

2255 KUHIO AVENUE

HONOLULU, HI 96815

HYATT
CENTRIC™
WAIKIKI BEACH



[CLICK HERE FOR VIDEO](#)

PRIME 1ST AND 2ND FLOOR WAIKIKI RETAIL SPACE FOR LEASE

CBRE

PROPERTY OVERVIEW

Hyatt Centric Waikiki Retail is located at 2255 Kuhio Avenue in Waikiki's premier retail corridor, presenting a rare opportunity to establish a presence within one of Hawaii's most visited destinations. Suite 200 features approximately 34,135 square feet of second-floor space, and Suite 500 offers approximately 1,955 square feet of ground-floor frontage, both positioned to capture exceptional pedestrian traffic along Kuhio Avenue.

The property benefits from direct connectivity to the Hyatt Centric Hotel's 230 rooms and 22 floors, drawing from more than 5.6 million annual visitors and a daytime population exceeding 44,800. Centrally located within Waikiki, the property sits among luxury, lifestyle, dining, and experiential retailers that collectively drive consistent consumer traffic throughout the day and evening.

With Waikiki's limited retail inventory and high barriers to entry, this offering presents a unique opportunity for retailers, entertainment users, fitness concepts, and experiential brands seeking long-term positioning within one of the world's most recognized tourism and shopping destinations. The synergy created by neighboring national and international brands further enhances visibility, customer draw, and overall tenant performance.

RARE LARGE-FORMAT AVAILABILITY

34,135 SF anchor retail space rarely available in Waikiki's competitive market.

IRREPLACEABLE WAIKIKI LOCATION

Located in the heart of Waikiki with connectivity to 230 room hotel, strong foot traffic, near International Marketplace, and excellent visibility. Kuhio Ave boasts over 18,300 vehicles per day.

FLEXIBLE PERMITTED USES

Resort Mixed Use (Waikiki Special District).

NEARBY RETAILERS/ RETAIL CENTERS

Target, Ross, Tesla, Rolex, Alo, Macys, Tiffany & Co. Hermes, Earls Kitchen, Cheesecake Factory. Walking distance to Royal Hawaiian Center, International Marketplace, Waikiki Shopping Plaza and more.

DESTINATION-DRIVEN DEMAND

Waikiki welcomes over 5.6 million annual visitors and supports a daytime population exceeding 51,600. Hotels in the area consistently maintain occupancy rates in the mid-to-high 70% range, with an ADR averaging approximately \$254 and RevPAR of approximately \$196, among the strongest hotel performance metrics in the state. Some of the most prominent hotel include the Hyatt Regency Waikiki Beach Resort & Spa, Moana Surfrider, Royal Hawaiian, and Hilton Hawaiian Village, among others.





