

KAILUA RESTAURANT FOR LEASE



354 ULUNIU ST

Kailua, HI 96734



PPG

PACIFIC
PROPERTY
GROUP INC

RESTAURANT OVERVIEW

Located in the heart of Kailua's retail and dining corridor, this prominent neighborhood restaurant offers a rare opportunity to lease a fully built-out space in a highly desirable Windward Oahu location. The property benefits from strong visibility, steady foot traffic, and proximity to established neighborhood retail and residential communities.

The restaurant features existing restaurant infrastructure, including a commercial kitchen, hood/ventilation system, and an efficient layout suited for a variety of dining concepts. Large storefront windows provide natural light and street presence, with potential for indoor and outdoor seating.

Convenient parking and a built-in customer base from surrounding residents and visitors make this an ideal opportunity for operators seeking a turnkey space in Kailua.

ADDRESS:	354 Uluniu St #101, Kailua, HI 96734
UNIT SIZE:	3000 SF
GROSS RENT:	On application
PARKING:	Plentiful customer parking







4



WINING AND DINING

Within this delightful restaurant is a popular bar with small dining area. A favorite of locals, the bar offers a sense of private intimate dining within the larger restaurant. Guests are welcome to enjoy small plates and choose from a selection of fine wines while enjoying conversation and catching up on the coconut wireless.

There is also an attractive outdoor space that can be used for private events and functions.





