

OFFERING MEMORANDUM

**Waikiki Retail/Mixed Use
for Sale - Fee Simple**

14.8 Million Asking

337 Saratoga Road
Honolulu, Hawaii 96815

CRS

Commercial Real Estate Services, Inc.
Sales, Leasing, Consulting

909 Kapahulu Avenue, Suite 5
Honolulu, Hawaii 96816
Tel. (808) 521-8812

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By taking possession of and reviewing the information contained herein, the recipient agrees that the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent.

Do Not Disturb Tenants/Private Showings Only

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FOR SALE – RARE Waikiki Retail Property

Asking Price: \$14,800,000.00 4.84% cap on asking
Short Term Leases

337 Saratoga Road, Honolulu, Hawaii 96815

Hawaii State TMK: (1) 2-6-03-50
Land Area: 4,870 square feet Fee Simple
Building Area: 6,135 square feet
Zoning Resort Commercial
100% Occupied

Building A – Eggs 'n Things

First floor: 1,938 s.f.
Second floor: 1,632 s.f.

Building B

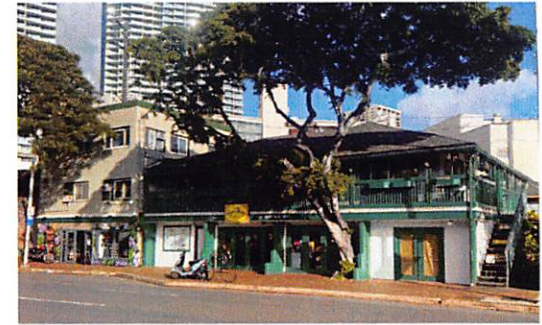
First floor (Sacred Arts): 496 s.f. - Sacred Arts
Second floor: 496 s.f. - 2 Studio/Storage
Third floor: 496 s.f. - 1 bedroom/storage

Building C – Arnold's Beach Bar & Grill

First floor: 829 s.f.
Second floor: 252 s.f.

Waikiki Special Design District
Walking Score: 93
Great Location

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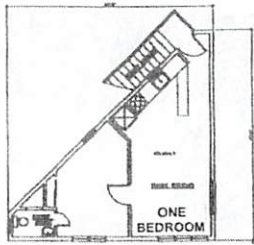
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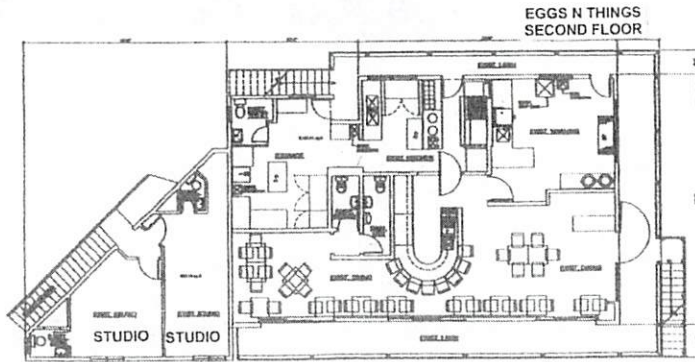
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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Building B
Third Floor Plan

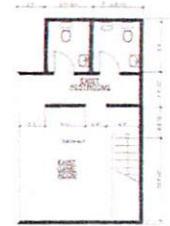
BLDG. 'B'
EXIST. THIRD FLOOR PLAN
GRAPHIC SCALE



Building B
Second Floor Plan

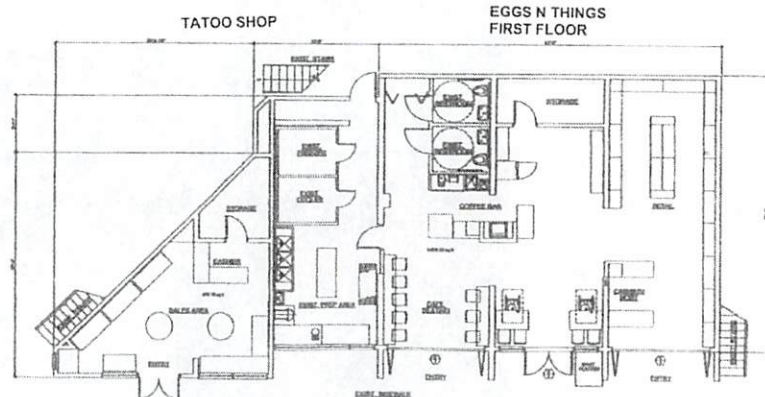
BLDG. 'B'
EXIST. SECOND FLOOR PLAN
GRAPHIC SCALE

Building A
Second Floor Plan



Building C
Loft Floor Plan

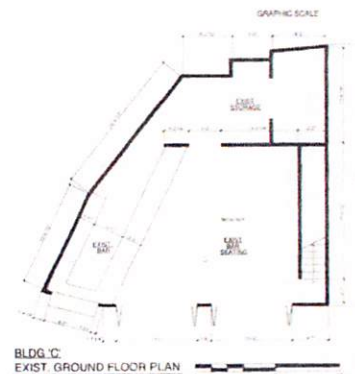
BLDG. 'C'
EXIST. LOFT FLOOR PLAN
GRAPHIC SCALE



Building B
First Floor Plan

BLDG. 'B'
EXIST. GROUND FLOOR PLAN
GRAPHIC SCALE

Building A
First Floor Plan



Building C
Ground Floor Plan

BLDG. 'C'
EXIST. GROUND FLOOR PLAN
GRAPHIC SCALE

For more information concerning this exclusive listing contact:

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Phone: (808) 521-8812

**Do Not Disturb Tenants
Private Showings Only**

Founded in 1986 Commercial Real Estate Services, Inc., has built a reputation for providing reliable, quality service to its growing network of cooperating outside brokers. Contact us and we will work with you to schedule showing and provide accurate, timely information on any of your clients concerns or inquiries.

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