



# 2040 KŪHIŌ AVE

**RETAIL FOR LEASE**

A Retail & Restaurant Opportunity in the newly remodeled The Ambassador Hotel Waikiki

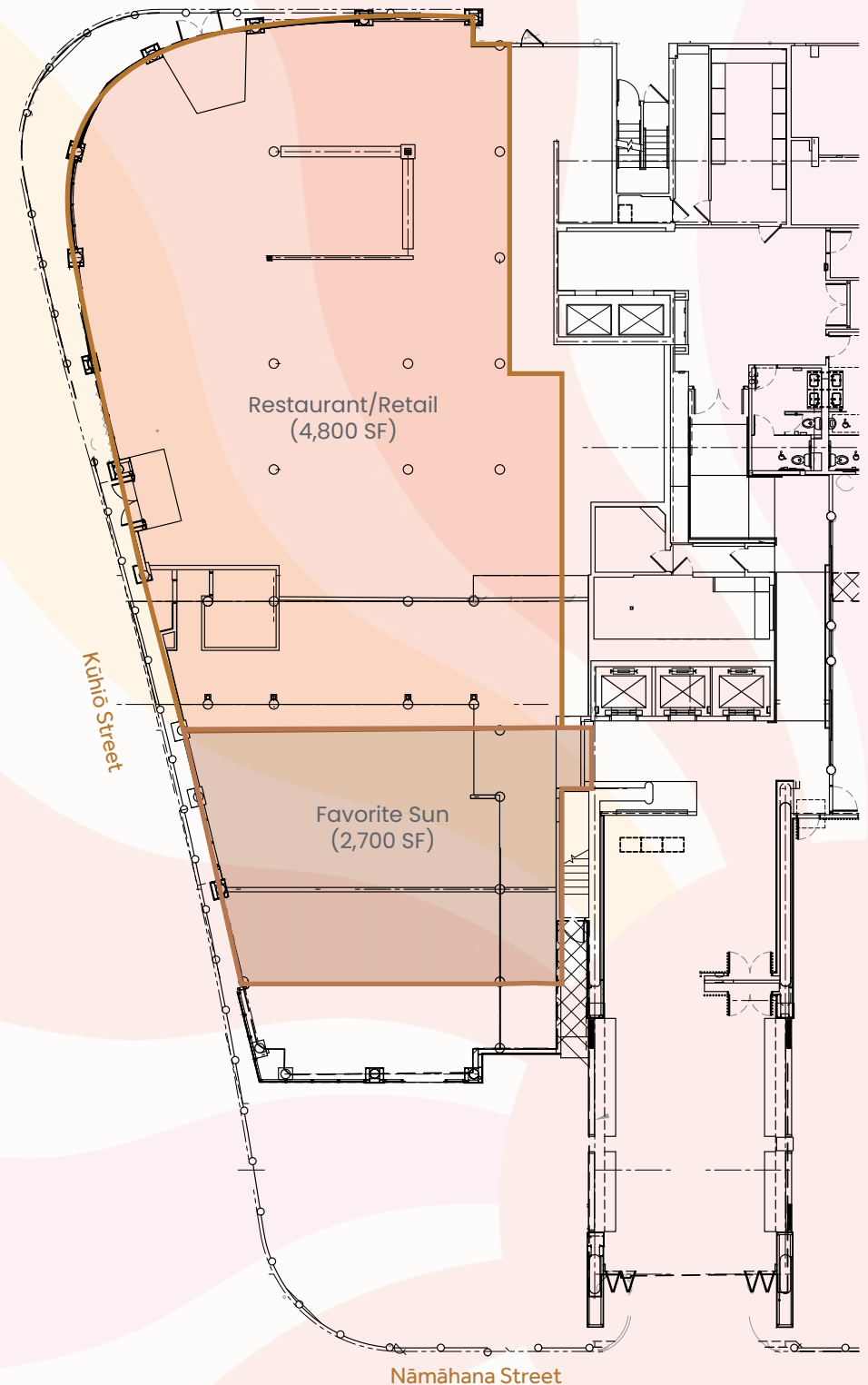
  
**RESORT RETAIL**  
HAWAII



# AMBASSADOR HOTEL

At the entrance of Waikiki, the newly remodeled The Ambassador of Waikiki, a Tapestry Hotel, has undergone a significant \$75 million renovation in all 368 rooms and all the common areas, with refined renovations that welcome guests from near and far with their fresh and thoughtful boutique modern touch. This prime corner location boasts high visibility as you enter Waikiki from the airport on Kūhiō and Nāmāhana Street. With two restaurants and valet parking, this property is a top destination for many to gather.

