

RESTAURANT OPPORTUNITY FOR LEASE AT
223 SARATOGA ROAD

KALAI

WAIKIKI BEACH



CUSHMAN &
WAKEFIELD

ChaneyBrooks



A CULINARY DESTINATION

Rarely available own restaurant opportunity for lease in the highly sought-after premier tourist destination of Waikiki, on the island of Oahu, Hawaii. The street level, ± 5,570 square foot condominium with ± 1,314 square foot lanai is located at the corner of Kālia Road and Beach Walk at the Ka La'i Waikiki Beach Hotel.

Oahu and Waikiki boast world-class dining. Waikiki has historically had three restaurants doing well over \$20M in sales, Wolfgang Steakhouse, The Cheesecake Factory, and Duke's. In addition, of the 18 restaurants on Oahu which do over \$10M in sales, 14 of these restaurants are in Waikiki.

The newly rebranded Ka La'i Waikiki Beach is a 38-story, 462-room hotel and condos near Fort DeRussy Park marks the Hilton luxury brand's first Oahu property. (The hotel itself is owned by Irongate and managed by LXR Hotels & Resorts.) The property has begun extensive renovations to reflect the new high-end aesthetics and will be the first time the property will be renovated since it originally opened in 2009.

223 Saratoga Road is a prime corner location, formerly occupied by BLT Steak, a short distance from 35,000 hotel rooms, Kalakaua Avenue and the Waikiki beach front.

PRICING

Base Rent	\$10/SF/Month
-----------	---------------

Tenant Allowance	\$150/SF
------------------	----------

CAM	\$3.35/SF/Month
-----	-----------------

Percentage Rent	8%
-----------------	----





HIGHLIGHTS

PRIME WAIKIKI LOCATION

Located in the World-Renowned Waikiki, a top performing destination market, the site is within walking distance of world-class dining, recreational activities, shopping and nightlife.

STRONG RESTAURANT PERFORMANCE

Waikiki has 2 restaurants doing over \$30M in annual sales and over 14 restaurants doing over \$10M in annual sales.

WELL-LOCATED ASSET IN PREMIER TOURIST DESTINATION

Surrounded by hotels, the location benefits from 5.8 million visitors annually and \$9.11 billion in total visitor expenditures.

