Fee Simple Investment Opportunity on Kapahulu

8,847 SF **LAND** + 8,446 SF **BUILDING**

567 Kapahulu Ave

HONOLULU, HI 96815

Colliers

Minutes from Waikiki on a Main thoroughfare to and from Waikiki

567 Kapahulu is prominently located in the heart of the Kapahulu Corridor, at the corner of Kapahulu and Campbell Avenue. Only minutes away from Waikiki and less than one mile from the H1 freeway, this property is easily accessible for both locals and tourists. In addition to the street/on-site parking, a public parking lot directly across the street ensures plenty of convenience for customers.

Purchase Price	$11,250,000 or Best Offer
Property Address	567 Kapahulu Avenue & 3295 Campbell Avenue Honolulu HI 96815
TMK	(1) 3-1-17-46
2025 Net Operating Income	$477,206
2026 Net Operating Income	$569,285
Land Size	8,847 sq. ft.
Building Size	8,446 sq. ft.
Height Limit	40 Feet
Zoning	B-2 Community Business District
Parking Stalls	8 Parking Stalls plus public parking lot with 55 parking stalls across the street at 548 Kapahulu
Base Rents	$2.86 - $11.26

Current Tenants	Suite	SF
Honolulu Skewer House	Space 1A	943
Pho Old Saigon	Space 1B & 2	1,047
Aung Omakase	Space 3A	884
Guava Smoke	Space 205, 210, 215	1,517
Walking Bean	Space 4	474
Burmese Cuisine	Space 5 & 6	941
Lencas	Space 3B	393
Novation Realty	Space 220A	735
Maria Lei Tours	Space 220B	435
Total Leaseable Area		**7,369**

INVESTMENT HIGHLIGHTS

- Comprehensive property makeover in 2019
- Well-maintained property
- Value-Add Potential -
    - Campbell wing 2nd floor addition
    - Kapahulu wing side walk seating
- Space can be combined for 1st and 2nd floor operations
- Public lot with 55 additional parking stalls across the street provides ample customer parking
- High concentration of amenities in neighborhood, restaurants, grocery stores, coffee shops, and gas stations
- Other property amenities: trash enclosure, spent restaurant oil receptacle enclosure, electrical power wall enclosure
- 100% occupied with majority of tenants on long-term leases
- Solid tenant performance history
- Diverse and synergistic tenant mix

2019 PROPERTY REDEVELOPMENT

Comprehensive building renovation, building addition, and infrastructure replacement

- New addition on the 2nd floor of the kapahulu wing consisting of:
  - 1,500 SF of new gross leasable area
  - Common area arcade corridor and other architectural features
  - Heavy duty passenger/freight elevator provides ada access to 2nd floor
  - Customer friendly exterior stairway
  - Fire safety systems
- New storefronts, facade efs skim coats, replacement and upgraded awnings, exterior lighting systems
- New roof membranes, water runoff collection, and drainage systems
- Parking lot: New 8 stall parking lot with full depth aggregate sub-base, full depth asphalt paving and concrete border curb
- New property electrical systems, including:
  - Upgraded new transformer
  - Master distribution panel
  - Satec smart meter system for individual tenant electrical usage billing
  - Individual tenant breaker panels
- Water system sub-meters for individual tenant usage billing
- New ABS sewer lines from building POC's to the city's mainline point of connection at Campbell Avenue
- New 2000 gallon common grease interceptor and grease line laterals
- New natural gas manifold and underground gas lines stubbed to most tenant spaces
- New catv distribution system
- New air conditioning systems throughout