LEASE TERMS



SPACE AVAILABLE
1,955 to 34,135 SF



BASE RENT
NEGOTIABLE

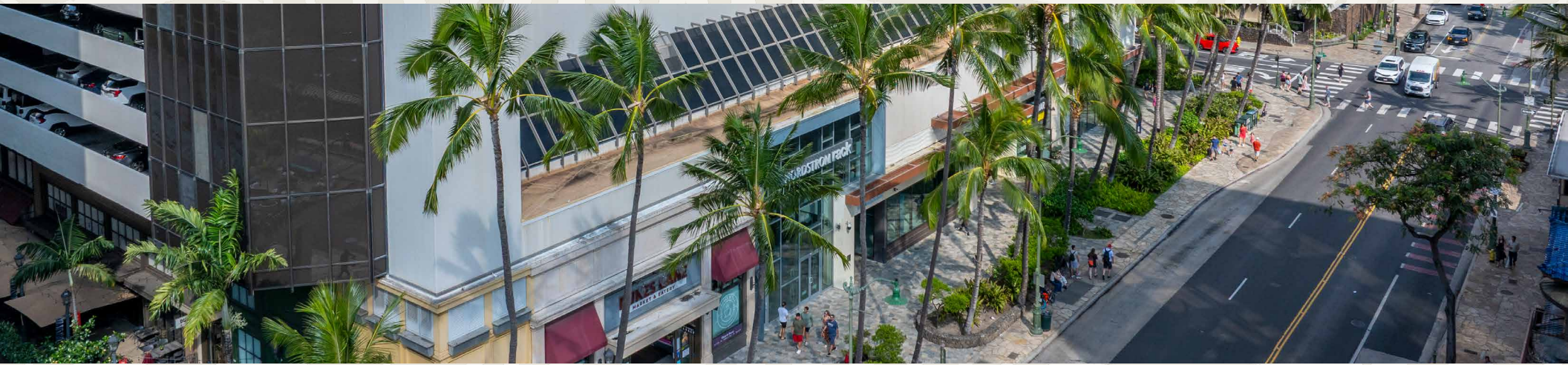


OPERATING EXPENSES
UPON REQUEST

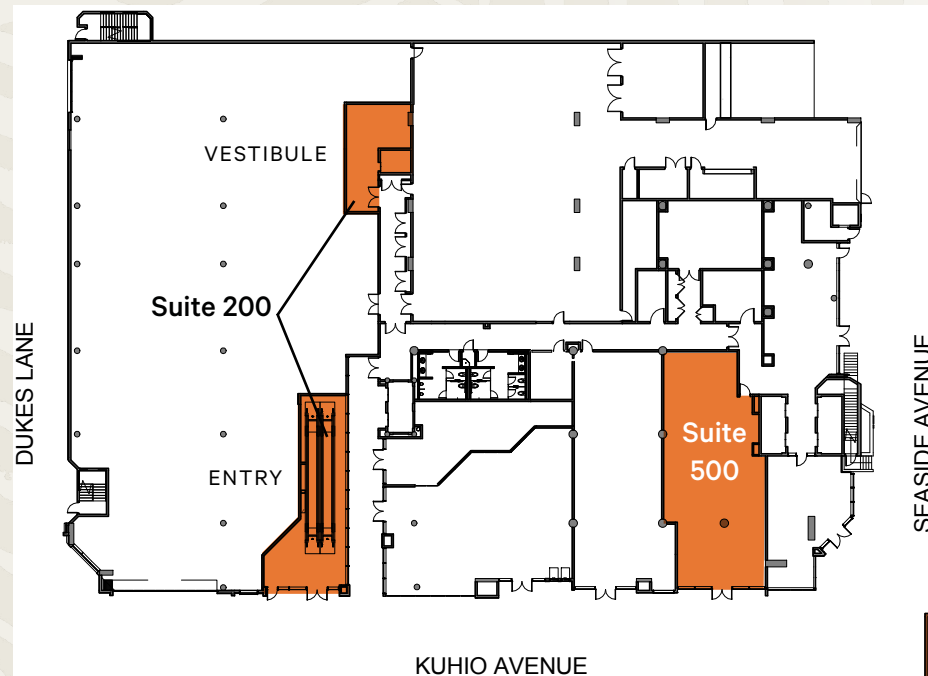


TERM
NEGOTIABLE

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FLOOR PLAN & AVAILABILITY

