



NEW RESTAURANT & RETAIL OPPORTUNITY



330 KU'ULEI RD.

Kailua, HI 96734



PPG

PACIFIC
PROPERTY
GROUP INC

We are pleased to present 330 Ku'ulei Road, centrally located in the heart of Kailua.

Space is currently available for local tenants, with potential uses including restaurant, coffee shop, retail outlet, food hub, or more. The property will anchor the new affordable housing development by the **Ahe Group**, **scheduled for completion in June of 2026**.

The owners are actively looking to partner with a local tenant where possible and are open to retail or community projects that will suit the town of Kailua and its residents.

This opportunity is ideal for an expanding tenant, or start-up tenants with a strong business plan. Ideal uses include restaurant and bar, coffee shop, food store, grocery, or any other creative and relevant retail use.



Exceptional Location with Prime Visibility

Close to internationally known Kailua Beach, and within walking distance of some of Kailua's most popular restaurants, local designers, food producers and bars, this property offers an exceptional opportunity to bring your business to the heart of Kailua Town.

Ample Parking

Available parking for customers at rear of building; on street parking in front of the building; multiple parking lots within walking distance

Rent:
On application

CAM:
TBD

Utilities:
Separately Metered

Term:
3 – 10 years

Available:
Approximate
delivery June
2026

330 Ku'ulei Road Renderings



OPTION 1

OPTION 2



OPTION 3





2,000
SQUARE FEET

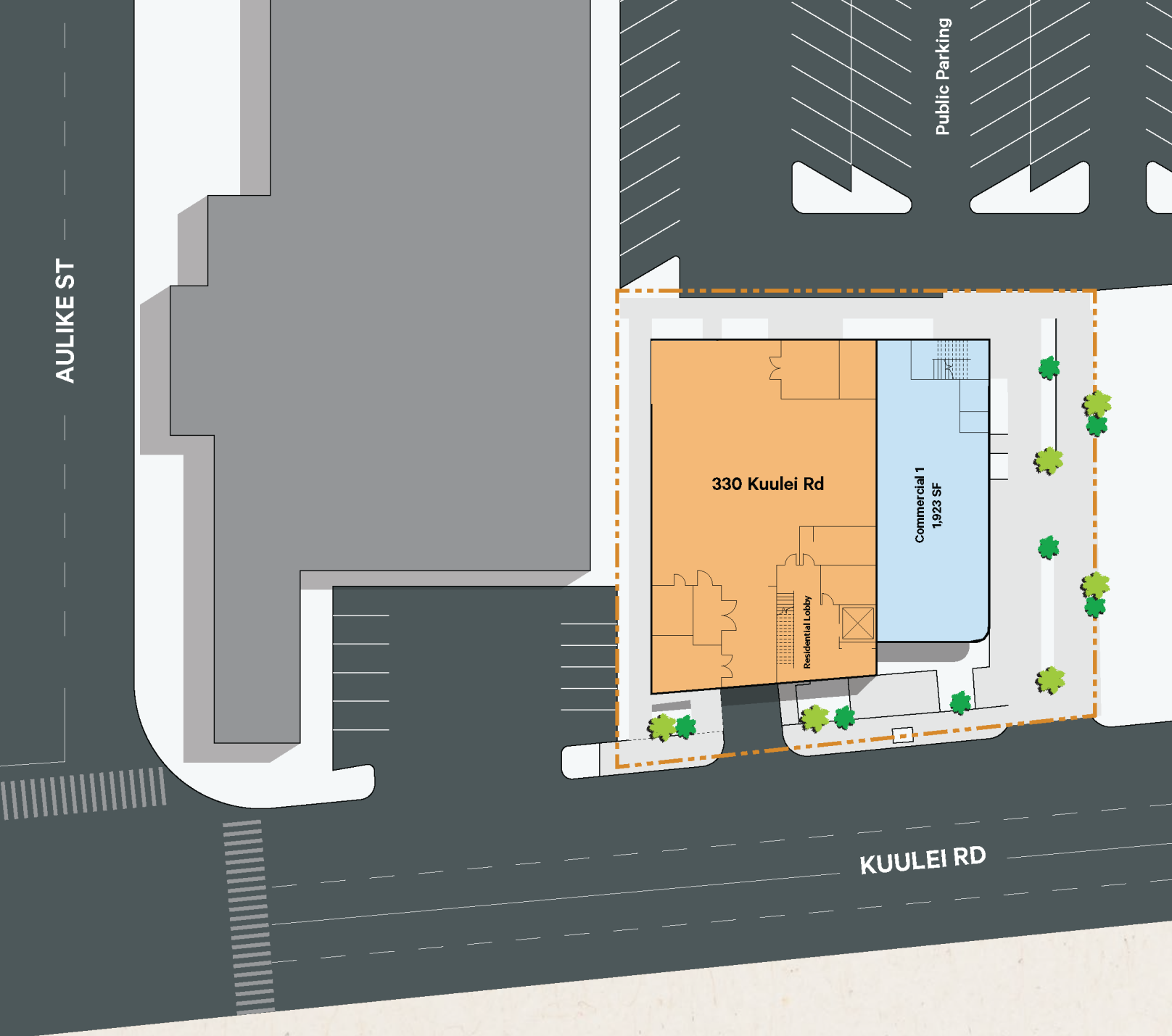
Delivered With Some
Restaurant Infrastructure
in bustling Kailua



330 Ku'ulei Road offers a significant opportunity for a restaurant / food producer / artisan / maker to establish themselves in bustling Kailua.