KAPAHULU - TRADE AREA ATTRIBUTES

LOCATION HIGHLIGHTS

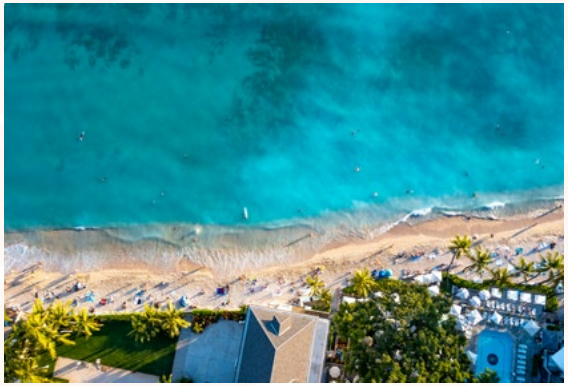
- Heart of the Kapahulu corridor — the main artery linking Waikiki to the H-1 Freeway
- High-visibility corner parcel situated at a natural bend in the road
- Surrounded by a high-density, established residential neighborhood
- Less than 1 mile to H-1 Freeway access; walking distance to Waikiki

VISITOR CUSTOMER MARKET

- Kapahulu is itself a known visitor attraction, steps from Waikiki's resort core
- Close proximity to major visitor destinations
- High-value visitor profile: affluent travelers with planned disposable income, leisure time, and an active appetite for dining, shopping, and experiences

LOCAL RESIDENT CUSTOMER MARKET

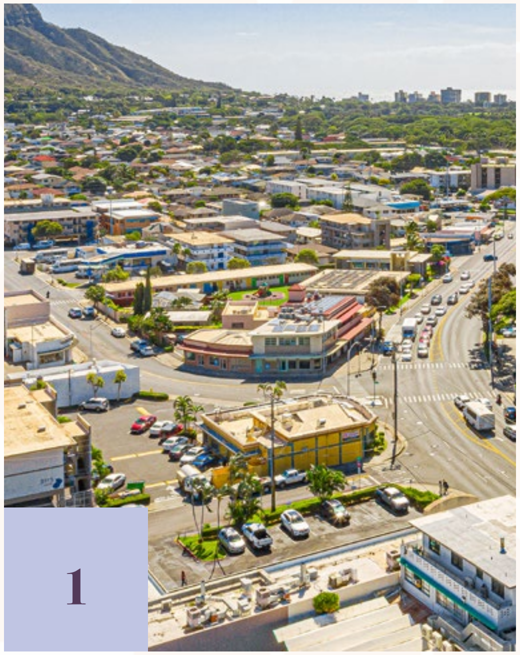
- Strong built-in customer base from the surrounding high-density neighborhood
- Affluent residential demographics supporting repeat, year-round patronage



TRADE AREA STRENGTHS

- High-growth corridor with strong investment momentum
- Consistent, multi-modal traffic: pedestrian, vehicle, bus, and bicycle
- Vibrant amenity base of restaurants, retail, and neighborhood services
- Recognized destination district for both residents and visitors