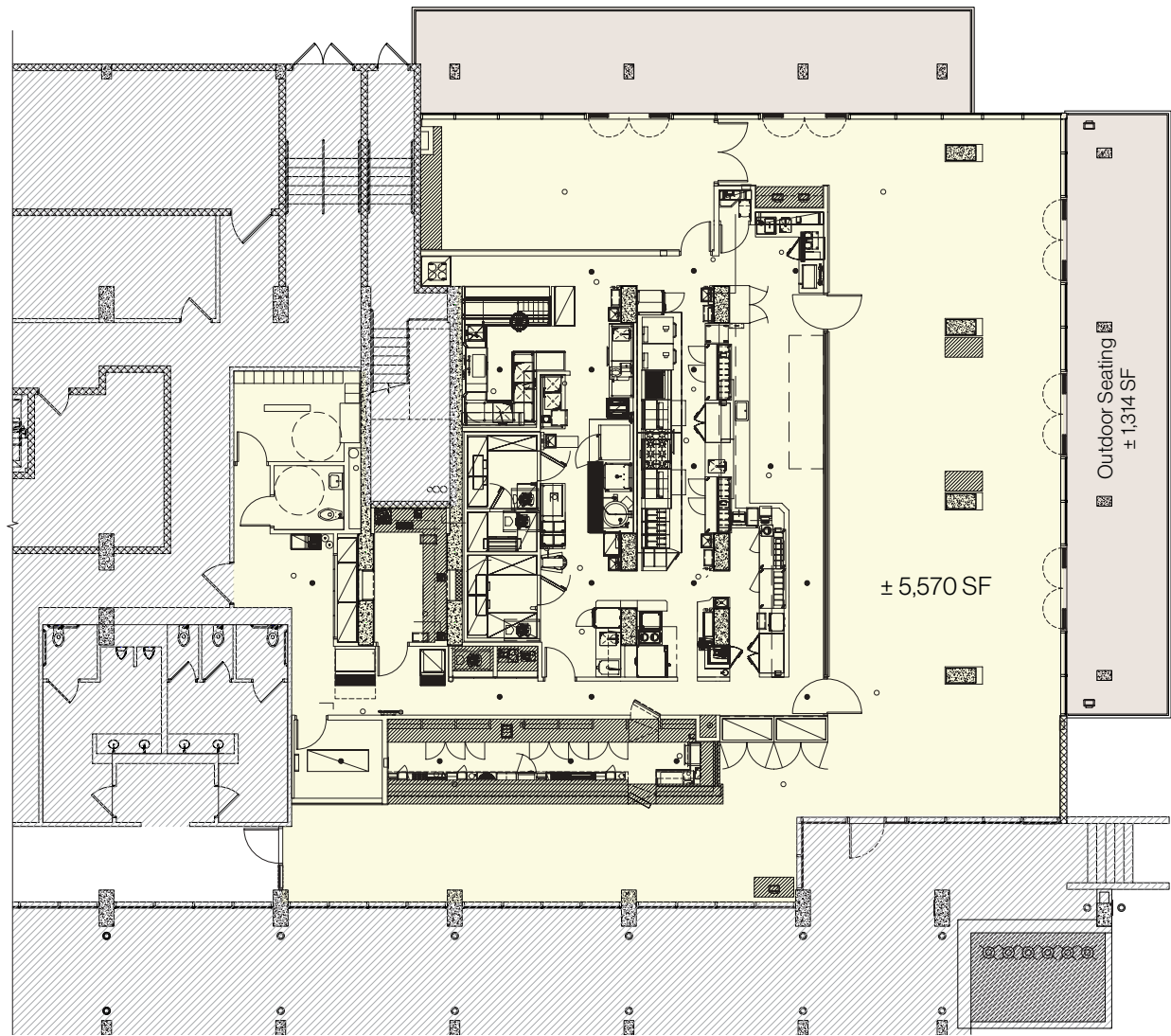
RARE RESTAURANT OPPORTUNITY

Properties in Waikiki, the State's biggest tourist attraction, seldom become available for restaurant operators.



FLOORPLAN

BEACH WALK



SARATOGA ROAD

KALIA ROAD

FEEL THE PULSE OF WAIKIKI

Surrounded by an active and affluent residential community and a thriving tourist scene, Ka La'i Waikiki Beach's location in the heart of Waikiki promises to captivate and inspire discerning visitors and residents alike, with an exquisite blend of retail, upscale dining, elite services, and captivating entertainment. Surrounded by high-end hotels and nestled within the convergence of Waikiki's most affluent neighborhoods—Diamond Head, Kahala, and Blackpoint—Ka La'i Waikiki Beach represents an unparalleled opportunity for upscale dining.

DEMOGRAPHICS

5.7M+

Oahu visitors in 2025, accounting for over 61% of Hawaii tourism

74%

average hotel occupancy in 2025

\$9.42B+

in visitor spending in 2025

\$65M+

home values within 5 miles

LOCATION



Hilton
 HAWAII VILLAGE
 WAIKIKI BEACH RESORT
 3,278 UNITS

PROPOSED ENTERTAINMENT VENUE

PROPOSED PARK KALIA DEVELOPMENT
 170 UNITS

HNL INTERNATIONAL AIRPORT & HAWAII CONVENTION CENTER
 MARRIOTT VACATION CLUB
 110 UNITS
 FUTURE ON-SITE RETAIL AND RESTAURANTS

THE RITZ-CARLTON RESIDENCES
 WAIKIKI BEACH
 608 UNITS
 DEAN & DELUCA · SUSHI SHO

miu miu
 SAINT LAURENT
 CHANEL
 GUCCI
 BOTTEGA VENETA

OCEANE
 MONI RAMEN NAKAMURA
 Tommy Bahama
 CLOTHING STORE & RESTAURANT

PINEAPPLE BOTIQUE
 Hard Rock
 CHIBØ

POLYNESIAN PLAZA
 280 BEACHWALK
 KIM BEAN COFFEE
 EGGS N THINGS

KA LA'I
 WAIKIKI BEACH
 462 UNITS

HALEPUNA WAIKIKI
 288 UNITS

HALEKULANI HOTEL
 453 UNITS

PLANNED DEVELOPMENT OF 300 LUXURY CONDO UNITS

KUHIO AVE

LEWERS ST

PRADA
 CHROME HEARTS

LOUIS VUITTON

KALAKAUA AVENUE

Bank of Hawaii
 LONG DRUGS

DIOR
 POKÉ BAR
 COZY SHIRCH
 NA HOKU JEWELERS
 MALIBU SHIRTS

WYLAND
 SUBWAY
 mahina
 HILIFE
 SOHO LIVING
 Yard House
 Pous

WAIKIKI BEACH WALK

HERMES
 YVES SAINT LAURENT
 TIFFANY & CO.

