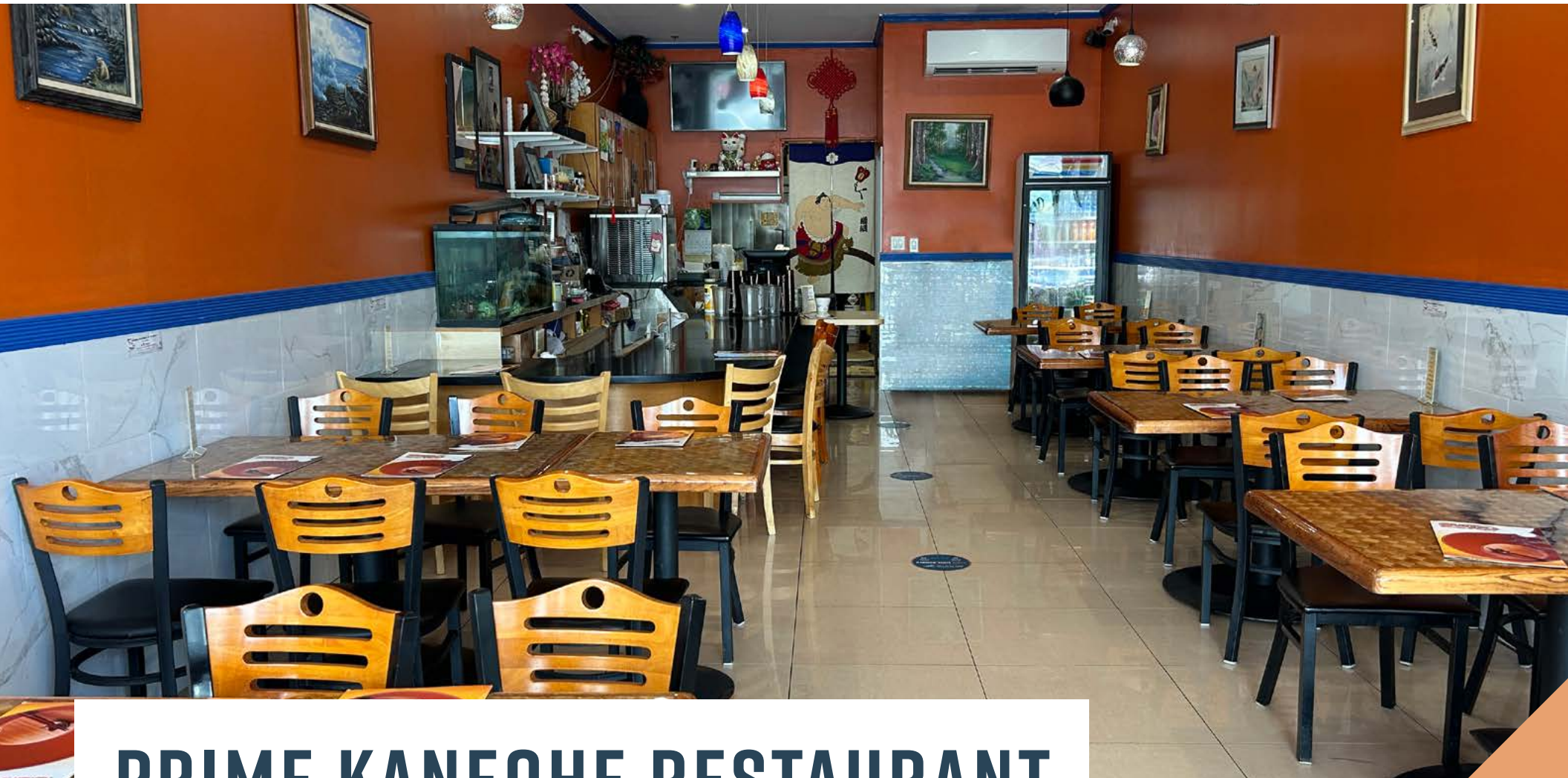


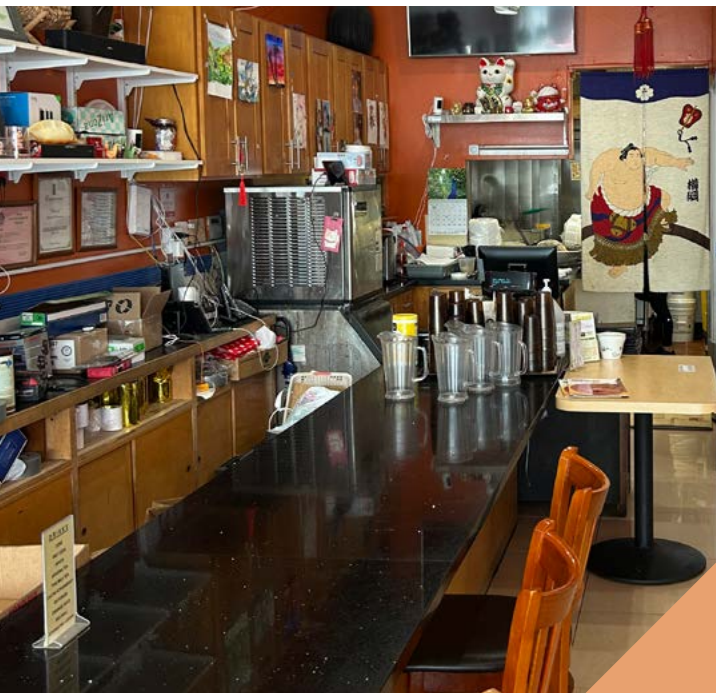
AVAILABLE FOR LEASE ASSIGNMENT AND FF&E SALE

CBRE



PRIME KANEOHE RESTAURANT

CONFIDENTIAL LISTING: All inquiries regarding this sublease opportunity must be directed to the designated leasing agents. Please do not disturb or contact employees at the business location. Showings and additional information are available by appointment only through the authorized representatives.