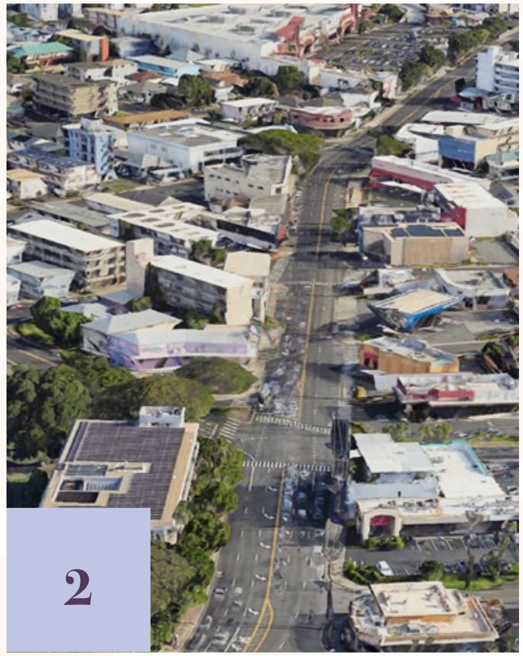
Amenity Packed High Profile Corridor



1

STRATEGIC LOCATION

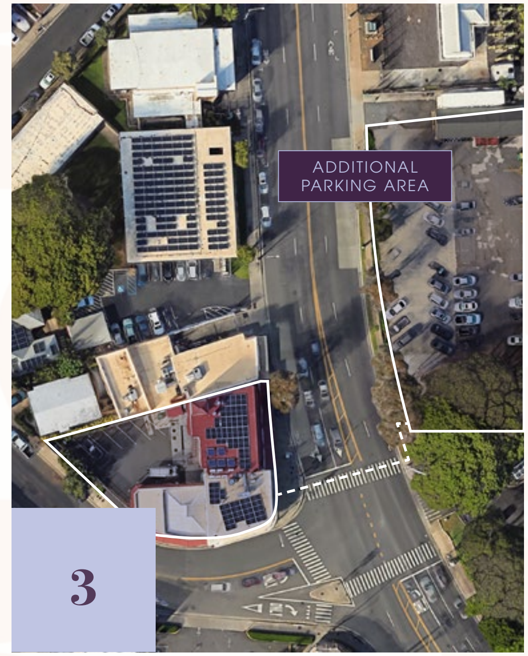
The Property is located on the edge of Waikiki, with easy access to top Hawaii tourist spots. Also located in an area that is accessible and popular to both visitors and residents.



2

CONVENIENT ACCESS

The Property is conveniently located 1 mile from H-1 Freeway making it easily accessible. It is also near popular attractions and essential amenities, enhancing lifestyle for residents and visitors and just a ten (10) minute walk to and from Waikiki.



3

AMPLE PARKING

Eight (8) on-site parking stalls and 55 additional parking stalls located across the street at 548 Kapahulu Avenue.

4

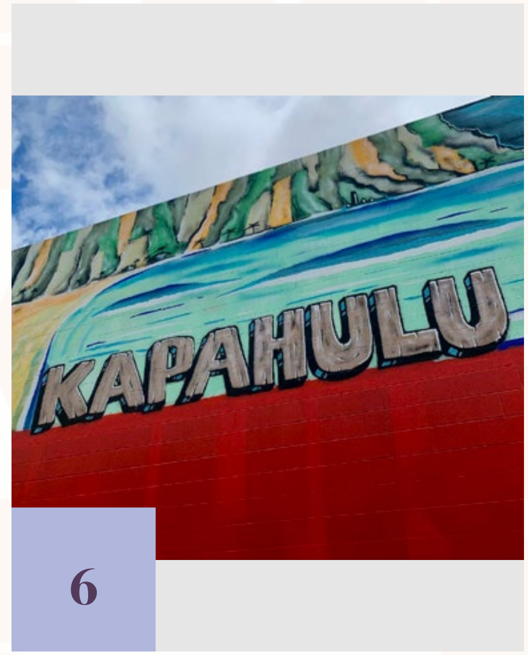
NEIGHBORHOOD CHARM

Located in Kaimuki/Kapahulu, surrounded by desirable residential areas and an eclectic mix of local shops and dining.

5

CURRENT TENANT

Eighty percent (80%) of the tenancy are specialty restaurants which provide an excellent option for local food & beverage adventures to tourists staying in Waikiki. The building is in excellent condition and no capital expenditures are required.



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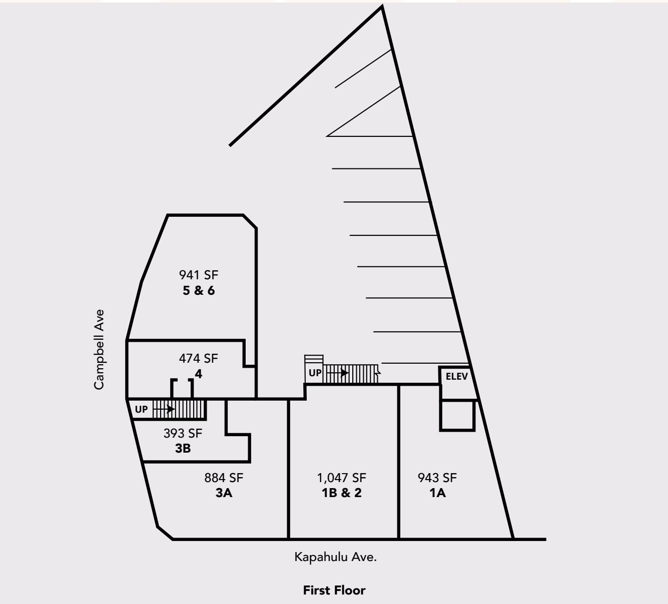
PROMINENT VISIBILITY

Positioned on Kapahulu Avenue, offering excellent street-front visibility for businesses. The Property benefits from approximately 30,000 average daily vehicular traffic.

