

Waikīkī Hospitality Repositioning Opportunity

“Create Waikiki’s Next Hidden Destination”



**A hidden open-air hospitality venue
above Waikīkī featuring:**

- Tropical lanai dining
- Wellness café potential
- Sunset cocktail lounge atmosphere
- Chef-driven hospitality concepts
- Experiential destination energy

Ideal for:

- Brunch concepts
- Wine bars
- Wellness cafés
- Japanese café concepts
- Tropical Mediterranean dining
- Chef-driven hospitality groups

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1920 Ala Moana Boulevard, Apt 201
Honolulu, HI 96815

DETAILS:

- Rent: Seeking hospitality-driven operators and strategic partners
- NNN: \$2.20 PSF (2025)
- Term: 3 – 10 Years
- Utilities (electric, gas & water sub-metered)
- Refuse (included)
- Common restrooms
- Ground floor loading zone for mobile delivery services
- Unique adaptive reuse opportunity
- Existing restaurant infrastructure in place
- The Landlord will offer up \$50,000.00 in T.I.'s along with months of free rent to a qualified tenant

Kitchen Area: 322 SF

Floor Area: 2,270 SF

Parking: 13 Shared
Commercial Stalls

For more information:

Sheldon K. Glassco (B)

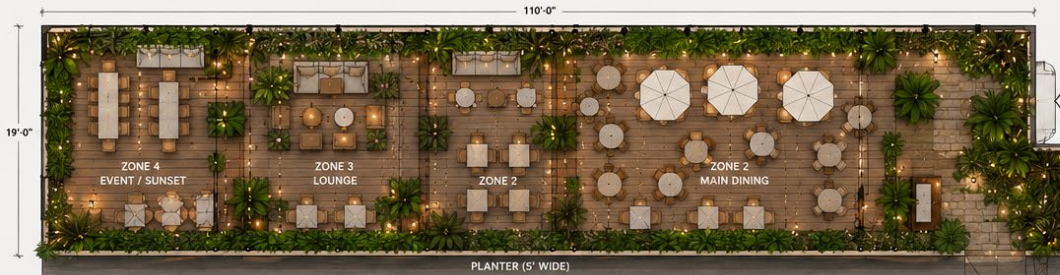
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CONCEPTUAL PLAN & RENDERING

WAIKĪKĪ GARDEN CAFÉ & BAR *Conceptual Plans & Renderings*

AERIAL FLOOR PLAN (DECK)



KITCHEN & BAR PLAN (INDOOR)

25' x 12'



SEATING CAPACITY GUIDE

Main Dining (Zone 2)	42 – 60 Seats
Lounge (Zone 3)	20 – 30 Seats
Event / Sunset (Zone 4)	12 – 20 Seats
Bar Seating (Indoor)	8 – 12 Seats
TOTAL ESTIMATED	82 – 122 SEATS

DECK ZONES

- Zone 1 – Arrival / Host**
Host stand, signage wall, lush greenery, bench seating.
- Zone 2 – Main Dining**
Umbrella tables, twinkle lights, natural wood furniture.
- Zone 3 – Lounges**
Sofas, low tables, cozy lighting, relaxed atmosphere.
- Zone 4 – Event / Sunset**
Communal table, planter trees, perfect for evenings.

MATERIAL & DESIGN PALETTE



LEGEND



DESIGN CONCEPT

A hidden garden oasis above Waikiki. Open-air dining by day, enchanting garden bar by night. Natural materials, soft lighting, and tropical landscaping create a relaxing escape for locals and visitors alike.

CONCEPT HIGHLIGHTS

- 110' x 19' Premium Outdoor Deck
- Flexible Day-to-Night Dining Experience
- Wellness Friendly Menu & Craft Cocktails
- Indoor Bar with Garden Views
- Elevated, Private & Instagrammable Atmosphere

For more information:

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EXISTING RESTAURANT INFRASTRUCTURE IN PLACE



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Location Advantages:

- 35,000 hotel rooms within walking distance
- Located within a dense residential and hospitality corridor
- 239 hotel rooms at Inn on the Park
- Easy ingress and egress out of Waikiki
- Locator Map

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