Kailua town

Kailua Beach

354 ULUNIU ST

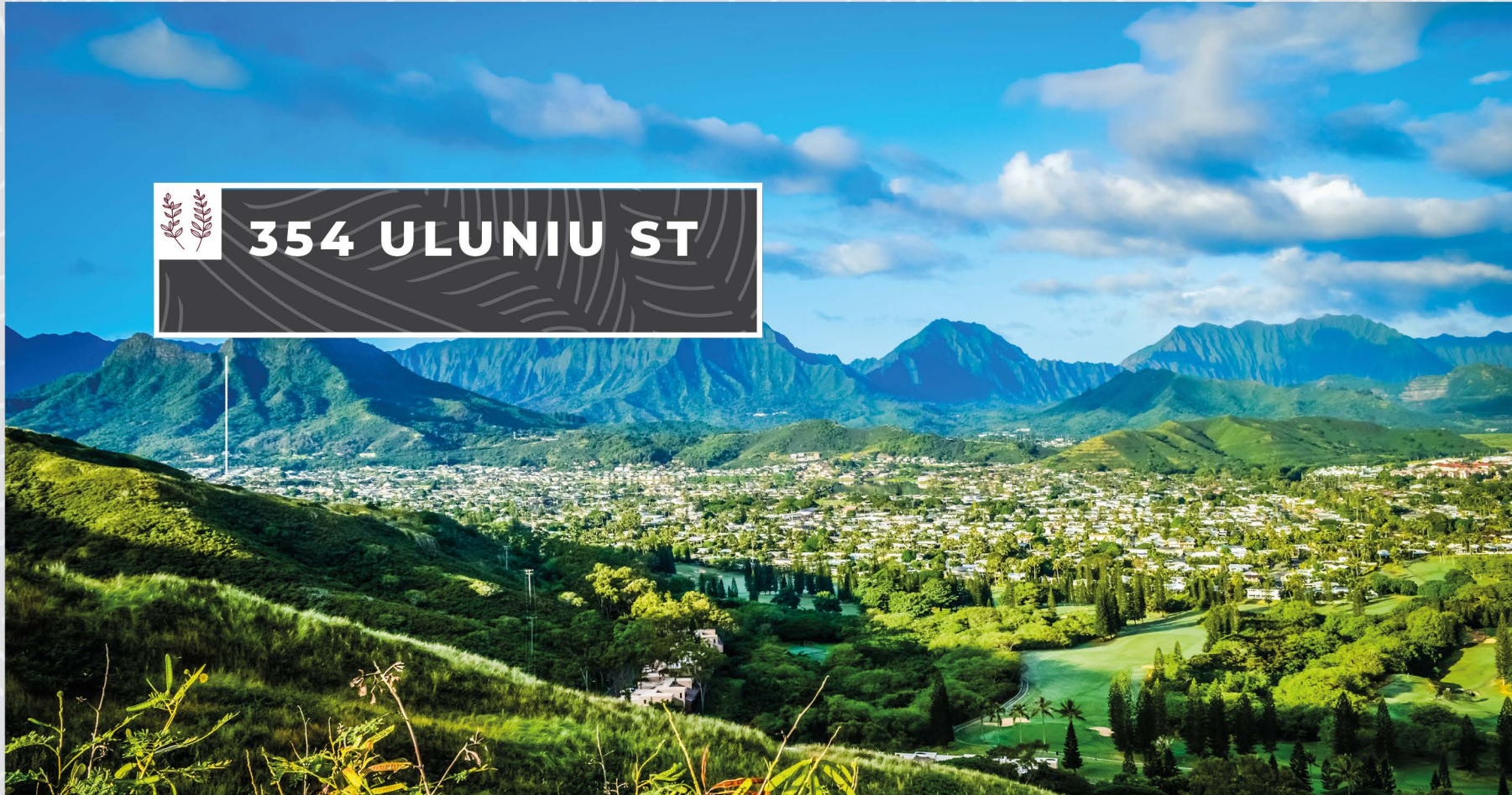


Lanikai Beach

Mid Pac Country Club



LOCATION



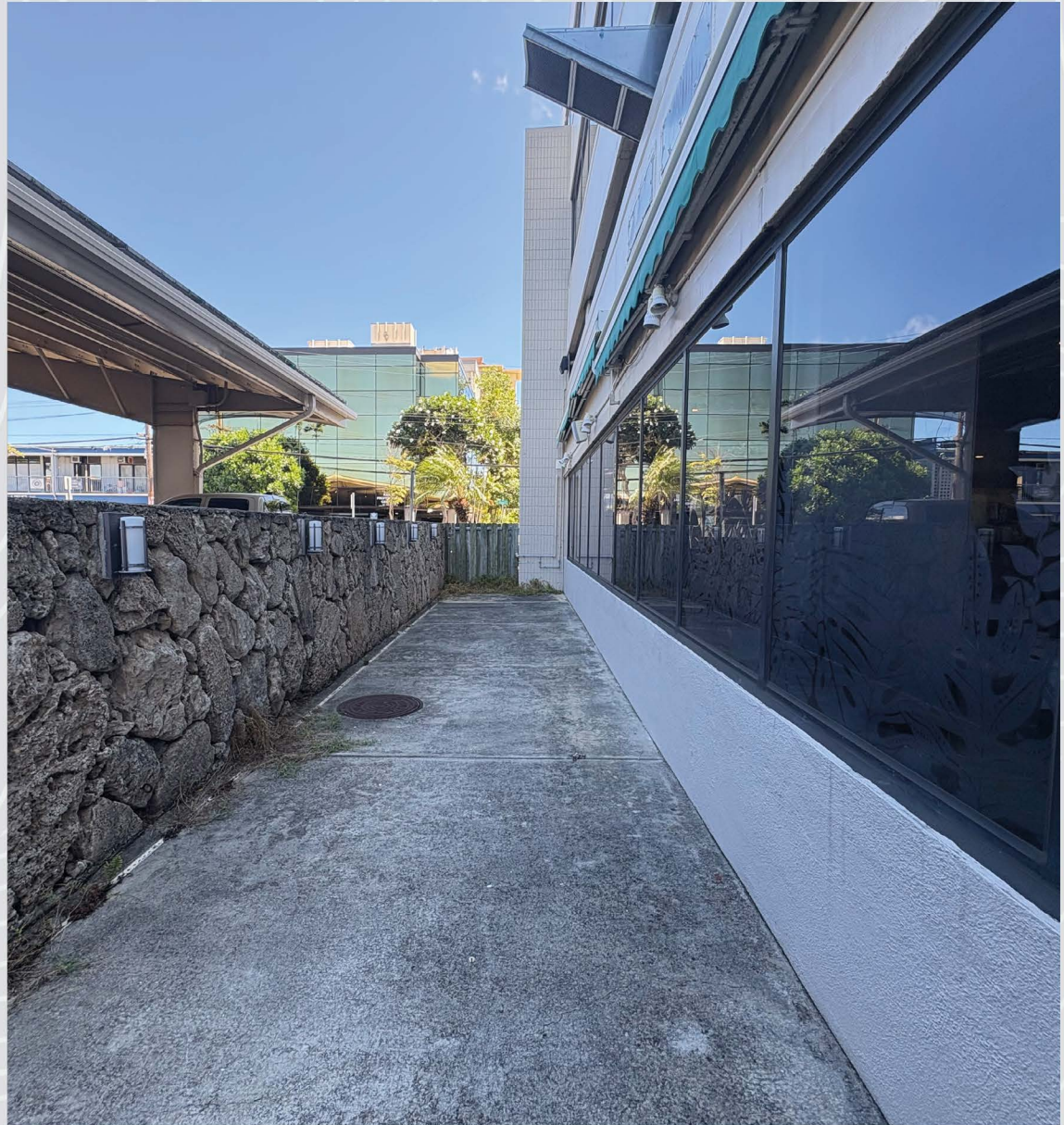
The restaurant space is situated in the heart of Kailua Town and has been a fixture of the dining community for more than 30 years. With a loyal following of customers from both Kailua, Kaneohe, Waimanalo, and beyond, the restaurant is easily accessible from almost all routes from Honolulu and holds a prestigious place in the center of Kailua.



