

For Sublease

Prominent Waikiki
Retail Opportunity
at the Hyatt Centric Waikiki Beach





The Property

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CBRE is pleased to present this highly coveted retail space along Kuhio Avenue for sublease. Located within the newly renovated Hyatt Centric, this prominent retail space is situated between the highly trafficked streets of Seaside Avenue and Dukes Lane. This offering is favorably positioned steps away from the newly re-developed International Marketplace and is immediately surrounded by over 11,000 hotel rooms.

Location	2255 Kuhio Avenue Suite S4/S-5 Honolulu, Hawaii 96815
Size	2,292 Square Feet
Zoning	RESCOM Resort Commercial
Availability	Available Immediately
Term	Existing Lease Expires April 30, 2025
Base Rent	\$13.75/SF/Mo.
CAM	\$1.24/SF/Mo.

**** DO NOT DISTURB TENANT ****

Waikiki at a Glance

Population

Waikiki is a world-renown resort destination and vibrant gathering place for visitors around the world. Waikiki is also home to many residents that work and play within the Honolulu area. The Waikiki residential community is a diverse mix of first time home buyers and investors, seasoned investors and those looking to retire.

As of 2022, approximately 21,246 people resided in Waikiki. Primarily a visitor destination, during the height of the visitor season the population can increase to 90,000.

Waikiki Trade Area

Located along the southern shore of the Island of Oahu, Waikiki is a famous worldwide destination bounded by Ala Boulevard to the north and west, Ala Moana Boulevard and Kalakaua Avenue to the south and Kapahulu Avenue to the east. Encompassing approximately 1.5 miles, Waikiki was once a favorite retreat for Hawaiian royalty. Today, Waikiki is home to large resort hotels such as the Hilton Hawaiian Village, Halekulani Hotel, the Hyatt Regency and the Sheraton Waikiki in addition to luxury retailers such as Chanel, Louis Vuitton, Prada, Burberry, Dior, Tiffany & Co., Cartier and Gucci.

	1 MILE	3 MILES	5 MILES
2023 Population	47,521	193,536	288,821
2023 Households	24,754	87,458	120,630
Average Household Income	\$83,199	\$104,876	\$111,814

Source: Esri forecasts for 2022 and 2027



Oahu Visitor Overview

Waikiki is one of Hawaii's most popular tourist destinations, attracting over 9 million visitors annually. The area is known for its world-renowned beaches, entertainment, and shopping. In addition to its booming tourism industry, Waikiki also boasts a thriving business community as a high revenue location for major corporations and small businesses alike. Waikiki offers diverse demographics, with a mix of both local residents and visitors from around the world.



