



# Restaurant Space for Lease

**Island Colony**  
445 Seaside Avenue  
Honolulu, HI 96815



Located along the southern shore of the Island of Oahu, Waikiki is a famous worldwide destination bounded by Ala Wai Boulevard to the north and west, Ala Moana Boulevard and Kalakaua Avenue to the south and Kapahulu Avenue to the east. The area is home to large resort hotels such as the Hilton Hawaiian Village, Halekulani Hotel, the Hyatt Regency and the Sheraton Waikiki in addition to a unique mix of national, international and local shops, restaurants, and entertainment venues frequented by locals and visitors alike.

## **Details**

<b>Suite:</b>	2	<b>Base Rent:</b>	Negotiable
<b>GLA:</b>	7,112 sf	<b>CAM:</b>	est. \$1.99/sf/mo.
<b>Term:</b>	10 Years	<b>Insurance:</b>	included in CAM
<b>Available:</b>	Immediately	<b>RPT:</b>	est. \$0.32/sf/mo.

## **Highlights**

- Strong residential and visitor market
- Conveniently located at the corner of Seaside Ave. and Ala Wai Blvd.
- Customer parking available
- Competitive Waikiki base rent

**Deven D. Higa (S)**  
Senior Vice President  
Deven.Higa@jll.com  
+1 808 203 5705

**Justin Katahira (S)**  
Senior Associate  
Justin.Katahira@jll.com  
+1 808 392 8770



## Demographics

<b>Total Population</b>	347,393
<b>Total Households</b>	137,656
<b>Average HH Income</b>	\$114,984

Source: ESRI 2024 - 7 miles

## Oahu Visitor Statistics

<b>Average Occupancy</b>	79.6%
<b>Total Expenditures</b>	\$9,011,600
<b>PPPD Spending</b>	\$221.80

Source: Hawaii Tourism Authority