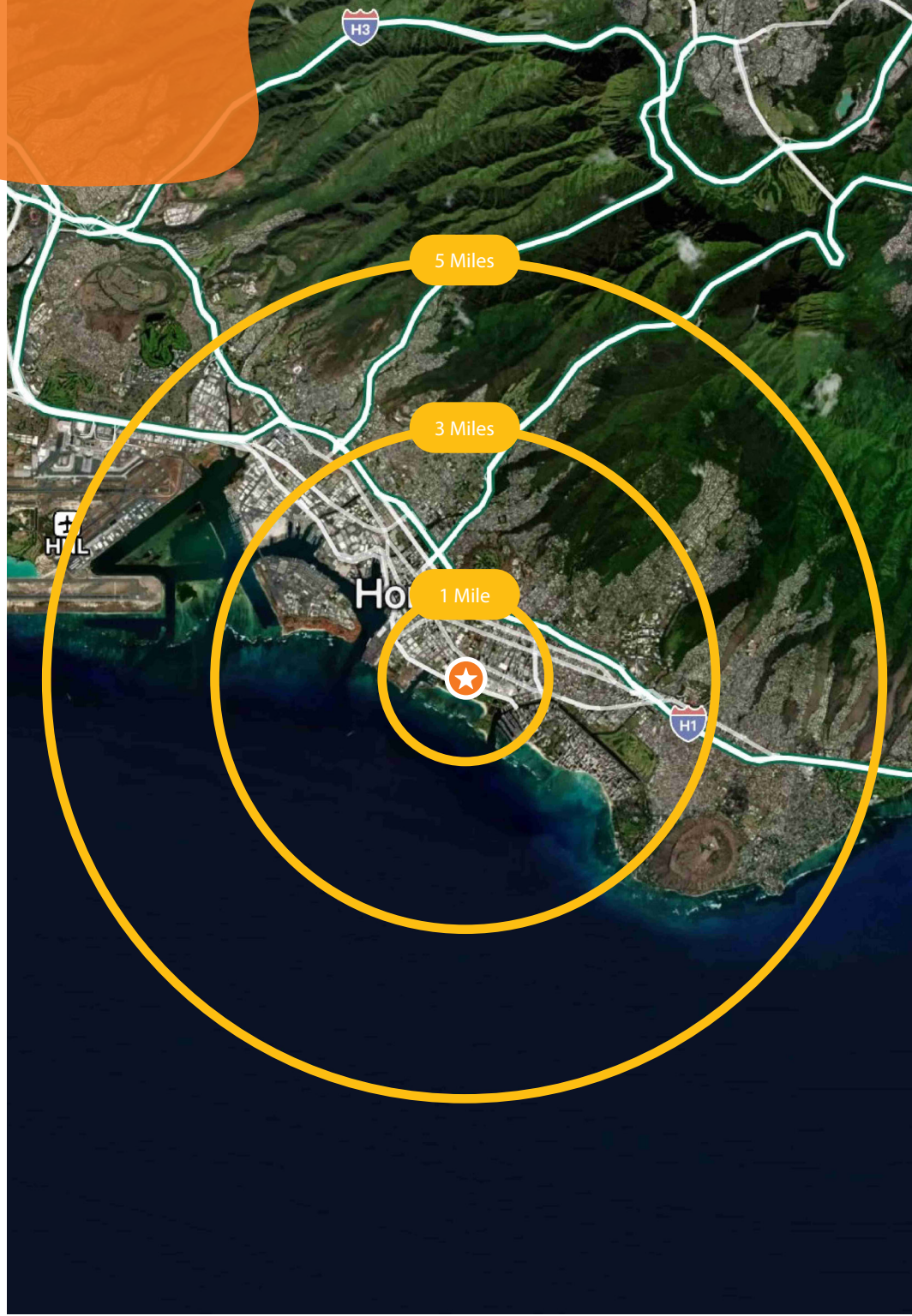
floor plan

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







1288

Ala Moana Blvd

1 2 8 8 A L A M O A N A B L V D # 1 2 0
H O N O L U L U , H I 9 6 8 1 4



JO MCGARRY CURRAN
First Vice President
+1 808 541 5155
jo.mcgarra@cbre.com
Lic. RS-73565

JIE MING XIE
Vice President
+1 808 541 5154
jie.xie@cbre.com
Lic. RS-73904

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. 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 logos 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.

**CBRE**