AL FRESCO DINING

A previously unused outdoor space is also available at no extra charge. This space can accommodate a large number of guests, and it is perfect for any kind of event, from weddings to graduation parties, to private dining, pharmaceutical dinners, wine dinners, family celebrations, and more.

This space offers unlimited potential for restaurant owners to increase their customer base and revenue.



WINDWARD OAHU

The Windward area of O'ahu, encompassing towns like Kailua, Kāne'ōhe, and Waimānalo, is a unique blend of natural beauty, cultural richness, and economic activity. Renowned for its pristine beaches, lush landscapes, and iconic landmarks like Kāne'ōhe Bay and the Ko'olau Mountains, the region attracts visitors and residents seeking a tranquil yet vibrant lifestyle. Tourism plays a significant role in the economy, with eco-tourism activities such as kayaking, snorkeling, and hiking thriving alongside boutique shops, farmers' markets, and locally-owned restaurants. Kailua Town, a commercial hub, offers a mix of national retailers and small businesses, providing both convenience and a distinctive local charm.

The economy of the Windward area is further bolstered by the presence of the Marine Corps Base Hawaii (MCBH) in Kāne'ōhe, which contributes to local employment, infrastructure, and federal investment. Real estate remains a cornerstone of the area's economic activity, with high property values driven by the region's desirability as a residential and vacation destination. Waimānalo's agricultural sector also plays a key role, producing tropical fruits, flowers, and organic goods while supporting the state's broader sustainability goals.

Compared to other parts of O'ahu, the Windward area strikes a balance between development and preservation. While it benefits from tourism and residential growth, it maintains a strong focus on sustainability and community values. Its blend of economic opportunities, natural appeal, and cultural heritage make it an attractive destination for investment, particularly in tourism, real estate, and sustainable industries.



POPULATION
110,470



MEDIAN AGE
40.6 YEARS OLD



HOUSEHOLDS
35,632



AVG. HOUSEHOLD
INCOME
\$129,525



INCOME PER
CAPTIA
\$54,826



MEDIAN HOME
VALUE
\$1,281,427

Source: Esri 2024

WINDWARD OAHU AREA MAP



KAILUA

Kailua, located on O'ahu's Windward side, thrives as a dynamic town with a well-rounded economy driven by tourism, retail, and a vibrant local business scene. Known for its world-class beaches like Kailua and Lanikai, the town draws visitors looking to enjoy activities such as kayaking, hiking, and paddleboarding. Unlike larger urban centers, Kailua offers a more intimate, small-town experience that resonates with travelers seeking an authentic Hawaiian getaway. This demand fuels a steady flow of revenue for local businesses, particularly those in outdoor recreation, boutique accommodations, and dining.

Retail is a cornerstone of Kailua's economy, with the town featuring a unique blend of national brands and independent stores. Anchor retailers like Target and Whole Foods coexist with a diverse selection of local boutiques, specialty shops, and art galleries, making Kailua a shopping destination that caters to both residents and visitors. The town's weekly farmers' markets are particularly notable, highlighting Kailua's commitment to supporting local agriculture and artisans while fostering community engagement. This emphasis on locally made products not only enhances the town's identity but also creates opportunities for entrepreneurs to thrive.

Kailua's real estate market is another pillar of its economy, characterized by high property values and strong demand for both residential and commercial spaces. The town's walkable layout and family-friendly environment make it one of O'ahu's most sought-after neighborhoods. Local restaurants, cafes, and wellness-focused businesses capitalize on this appeal by integrating into the lifestyle of residents and visitors alike. While development has grown steadily in recent years, Kailua remains focused on preserving its natural beauty and charm, balancing economic growth with community values. This thoughtful approach makes Kailua a standout destination for those seeking to invest, visit, or live in Hawaii.



POPULATION
50,695



MEDIAN AGE
37.4 YEARS OLD



HOUSEHOLDS
16,690



**AVG. HOUSEHOLD
INCOME**
\$132,831



**INCOME PER
CAPITA** \$58,314



**MEDIAN HOME
VALUE**
\$1,387,114

Source: Esri 2024

KAILUA AREA MAP



Contact Us

Jo McGarry Curran - Lic. RS-73565
Jo@pacificpropertygrouphawaii.com
+1 808 783 1060

Keane Omaye-Backman - Lic. RS-76415
Keane@pacificpropertygrouphawaii.com
+1 808 292 6861

PPG PACIFIC
PROPERTY
GROUP INC

615 Piikoi Street Suite 901
Honolulu, Hawaii 96814 96734

The information contained herein has been obtained from sources deemed reliable. However, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. This offering is subject to errors, omissions, changes, and withdrawal without notice.

RESTAURANT FOR LEASE



354 ULUNIU ST

Kailua, HI 96734