Floorplans

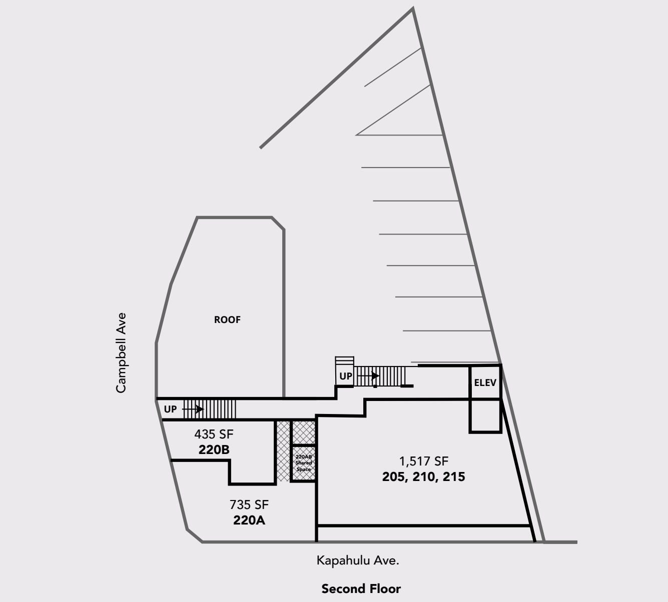
GROUND FLOOR

Tenant	Suite ID	Square Footage
Honolulu Skewer House	1A	943
Pho Old Saigon	1B & 2	1,047
Aung Omakase	3A	884
Lencas	3B	393
Walking Bean	4	474
Burmese Cuisine	5 & 6	941
	Total	**4,682**



SECOND FLOOR

Tenant	Suite ID	Square Footage
Novation Realty	220A	735
Maria Lei Tours	220B	435
Guava Smoked	205, 210, 215	1,517
	Total	**2,687**



Value Add Potential

PROJECT DATA:

PROJECT SCOPE:	NEW ADDITION 2ND FLOOR (CAMPBELL AVE) TO EXISTING 1 STORY STRUCTURE(CAMPBELL AVE)	
SETBACK:	FRON 5 FT, SIDE AND REAR 0	
MAX HEIGHT:	40 FT	
TMK:	3-1-017:046	
ZONING:	B-2	
LOT AREA:	8,847 SF	
PROJECT DATA	EXISTING BLDG	MODIFICATION
OCCUPANCY TYPE:	A-2 (ASSEMBLY), M (MERCANTILE)	A-2 (ASSEMBLY)
CONSTRUCTION TYPE:	TYPE V - B	TYPE V - B
FIRE PROTECTION:	SPRINKLERED (EXISTING)	NEW SPRINKLERED
NO. OF STORIES:	2-STORY (EXISTING)	ADDITION 2ND FLOOR (CAMPBELL AVE)
BUILDING AREA:	NOT REGULATED	
AREA CALCULATION:	2.5 = 22,117.5 SF	
1ST FLOOR AREA:		4,579 SF (EXISTING) NO CHANGE
2ND FLOOR AREA:		3,143 SF (EXISTING) NO CHANGE
NEW ADDITION 2ND FLOOR (CAMPBELL ST) AREA:		**1,176.69 SF (NEW)**
NEW ADDITION 2ND FLOOR LANAI (CAMPBELL ST) AREA:		**226.58 SF (NEW)**
TOTAL AREA:		**9,125.27 SF**

ZONING (LUO) DATA:

