



NEW RESTAURANT & RETAIL OPPORTUNITY



330 KU'ULEI RD.

Kailua, HI 96734

CBRE

We are pleased to present 330 Ku'ulei Road, centrally located in the heart of Kailua.

Space is currently available for local tenants, with potential uses including restaurant, coffee shop, retail outlet, food hub, or more. The property will anchor the new affordable housing development by the **Ahe Group**, scheduled for completion in Spring of 2026.

The owners are actively looking to partner with a local tenant where possible and are open to retail or community projects that will suit the town of Kailua and its residents.

This opportunity is ideal for an expanding tenant, or start-up tenants with a strong business plan. Ideal uses include restaurant and bar, coffee shop, food store, grocery, or any other creative and relevant retail use.



Exceptional Location with Prime Visibility

Close to internationally known Kailua Beach, and within walking distance of some of Kailua's most popular restaurants, local designers, food producers and bars, this property offers an exceptional opportunity to bring your business to the heart of Kailua Town.

Ample Parking

Available parking for customers at rear of building; on street parking in front of the building; multiple parking lots within walking distance

Rent:

On application

CAM:

TBD

Utilities:

Separately Metered

Term:

3 – 10 years

Available:

Approximate
delivery Spring
2026



330 Ku'ulei Road offers a significant opportunity for a restaurant / food producer to establish themselves in bustling Kailua.

The approximately 2,000 sf space will be delivered with some restaurant infrastructure and landlord is open to TI/rent abatement for strong tenant with well-thought-out business plan or prior experience.



AULIKE ST

330 Ku'ulei Road Site Plan

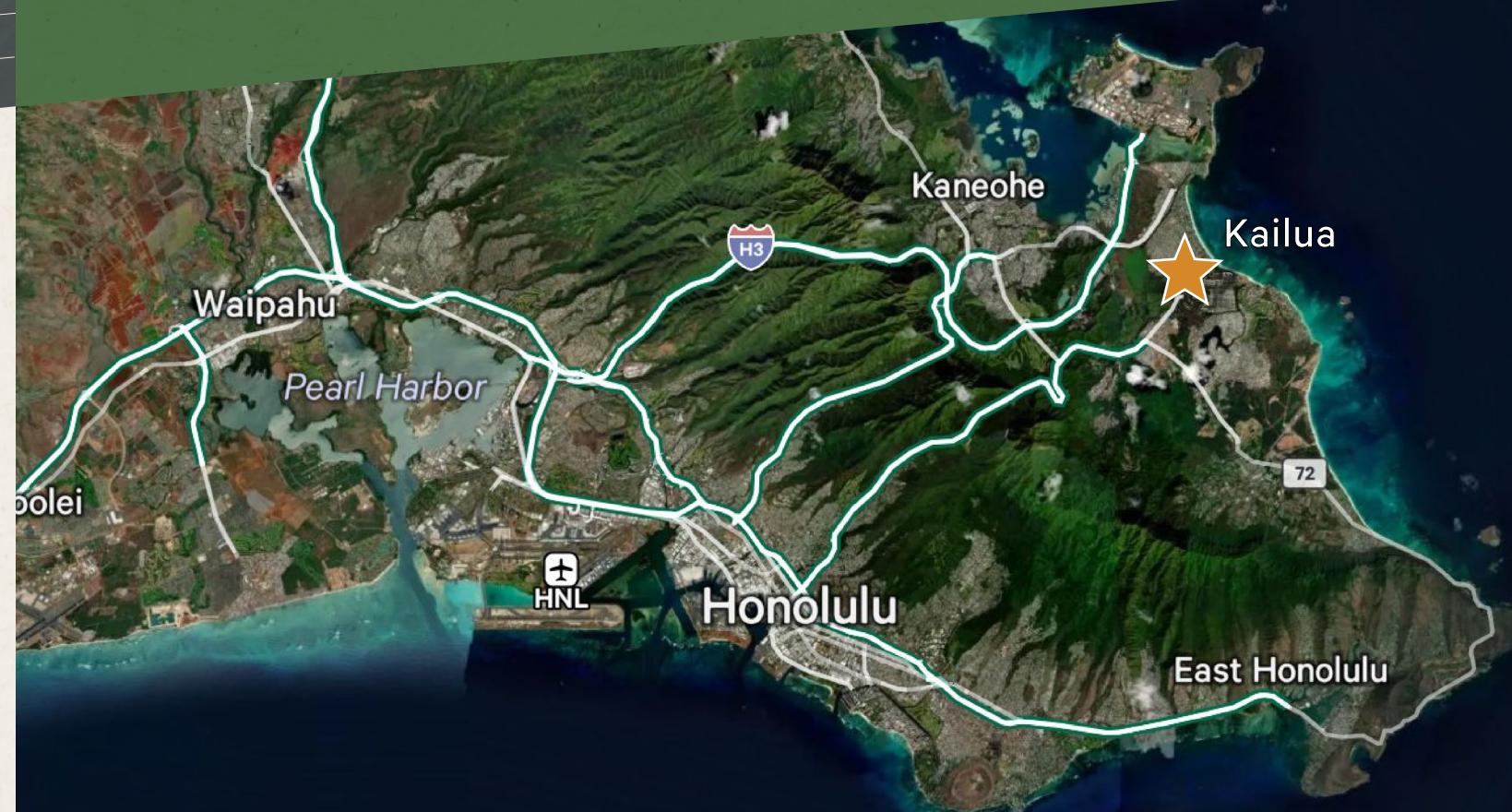


Hawaii welcomed a record 9.5 Million visitors by air in 2024, with Oahu leading the way with a +15.5% increase over the previous year.

Hawaii Visitors by Air

Total Visitors	9,521,078
Domestic Travelers	7,856,559
International Travelers	1,664,519

Source: Hawaii Tourism Authority



Welcome to Kailua



A vibrant and laid-back town nestled on the windward coast of Oahu, Kailua is



known for its stunning, white-sand beaches like Kailua Beach and Lanikai Beach. The area is a haven for water sports enthusiasts, offering opportunities for swimming, kayaking, windsurfing, and more.

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Businesses	859	1,584	2,566
Employees	7,820	17,978	35,638
Population	16,055	52,996	101,189
Households	5,723	18,128	32,214
Avg. HH Income	\$163,496	\$185,710	\$173,137

Beyond the coastline, Kailua boasts a charming town center filled with boutiques, restaurants serving fresh island cuisine, and a friendly, welcoming atmosphere. It's a place where the aloha spirit truly shines, making it a popular destination for both visitors and residents alike.





FOR MORE INFORMATION, PLEASE CONTACT

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