Visitor Statistics



9 Million

Visitors Annual to Hawaii



7 Days

Average length of stay



\$241

Average daily spending
per visitor



75,000+

Average daily visitor
population

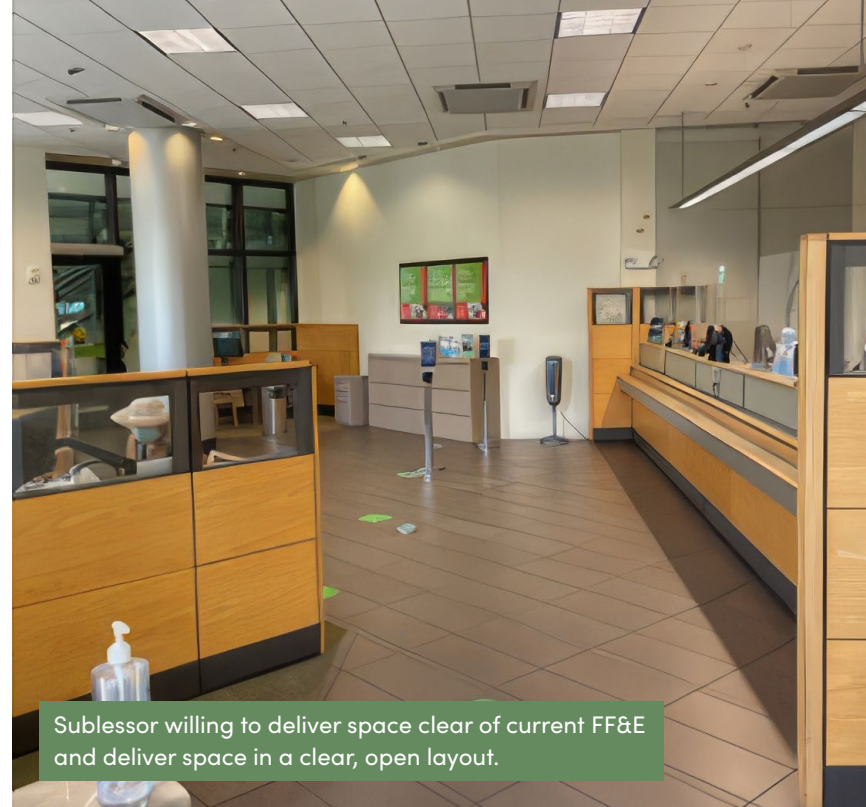
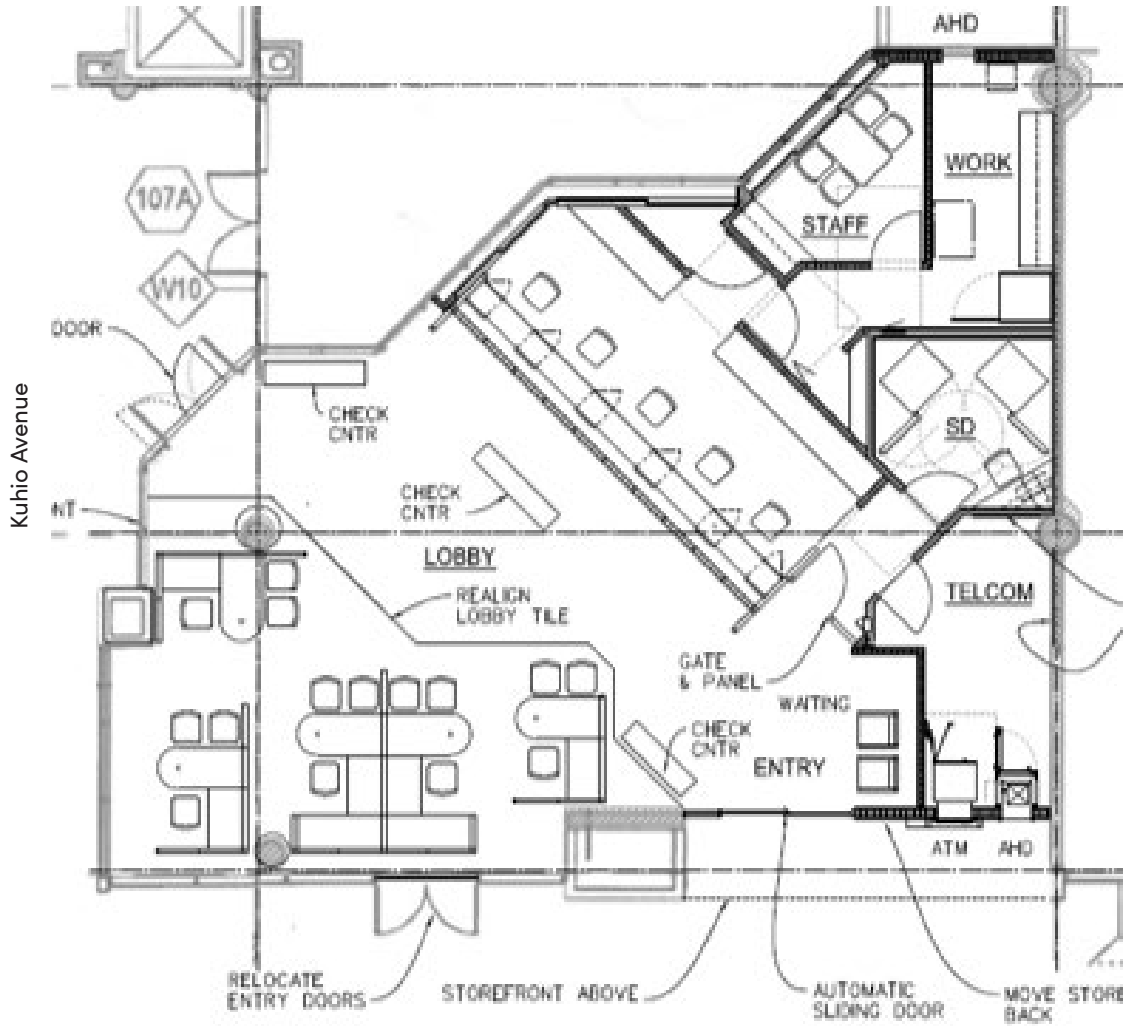