TMK:	3-1-017:046	
LOT AREA:	8,847 SF	
ZONING:	B-2	
SPECIAL DISTRICT:	URBAN DISTRICT	
EXISTING BUILDING USE:	A-2 (ASSEMBLY)	
PROPOSED BUILDING USE:	A-2 (ASSEMBLY)	
FLOOR AREA:		
1ST FLOOR AREA:		4,579 SF (EXISTING) NO CHANGE
2ND FLOOR AREA:		3,143 SF (EXISTING) NO CHANGE
NEW ADDITION 2ND FLOOR (CAMPBELL ST) AREA:		**1,403.27SF (NEW)**
TOTAL AREA:		**9,210 SF**

PARKING REQUIREMENTS: **Primary Urban Center (BILL 2) NO OFF STREET PARKING IS REQUIRED**

STAIR EXIT: NO NEW STAIR EXIT REQUIRED TRAVEL DISTANT LESS THAN 75 FT

EXISTING PARKING: BUILDING PERMIT 828083
SPACE PROVIDED: 6 STANDARD SIZE

NEW PARKING REQUIRMENT: 1/400 SF (FOR NEW ADDITION TO CAMPBELL ST)
1403.27SF / 400SF = 3.5 (STALL)

PROPOSED ADDITION

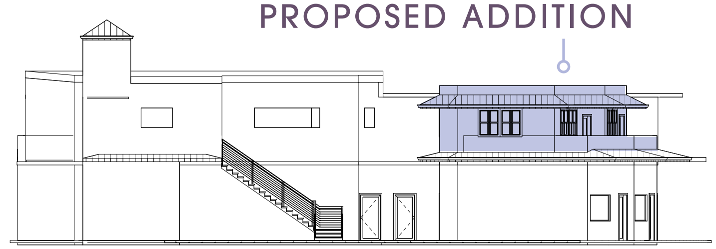
RIGHT ELELVATION (KAPAHULU)
1/8" = 1'-0"

PROPOSED ADDITION

CAMPBELL WING
1/8" = 1'-0"

KAPAHULU_FRONT
1/8" = 1'-0"

PROPOSED ADDITION



CAMPBELL (REAR)
1/8" = 1'-0"

CLUTCH DESIGN ASSOCIATES
architecture . permitting
808-277-5271

Contractor shall carefully verify all dimensions, materials, existing site conditions and field measurements, study and compare the construction documents and notify the Architect of any discrepancy, inconsistency or omission he may discover before proceeding with the work. Contractor shall be solely responsible for all construction means, methods, techniques sequences and procedures and for the coordinating and the supervision of all construction work under the contract. All work shall be performed in conformance with all applicable provisions of the Uniform Building Code and all governmental regulations.