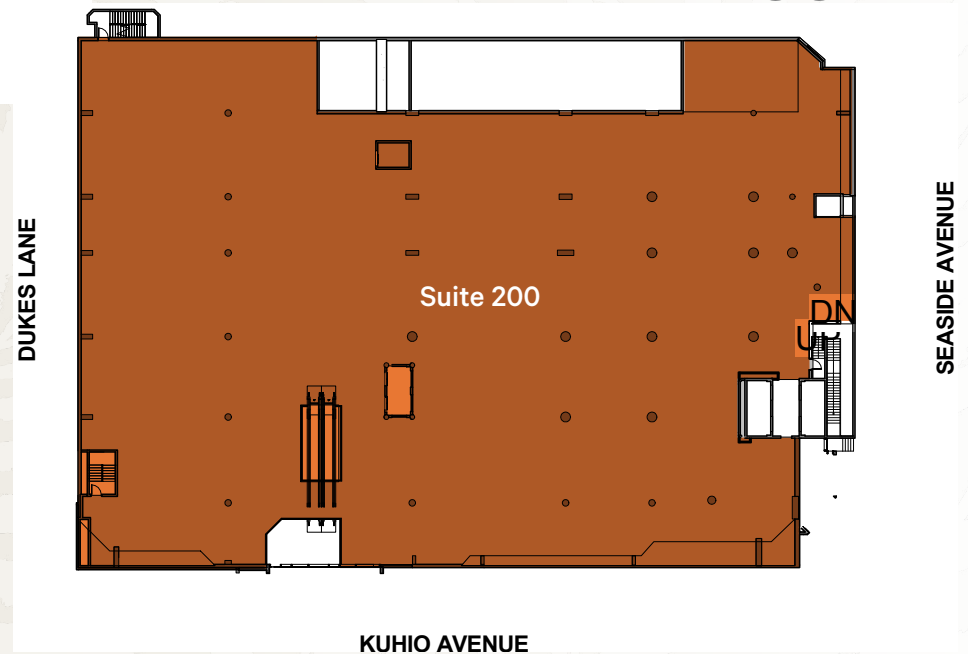


GROUND FLOOR

Suite 500	
Ground Floor	
Total Area	1,955 SF

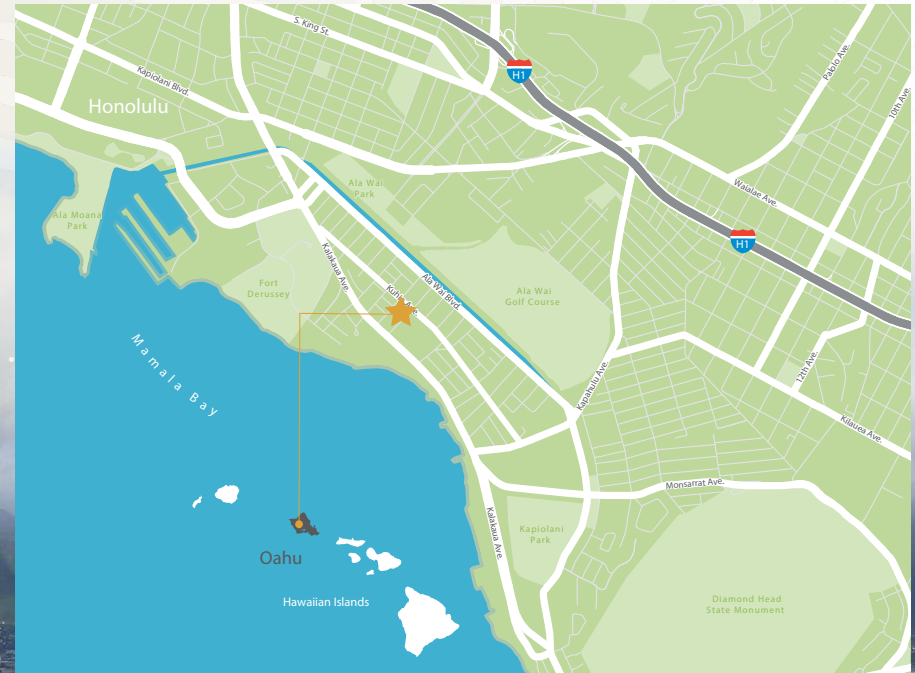
Suite 200	
Ground Floor	
Vestibule	454 SF
Entry	870 SF
2nd Floor	
Tenant 2	32,811 SF
TOTAL: 34,135 SF	