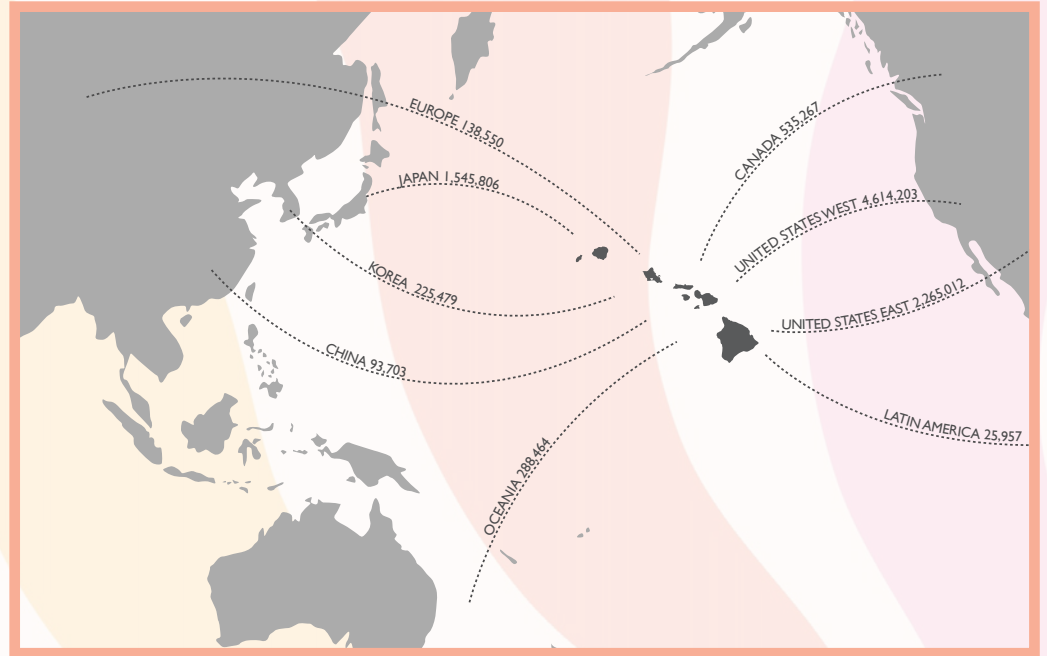
Area:	Waikiki
TMK	(1) 2-6-15-1
Zoning	Hotel
Rent	Call for Details
Operating Expenses	\$2.62 PSF/Mo (Utilities sub-metered)
Term	10 Years with 5-year option
# of Stories	19
Date Available	TBD
Available Space	4,800 SF (Demisable)
Total Building Size	26,470 SF





# WAIKIKI STATISTICS & DEMOGRAPHICS

Pre-pandemic, Oahu recorded \$8.19 billion in visitor spending. The Chinese, Korean, and Japanese visitors boast the highest per person per day spending and play a large part in high ranking in the U.S. for retail sales and landlord rents. On average, there are approximately 250,000 tourists a day in Hawaii.



**10.42 MIL**  
Total Visitor Arrivals



**17,754.4 MIL**  
Total Visitor Expenditures



**8.72 DAYS**  
Average Length of Stay



**90,892,483**  
Average Visitor Days



**4.65M**  
Visitors to Waikiki



**273 K**  
Cruise Ship Arrivals



**\$195.3**  
Average Spending PPPD



**995,210**  
Arrivals during busiest month (July)



**\$1,703.0**  
Average Spending PPPT

Demographics (2023)	1-MILE	3-MILE	5-MILE
Population	55,386	208,113	308,846
Households	29,228	94,552	124,833
Median Income	\$56,410	\$68,155	\$73,622
Median Age	44.8	45.9	45.3
Bachelors Degree +	25.1%	27.2%	25.2%

# WaiKiki HOTELS



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HAWAII



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