REVISION		
REV	DATE	DESCRIPTION

Project: NEW ADDITION 2ND FLOOR (CAMPBELL AVE) TO EXISTING 1 STORY STRUCTURE(CAMPBELL AVE)
575 KAPAHULU AVE

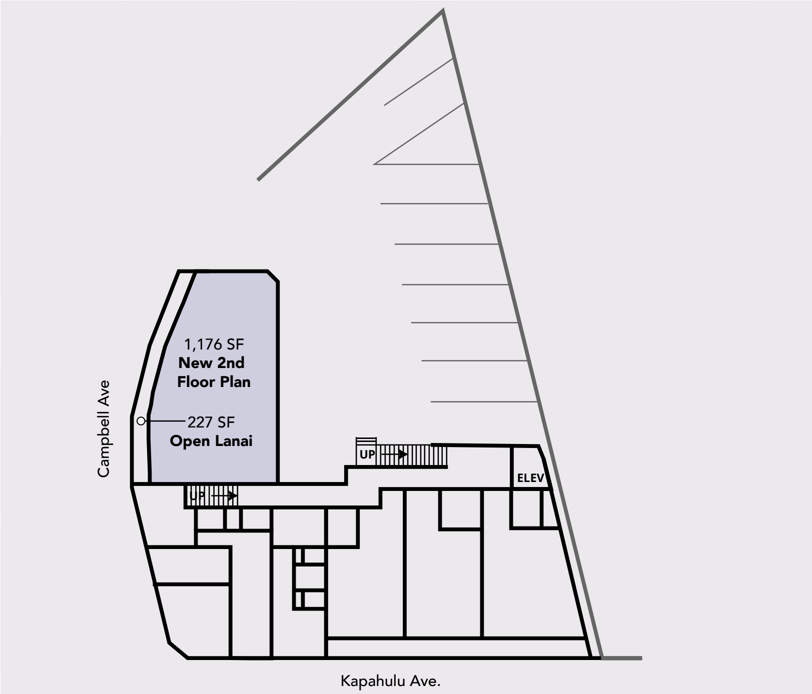
Description: ELEVATIO AND PROJECT DATA

DATE 04/23/22
JOB NO. 0
DRAWN BY
DESIGNED BY Designer
SHEET NUMBER
A102
OF 0 SHEETS

6/2/2025 9:03:18 AM

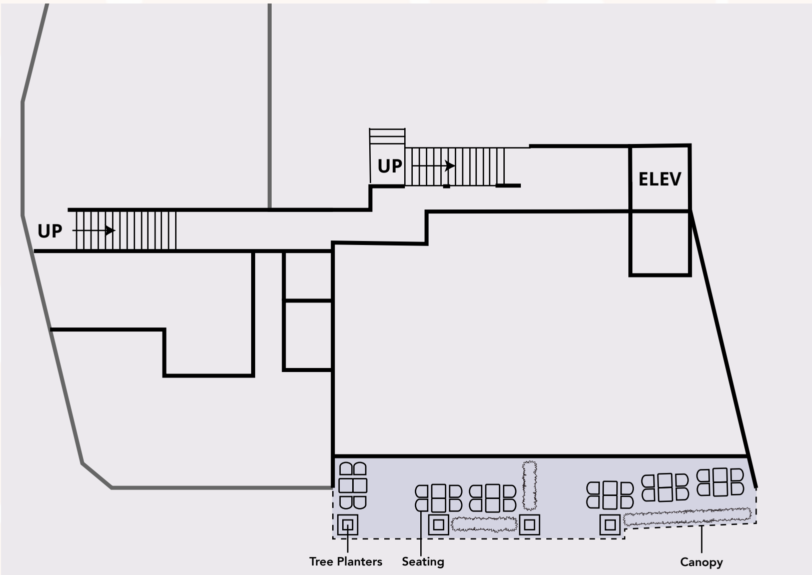
Value Add Potential

PROPOSED CAMPBELL WING 2ND FLOOR ADDITION



Proposed Second Floor Addition

PROPOSED KAPAHULU WING SIDEWALK SEATING



Proposed Kapahulu Sidewalk Seating

High Concentration of Eateries Nearby

10 MINUTE
walk to Waikiki

15 MINUTES
to Honolulu International Airport

40+ EATERIES
in a 1 mile radius

--

30,000
ADT on Kapahulu Avenue

119,000
ADT on Ala Wai Blvd

63,277
Daytime Population along 567 Kapahulu Avenue

Footsteps away from Waikiki

Ilikai Hotel	1
Hilton Hawaiian Village	2
Hale Koa	3
Outrigger Reef	4
Halekulani	5
Sheraton Waikiki	6
Royal Hawaiian	7
Outrigger Waikiki	8
Moana Surfrider	9
Hyatt Regency	10

Aston Waikiki	11
Twin Fin	12
Queen Kapiolani Hotel	13
Waikiki Beach Marriott Resort & Spa	14
Alohilani	15
Laylow Hotel	16
Ka Lai	17
Hyatt Centric Waikiki Beach	18
Outrigger Beachcomber Hotel	19
Sheraton Princess Kaiulani Waikiki Beach Hotel	20