30,000+

Average daily local
population
(Residents & employees)

Existing Floor Plan

Existing Floor Plan

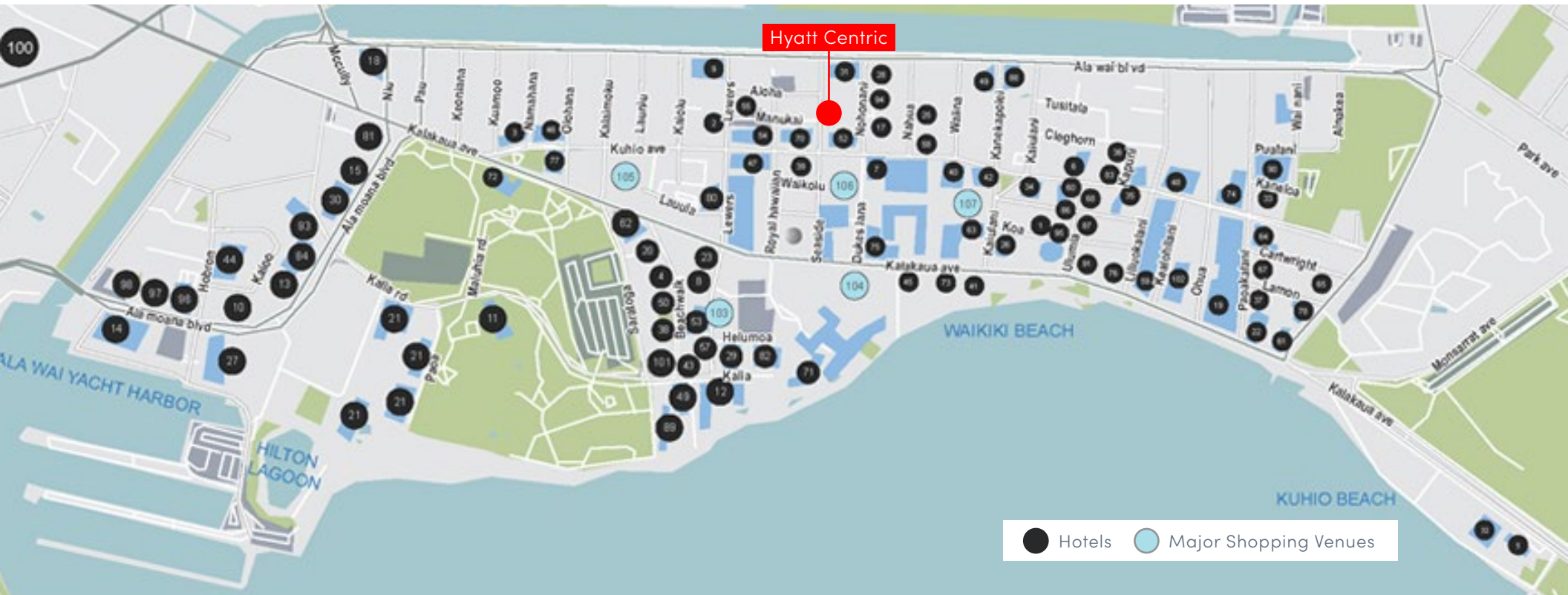


Sublessor willing to deliver space clear of current FF&E and deliver space in a clear, open layout.