2ND FLOOR

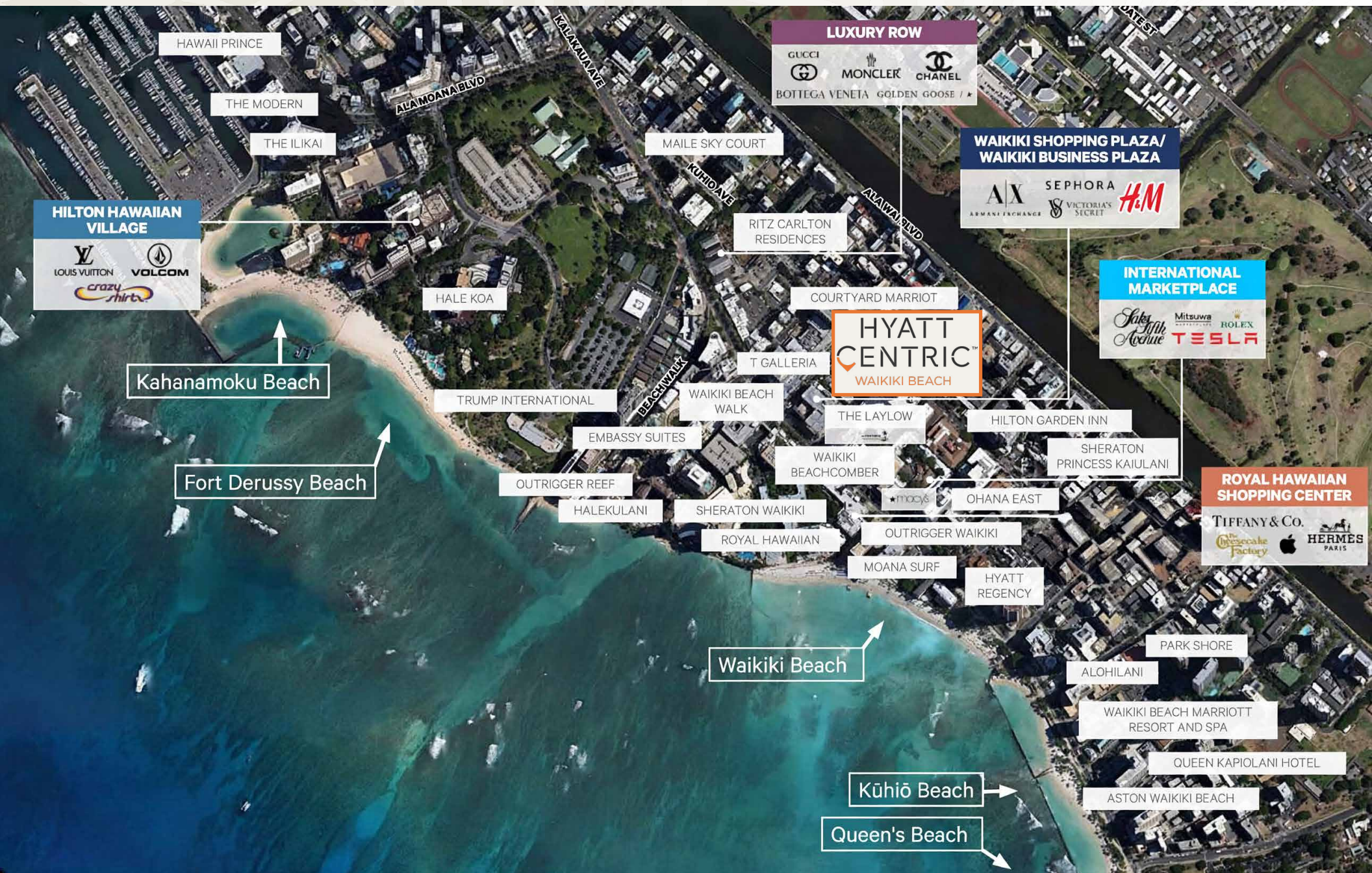


AREA OVERVIEW

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AMENITIES MAP

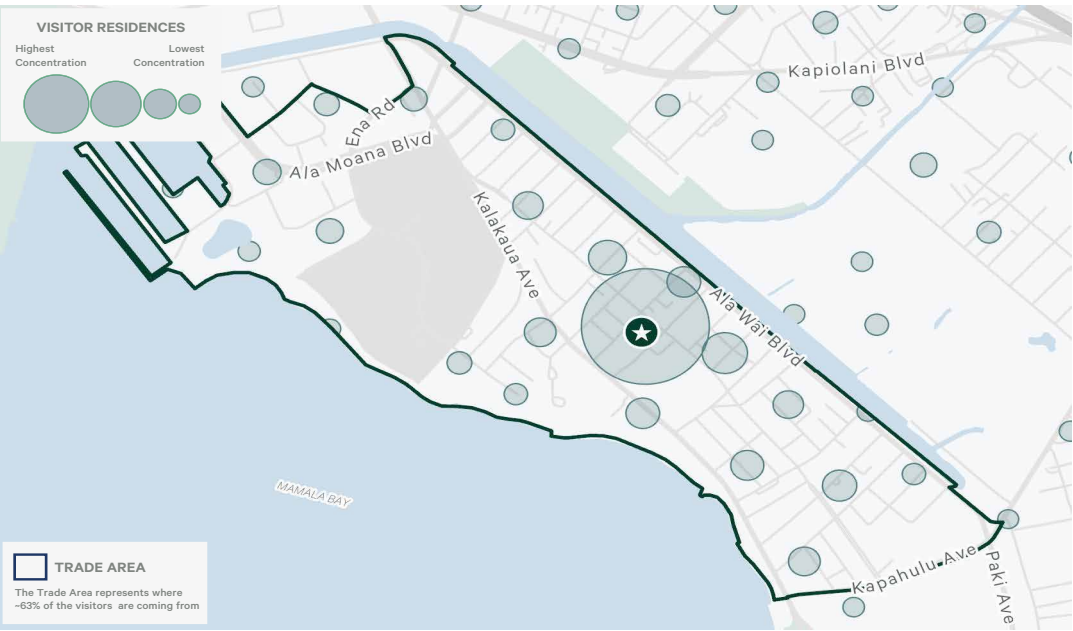


MARKET OVERVIEW

HYATT CENTRIC WAIKIKI | 2255 KŪHIŌ AVE - HONOLULU, HI 96815

STUDY PERIOD: MAY 2025 TO APRIL 2026

TRADE AREA MAP



TRADE AREA DEMOGRAPHICS

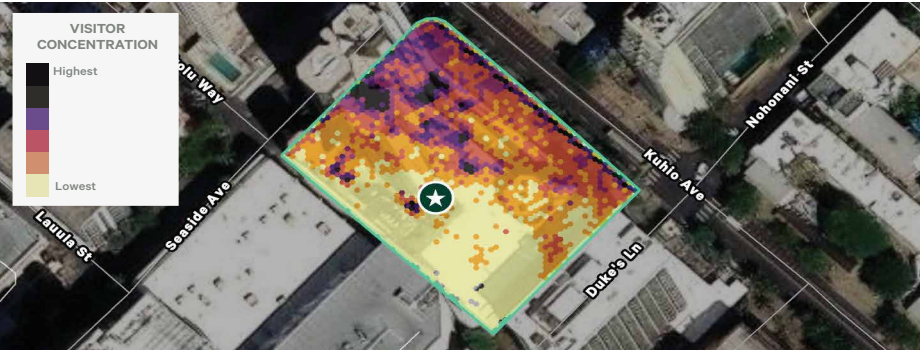
	TOTAL POPULATION	17,944		DAYTIME POPULATION	51,652
	5 YEAR ANNUAL POPULATION GROWTH RATE	-0.23%		AVG HOUSEHOLD INCOME	\$85,516
	MEDIAN AGE	48.4		AVG HOUSEHOLD SIZE	1.69

TOP TAPESTRY SEGMENTS VISITORS WITHIN 25 MILES

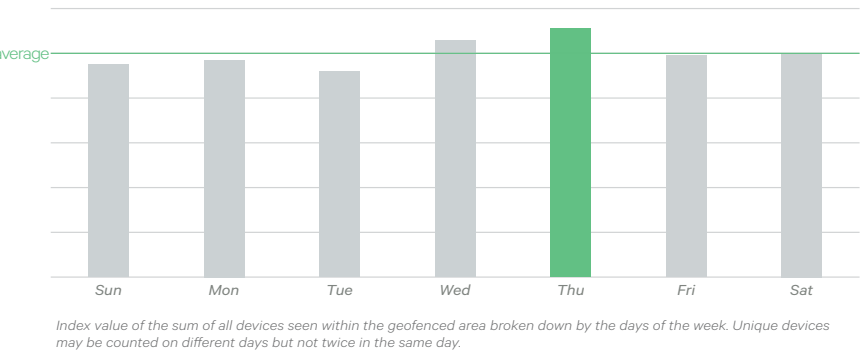
D1 EMERGING HUB	H3 NEIGHBORHOOD SPIRIT	J3 RETIREMENT COMMUNITIES
33%	17%	14%
