



FORMERLY
**Fresh
Catch**
Kaneohe

RESTAURANT AVAILABLE

CBRE

PROPERTY

Information

This long-time restaurant location is located in the middle of the business/restaurant district of Kaneohe, with easy access and plenty of its own parking. This existing buildout offers both eat-in and take out service alongside great signage and visibility, operating on approximately 112 feet of Kamehameha Highway frontage. **PLEASE DO NOT DISTURB EXISTING TENANT**



Restaurant space in tight local market



High day and evening traffic



Close to Like-Like and H-3 Highways



PARKING, VISIBILITY, ACCESS, AND FRONTAGE

ZONING B-2

LOT SIZE 20,139 SF of land

IMPROVEMENTS 1,616 SF

MINIMUM TERM 10 years

RENT \$8,000 per month

PERCENTAGE RENT Negotiable

RPT \$30,778 (2022)

FAR 2.5

FLOOD ZONES AE, AEF, X, and XS

HEIGHT LIMIT 40'



LOCAL AMENITIES



- OFFICE PROPERTIES**
- 1 45-1141 Kam Hwy
 - 2 Bank of Hawaii
 - 3 T. Yugi Building
 - 4 American Savings Bank
 - 5 Castle Professional Center
 - 6 46-012 Kam Hwy
 - 7 Kaneohe Atrium

AREA Overview

Kaneohe is the second largest town on the Windward side of Oahu. Large enough to be visited by tourists and small enough to be self-contained for local residents. Surrounded by mountains and ocean Kaneohe has its own mall, Windward Mall, cultural attractions, historical sites and the Marine Corps Base Hawaii (MCBH). Kaneohe has something for everyone and businesses that appeal to residents and tourists alike.

2022 Demographic Estimates

This extremely popular neighborhood restaurant is situated in the heart of Kaneohe, with access to public parking and within easy walking distance of many homes and businesses. The restaurant has established a strong clientele and is offered for lease in full turnkey condition. All restaurant infrastructure is in place, including venting, grease interceptor and AC.

	1 Mile	3 Miles	5 Miles
POPULATION	22,753	51,132	99,524
DAYTIME POPULATION	18,023	39,888	83,383
HOUSEHOLDS	7,319	16,618	31,790
AVG HOUSEHOLD INCOME	\$136,160	\$148,578	\$151,363
HOUSEHOLDS WITH VEHICLES	6,183	14,575	28,759
EMPLOYEES	5,476	9,809	22,147



VISITOR
Routes





Low Traffic Volume
 Medium Traffic Volume
 Heavy Traffic Volume

REACH Out

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