DON HO ST

TORMANIA SILICAN CUISINE
 POPITS HAWAII
 pull-in

CARLUDOVICA
 blue-singer

WAIKIKI BEACH WALK

ROYAL HAWAIIAN CENTER

SHERATON WAIKIKI
 1,636 UNITS

THE ROYAL HAWAIIAN HOTEL
 528 UNITS

ROSS
 ABC STORES
 NEO PLAZA

WAIKIKI BUSINESS PLAZA

WAIKIKI SHOPPING PLAZA
 VICTORIA'S SECRET
 SEPHORA
 Honolulu Cookies
 TENORE

SAESIDE AVE
 H&M
 lululemon
 athletica
 ABC STORES
 RIP CURL
 Earls
 FUTURE
 alo

HYATT CENTRIC
 230 UNITS

LAYLOW HOTEL
 251 UNITS

INTERNATIONAL MARKET PLACE (2017)

WAIKIKI BEACHCOMBER
 496 UNITS

Grand Seiko
 TUDOR
 macy's
 MAUI BREWING CO
 BALENCIAGA

ROLEX
 TESLA
 ABC STORES

KALAKAUA AVENUE

FUTURE HARRY WINSTON

KITH
 The Secesake Factory

TORI RICHARD

Honolulu Cookies
 NA HOKU

WAIKIKI BEACH



ALA MOANA
HAWAII'S CENTER.

THE RESIDENCES
MANDARIN ORIENTAL
HONOLULU

THE RITZ-CARLTON
RESIDENCES
WAIKIKI BEACH

MARRIOTT
VACATION
CLUB

HOKULANI
WAIKIKI
HILTON Grand Vacations Club

HYATT
CENTRIC
Waikiki Beach

HYATT REGENCY
WAIKIKI BEACH RESORT & SPA

ESPACTO

MOANA SURFRIDER
A WESTIN RESORT & SPA
WAIKIKI BEACH

Hilton
HAWAIIAN VILLAGE
WAIKIKI BEACH RESORT

HALE KOA
HOTEL

KA-LA'I
WAIKIKI BEACH

CLUB
WYNDHAM

Halepuna
WAIKIKI

ILIKAI
HOTEL & LUXURY SUITES

OUTRIGGER
REEF WAIKIKI BEACH RESORT

EMBASSY
SUITES
by HILTON
Waikiki Beach Walk

Halekulani
On the Beach at Waikiki

SHERATON
Waikiki

THE ROYAL HAWAIIAN
RESORT
WAIKIKI

Ritz Carlton Residences	608 units
Hilton Hawaiian Village	3,278 rooms
Hale Koa Hotel	818 rooms
Ka La'i Waikiki Beach	462 rooms
Outrigger Reef Waikiki Beach Resort	658 rooms
Halekulani	453 rooms
Halepuna	288 rooms
Marriott Vacation Club Waikiki	110 units

Hokulani Waikiki	143 rooms
Embassy Suites	369 rooms
Club Wyndham	335 rooms
Sheraton Waikiki	1,636 rooms
The Royal Hawaiian Resort	528 rooms
Moana Surfrider	791 rooms
Hyatt Regency	1,230 rooms
Mandarin Oriental Residences	99 units

**35,000 HOTEL ROOMS
WITHIN 10 MINUTE WALK**

RESTAURANT FOR LEASE AT
223 SARATOGA ROAD

KALAI

WAIKĪKĪ BEACH

KAZUKO MORGAN

Executive Vice Chairman

kazuko.morgan@cushwake.com

+1 415 773 3546

ANDREW STARN

Senior Vice President

astarn@chaneybrooks.com

+1 808 544 1888



ChaneyBrooks