The approximately 2,000 sf space will be delivered with some restaurant infrastructure and landlord is open to TI or rent abatement for strong tenant with well-thought-out business plan or prior experience.





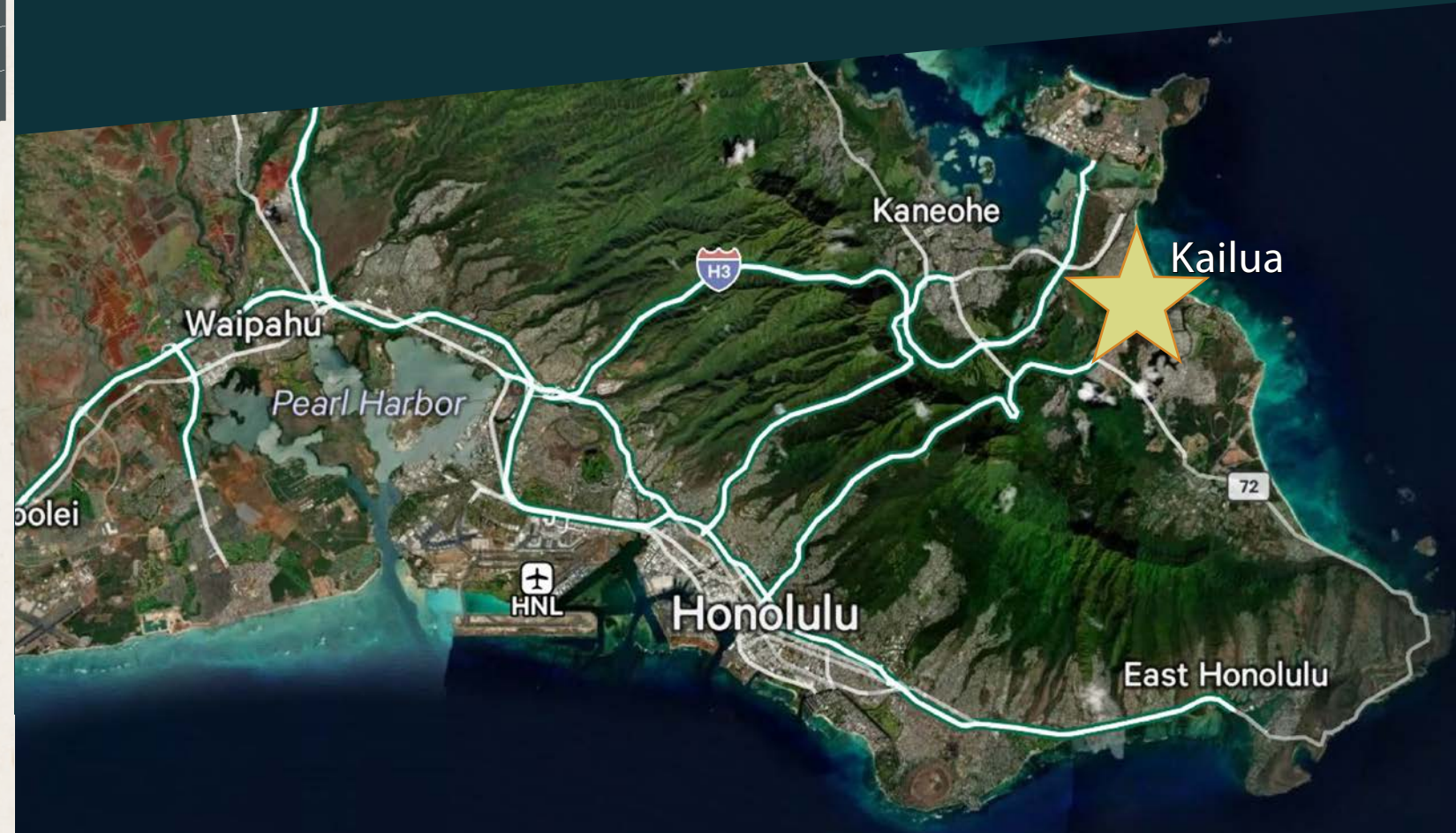
330 Ku'ulei Road Site Plan

Hawaii welcomed a record 9.64 Million visitors by air in 2025, with Oahu leading the total spending at \$9.42 billion, a 5.3% increase from 2024.

