

Turnkey Restaurant Opportunity in Prime Location.

“Assignment of Lease”



Location Description

1960 Kapiolani Blvd, #107 Honolulu, HI 96826

Current Operation

Osaka Oden Izakaya Kawano

Total Available Space

807 sqft

Lease Expiration

2031

Premium

\$150,000

Ryo Hirayama (RS-86799)

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Turnkey & Prime Location (Full Restaurant Built-out)

Turnkey 807 SF izakaya restaurant available through Assignment of Lease. Prime restaurant location with lease through 2031. Fully built out with FF&E included. Kitchen equipped with grease trap, exhaust hood, grill, deep fryer, refrigerators, freezers, table and counter seating, men's and women's restrooms in-unit, and existing liquor license (subject to approvals). Ample customer parking; employee parking available for an additional fee. Tenant pays base rent plus CAM, water, advertising, % rent, grease trap, GET, and separately metered gas and electricity.

FF&E

- Tables ×9
- Bose Sound system
- Karaoke TVs ×2
- Chairs ×12
- Work table
- Bar stools ×12
- Gas stoves ×2
- Stove oven
- Refrigerators ×3
- Freezer
- Worktop refrigerator
- Cash register
- Teppan grill
- Beer server
- Beer dispenser
- Water heater
- Air conditioning
- Fryer
- Ice machine

Monthly CAM & Other Costs

Date	Description	Charges	Payments	Amount Due
	Balance Forward			0.00
04/01/2026	Common Area Maint. (04/2026)	3,304.27	0.00	3,304.27
04/01/2026	G.E.Tax for Common Area Maint. (04/2026)	155.70	0.00	3,459.97
04/01/2026	Grease Trap Charge (04/2026)	101.96	0.00	3,561.93
04/01/2026	G.E.Tax for Grease Trap Charge (04/2026)	4.80	0.00	3,566.73
04/01/2026	Parking (04/2026)	200.00	0.00	3,766.73
04/01/2026	G.E.Tax for Parking (04/2026)	9.42	0.00	3,776.15
04/01/2026	Minimum Rent (04/2026)	4,306.49	0.00	8,082.64
04/01/2026	G.E.Tax for Minimum Rent (04/2026)	202.92	0.00	8,285.56
04/01/2026	Advertising (2/26 sales)	844.51	0.00	9,130.07
04/01/2026	G.E.Tax for Advertising (2/26 sales)	39.79	0.00	9,169.86
04/01/2026	Water (2/17/26-3/15/26)	280.15	0.00	9,450.01
04/02/2026	Chk# 030320 - :CHECKscan Payment	0.00	9,450.01	0.00
05/01/2026	Common Area Maint. (05/2026)	3,304.27	0.00	3,304.27
05/01/2026	G.E.Tax for Common Area Maint. (05/2026)	155.70	0.00	3,459.97
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0-30 Days	31-60 Days	61-90 Days	Above 90 Days	Balance Due
10,138.08	0.00	0.00	0.00	10,138.08



ACCOUNT SUMMARY

Account Number		Previous Balance	\$732.51
Invoice Number		Payments	\$732.51 CR
Last Bill Date	02/19/2026	Balance Forward	\$0.00
Current Bill Date	03/18/2026	Other Charges & Adjustments	
Due Date	04/02/2026	Current Charges	\$832.20
		Total Amount Due	\$832.20

Account Name	Service Address	Contract No.	Delivery Order No.
	1960 KAPIOLANI BLVD HONOLULU		

Service Type: Utility SNG Metered

Meter ID	Last Reading	Read	Current Reading	Read	Read Days	Factor	Therms
128842	02/13/2026	788	03/17/2026	915	32	1.26004	160.03

Current Charges

1960 KAPIOLANI BLVD HONOLULU

Description	Therms	Rate	Amount
UT Oahu COMM Consumption	75.01	3.15057	\$236.32
UT Oahu COMM Consumption	85.01	4.66875	\$396.89
Utility Commercial Base		62.00000	\$29.06
Utility Commercial Base		74.50000	\$39.58
Interim Commodity Surcharge	75.01	1.51818	\$113.88
Interim Customer Charge Surcharge		12.50000	\$6.25
Fuel Cost Adjustment	75.01	-0.06890	\$5.17 CR
Fuel Cost Adjustment	85.01	0.20260	\$17.22
Utility Customer Appreciation Credit		-1.83000	\$1.83 CR

Total Current Charges

\$832.20

Bill Message

Effective 3/1/26, the previously approved rate increase for consumption and customer (or base) charges will be rolled in together as a single line item and will no longer be split into separate line items on your bill.
Note this change DOES NOT impact the total rate being charged, it only impacts the bill display.
Please visit hawaiigas.com/ratecase for a detailed breakdown of the bill display.



NEKO

Account Number:

Invoice Number:

Service Address: Page 1 of 2

1960 KAPIOLANI BLVD 107

Contract:

ACCOUNT SUMMARY				MESSAGES	
(See Bill Detail section for more information)					
Service Period	03/18/26	-	04/16/26	Recent storms have wreaked havoc on many communities. Visit our website at hawaiianelectric.com/paymentarrangement or call us to set up a payment plan. Hawaiian Electric is here for you.	
Previous Balance	\$602.06				
Payments	\$602.06-				
OUTSTANDING BALANCE			\$0.00		
Current Charges	\$591.35				
Current Charges			\$591.35		
TOTAL AMOUNT DUE 05/07/2026			\$591.35		
BILL PERIOD					
G General Service			FROM 03/18/26 TO 04/16/26 30 DAYS		
ADVANCED METER #		USAGE TYPE		USAGE	
MPX001132168		KWH		1,381.00	
		MEAS KW		5.41	
		BILLED KW		0.00	