Waikiki Hotel & Amenities

Waikiki Hotel & Amenities



Hyatt Centric

● Hotels ● Major Shopping Venues

Ala Moana Hotel (100)
 Aloha Pacific Hotel (1)
 Aloha Tower Hotel (2)
 Ambassador Hotel (3)
 Aqua marina (97)
 Aston Coconut Plaza (9)
 Aston Waikiki Beach Hotel (22)
 Aston Waikiki Beachside (91)
 Big Surf (98)
 Breakers Hotel (4)
 Colony Surf (5)
 Continental Surf (6)
 Coral Reef Hotel (7)
 Coral Seas Hotel (8)
 Discovery Bay (10)

Double Tree Alana Hotel (81)
 Ewa Hotel Waikiki (67)
 Foster Tower Hotel (102)
 Hale Koa Hotel (11)
 Halekulani (12)
 Hawaii Prince (14)
 Aston Waikiki Beach Hotel (22)
 Hawaiian King Hotel (17)
 Hawaiian Monarch (18)
 Hawaiian Hotel (20)
 Hilton Hawaiian Village (21)
 Holiday Inn (12)
 Honolulu Prince (25)
 Hyatt Regency Waikiki (25)
 Ilikai Hotel (27)

Ilima Hotel (28)
 Imperial Hawaii Hotel (29)
 Inn on the Park (30)
 Island Colony (31)
 Kaimana Beach (32)
 Kaimana Villa (33)
 Kaulana Kai Hotel (34)
 Kuhio Village Resort (35)
 Lealea Hale (36)
 Luana Waikiki Hotel & Suites (72)
 Makani Kai Hotel (37)
 Malihini Hotel (38)
 Marine Surf Hotel (39)
 Miramar Hotel (40)
 Moana Hotel (41)

Ocean Resort Hotel Waikiki (64)
 Ohana East (42)
 Ohana Maile Court (46)
 Ohana Malia (47)
 Ohana Reef Towers (51)
 Ohana Royal Islander (101)
 Ohana Surf (52)
 Ohana Waikiki Surf (54)
 Ohana Waikiki Tower (57)
 Ohana West (58)
 Outrigger Edgewater (43)
 Outrigger Hobron Hotel (44)
 Outrigger Reef Lanai (50)
 Outrigger Hotel (45)
 Outrigger Islander Waikiki (23)

Outrigger Reef (49)
 Outrigger Village (53)
 Outrigger Waikiki Surf East (55)
 Pacific Beach Hotel (59)
 Pacific Monarch (60)
 Park Shore Hotel (61)
 Polynesian Plaza (62)
 Princess Kaulani (63)
 Queen Kapiolani Hotel (65)
 Radisson Prince Kuhio Hotel (48)
 Royal Grove Hotel (68)
 Royal Hawaiian Hotel (69)
 Royal Kuhio (70)
 Sheraton Waikiki (71)
 Surf rider Hotel (73)

Tradewinds (96)
 Waikiki Banyan (74)
 Waikiki Beach Marriott (19)
 Waikiki Beachcomber (75)
 Waikiki Circle Hotel (76)
 Waikiki Gateway Hotel (77)
 Waikiki Grand Hotel (78)
 Waikiki Hana (95)
 Waikiki Holiday Hotel (79)
 Waikiki Joy Hotel (80)
 Waikiki Parc (82)
 Waikiki Park Heights (83)
 Waikiki Parkside (84)
 Waikiki Prince Hotel (86)
 Waikiki Resort (87)

Waikiki Sand Villa (88)
 Waikiki Shore Resort (89)
 Waikiki Sunset (90)
 Waikiki Beachwalk (103)
 Royal Hawaiian Center (104)
 Luxury Row (105)
 Waikiki Shopping Plaza (106)
 International Marketplace (107)

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