Hawaii Visitors by

Total Visitors	9,640,000
Domestic Travelers	7,415,766

Source: Hawaii Tourism Authority

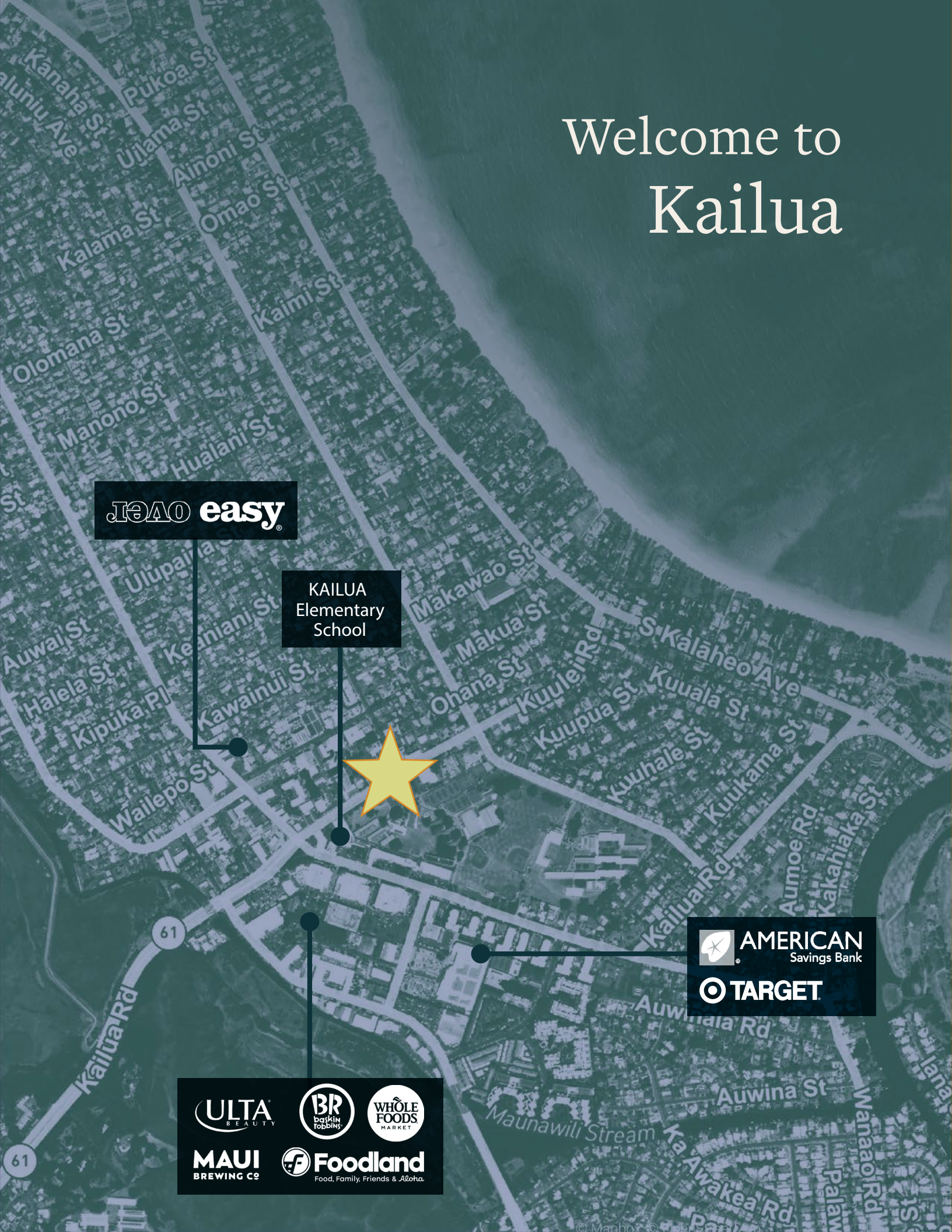


Welcome to Kailua

A vibrant and laid-back town nestled on the windward coast of Oahu.



Kailua is known for its stunning, white-sand beaches like Kailua Beach and Lanikai Beach. The area is a haven for water sports enthusiasts, offering opportunities for swimming, kayaking, windsurfing, and more.



1 Mile 3 Miles 5 Miles

Businesses	859	1,584	2,566
Employees	7,820	17,978	35,638
Population	16,055	52,996	101,189
Households	5,723	18,128	32,214

Beyond the coastline, Kailua boasts a charming town center filled with boutiques, restaurants serving fresh island cuisine, and a friendly, welcoming atmosphere. It's a place where the aloha spirit truly shines, making it a popular destination for both visitors and residents alike.





FOR MORE INFORMATION, PLEASE
CONTACT

Jo McGarry Curran

+1 808 783 1060

Jo@pacificpropertygrouphawaii.com

Lic. RS-73565

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.