Demographics

2025 Summary	1 Mile Radius	2 Mile Radius	3 Mile Radius
Total Population	43,710	113,565	183,178
Daytime Population	63,277	145,795	237,952
Households	19,765	49,622	81,728
Families	9,731	25,047	41,988
Median Home Value	$945,965	$1,078,982	$1,122,695
Average Household Income	$111,800	$121,944	$126,552
Median Age	44.7	45.4	46.3
Bachelor's Degree +	29.1%	20.4%	21.8%

2025 WAIKIKI STATS

- **9.49 MIL** Total Visitor Arrivals
- **21,753.1 MIL** Total Visitor Expenditures
- **$259.8** Average Spending PPPD
- **8.68 DAYS** Average Length of Stay
- **83,745,211** Total Visitor Days
- **$2,255.8** Average Spending PPPT
- **5.8 MIL** Visitors to Waikiki
- **149,778** Cruise Ship Arrivals
- **870,795** Arrivals during busiest month (July)

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erin.mitusyoshi@colliers.com

The principals of Seller hold active real estate broker and salesman licenses.

CONFIDENTIALITY AGREEMENT

THIS CONFIDENTIALITY AGREEMENT (this "**Agreement**") is made as of the _____ day of _______________, 2026, by ____ ("**Recipient**"), in favor of Westgate Enterprises Inc., whose principal place of business and post office address is 270 Kuulei Road, Suite 206, Kailua, Hawaii 96734 the owner of the Asset (defined below) ("**Owner**"), with respect to the fee simple interest in the property commonly known as 567 Kapahulu containing approximately 8,847 square feet of land, located at 3295 Campbell Ave , Honolulu, Hawaii, TMK Number(s) 1-3-1-17-46 and all improvements thereon ("**Asset**").

1. <u>Background.</u>
Owner and/or Owner's broker, Colliers International ("**Colliers**") may be providing and/or making available to Recipient information and/or documents relating to the Asset. The information may be presented to Recipient in various forms including, but not limited to, photocopies of documents, digital information on CD-ROM, digital information sent via electronic mail, and/or digital information accessible via the Internet (collectively "**Information**").

2. <u>Confidentiality.</u>
Recipient, including, but not limited to its directors, officers, employees, managers, members and/or shareholders, agrees that it will keep all Information, including any information derived from the Information, regardless of whether the Information is marked or specifically identified as "confidential" or "proprietary", confidential, except as to Recipient's professional consultants (disclosed to Owner in advance) who will be evaluating the feasibility of Recipient acquiring the Asset. The Confidential Information shall not include such portions thereof which (i) are or become available to the public other than as a result of a disclosure by the Recipient; (ii) becomes available on a non-confidential basis from another source which is not subject to a confidentiality agreement; (iii) was known by the Recipient prior to its disclosure by the Disclosing Party; or (iv) are required to be disclosed by applicable law or at the request of any regulatory authority having jurisdiction over the undersigned.

Recipient further agrees, prior to disclosing the Information to any consultants, that it will inform such consultant that they are required to observe and maintain the confidentiality of the Information and the provisions of this Agreement. Recipient is authorized to share such Confidential Information with investors only after such investors have also signed a Confidentiality Agreement with similarly content that the expressed in this Confidentiality Agreement.

3. <u>Limitation on Use of Information.</u>
All Information furnished to Recipient by Owner will be used solely by Recipient for the purpose of evaluating the feasibility of purchasing the Asset and Recipient agrees not to use the Information, including any information derived from the Information, for any other purpose.

4. <u>Limitation on Disclosure of Information.</u>
Recipient will not disclose to anyone, with exception to its disclosed consultants, the existence of or any other aspect of the Information or any information derived from the Information.

5. <u>Prohibition Against Copying and Return of Materials.</u>
No copies of the Information shall be made or disclosed to anyone whatsoever without the prior written consent of Owner. Upon the completion of the above-described evaluation, or upon request by Owner, Recipient shall return to Owner all Information in the form that was provided to Recipient and any and all duplications thereof.