These communities are young, live in cities, and move frequently. These neighborhoods show consistent growth and are composed of young graduates and college students who have relocated to the U.S. Most live alone and earn middle-tier incomes.	Residents live in the suburbs of large metropolitan areas, highly concentrated in the West, particularly CA. Population skews older, 45-64. Households tend to be large and multigenerational, including adult children living with parents.	Spread across metropolitan areas, both large and small, nationwide. Most residents have settled in suburbs. 1/4 are aged 75+. Nearly half of all households are single individuals.

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

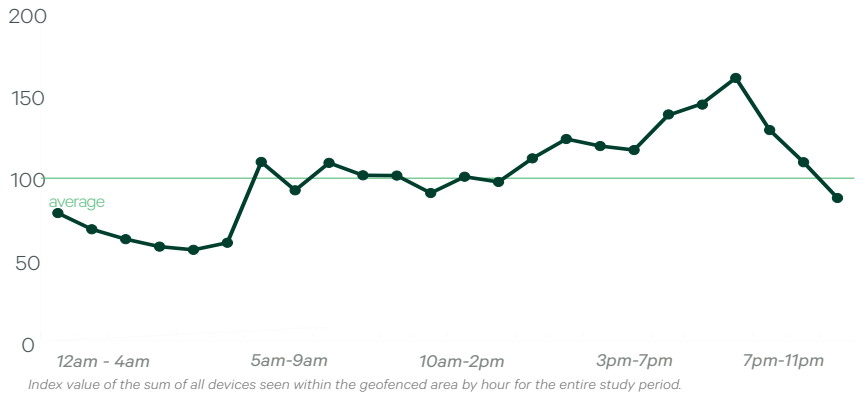
TOTAL FOOT TRAFFIC



DAILY FOOT TRAFFIC



FOOT TRAFFIC BY HOUR



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