6. <u>Damages.</u>
Recipient acknowledges and agrees that Owner has a substantial, material and proprietary interest in the Information and that if the Information or any other information protected under this Agreement is disclosed by Recipient in any respect whatsoever without Owner's prior written consent, Owner may suffer immediate and irreparable harm and may be substantially and materially damaged.

7. <u>Remedies.</u>
In the event Recipient breaches any of the conditions set forth in this Agreement, Owner shall have the right to exercise all of its rights and remedies at law and equity, including, without limiting the generality of the foregoing, the right to obtain injunctive relief. The non-prevailing party shall pay all costs and expenses, including, without limitation, reasonable attorneys' fees incurred by the prevailing party in enforcing any of the covenants or conditions contained in this Agreement.

8. <u>Agency.</u>
Owner is represented by Colliers, a licensed real estate broker in the State of Hawaii. The brokerage agreement between Owner and Colliers provides for a two percent (2%) commission to any properly licensed broker representing the buyer of the Asset. If a properly licensed real estate broker represents Recipient, Recipient must provide the information below simultaneously with the execution of this Agreement. If Recipient's broker is not listed below at the time of Recipient's execution hereof, neither Owner nor Colliers shall be obligated to compensate any alleged brokerage representative of Recipient making claims to commissions at a subsequent date and Recipient shall indemnify, defend and hold Owner and Colliers harmless from any brokerage commission claims. If a properly licensed real estate agent represents itself as Recipient or if a real estate agent is a principal or owner of Recipient, neither Owner nor Colliers shall be obligated to compensate Recipient. No commission will be accrued or paid unless the sale is closed and proceeds distributed to Owner.

Recipient's Broker:	Company:	______________________________
	Agent:	______________________________
(if not represented	License No.:	______________________________
please write "NONE")	Address:	______________________________
	City:	______________________________
	State & Zip:	______________________________
	Telephone:	( ) Fax: ( )
	Email:	______________________________

9. <u>No Waiver.</u>
No waiver by Owner of any breach hereunder shall be deemed a waiver of any other or subsequent breach.

10. <u>No Oral Modifications.</u>
This Agreement may not be altered, amended, changed, waived, terminated or modified in any respect or particular unless the same shall be in writing and consented to by Owner and Recipient.

11. <u>Successors and Assigns.</u>
This Agreement shall inure to the benefit of Owner and to its successors and assigns and be binding upon Recipient and its legal representatives, successors and assigns.

12. <u>No Third Party Beneficiaries.</u>
This Agreement is not intended to confer any benefits upon any persons, firms, corporations or other entities except Owner and Recipient and their respective directors, officers, employees, managers, members and/or shareholders.

13. <u>Choice of Law.</u>
This Agreement shall be construed, governed and enforced in accordance with the laws of the State of Hawaii without giving effect to principles of conflict of laws.

14. <u>No Other Agreement.</u>
Recipient acknowledges that this Agreement is solely for the purpose of establishing the confidentiality of the Information and does not grant Recipient any exclusive or other rights in connection with the purchase of Owner's Asset.

15. Termination.
This agreement shall terminate upon the date which is one (1) year from the date hereof.

IN WITNESS WHEREOF, Recipient has executed this Agreement as of the day and year first hereinabove set forth.

"Recipient"

____
Date

____
Signature

____
Print Name

____
Title

____
Company/Organization

____
E-Mail

____
Address

____
City/State/Zip

____
Direct Phone

____
Mobile Phone

Please attach a copy/picture of your business card here.

Additional Partner(s)/Broker(s) requesting to review due diligence documents:

____
Signature/Date

____
Company/Organization

____
Print Name

____
E-Mail

Please attach a copy/picture of your business card here.

Please return signed Confidentiality Agreement (preferably via email in PDF format) to:

COLLIERS INTERNATIONAL

Attn: Mark D. Bratton* (R) CCIM
Direct: 808-523-9708
Fax: 808-521-0977
Email: mark.bratton@colliers.com

220 S. King Street, Suite 1800
Honolulu, HI 96813

* Bratton Realty Advisers, Ltd., exclusively contracted to Colliers International HI, LLC