PROPERTY HIGHLIGHTS

The Offering

Available for a Lease Assignment and FF&E Sale is this highly desirable, second-generation restaurant space in Kaneohe. This extremely popular Japanese-style restaurant has been successful for more than two decades, offering a built-in customer base and established sales potential for a new operator. It is also ideally located for an owner-operator wishing to work and live in the bustling and beautiful Windward side of Oahu. This space is turn-key for a new operator and has recently undergone a full refurbishment.

RESTAURANT DETAILS

Lease Term	Through 12/31/2028
Size	973 SF
Premium Price	On Request
Base Rent	On Request
CAM	On Request
Percentage Rent	8%



PROPERTY OVERVIEW

Highlights



MINIMAL DOWNTIME

Turn-key and recently renovated — no downtime for permits or renovations.



TRANSFERABLE BUILD OUT

This space is built out to allow for dine-in and take-out, with a small bar (expandable for liquor license).



VALUE-ADD POTENTIAL

The space has a small bar area which can be expandable to seek liquor license and add expanded drink offerings



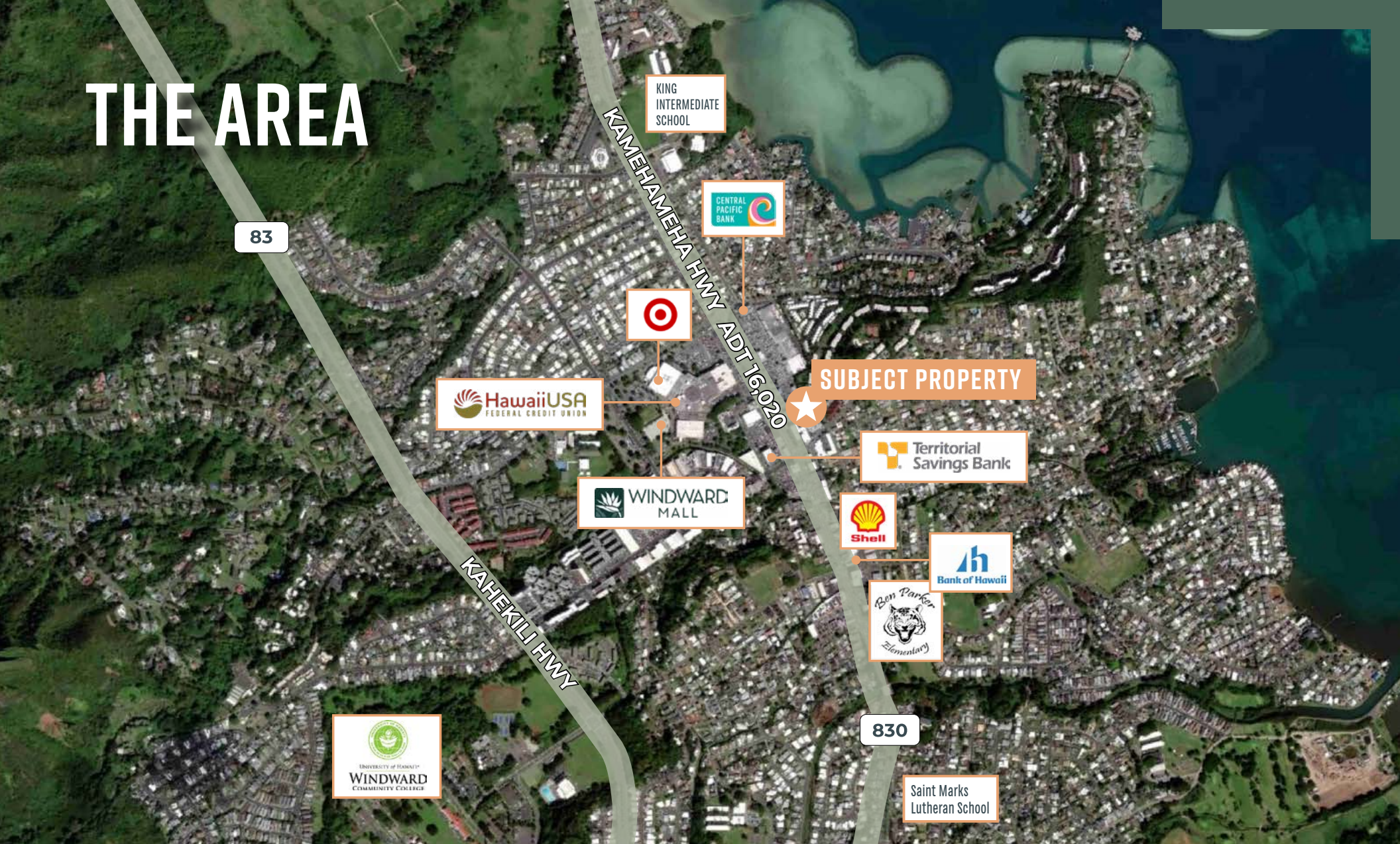
ESTABLISHED CUSTOMER BASE

The current operators' established history and dedicated customer base sets a new operator up for success with a high sales potential location

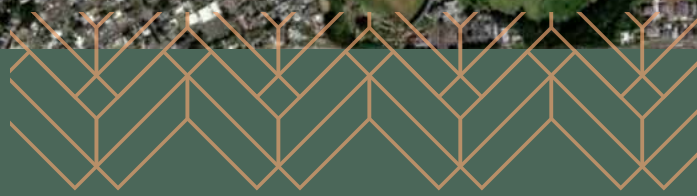
Located within a busy, highly populated, grocery-anchored center, the restaurant has ample parking, and neighboring tenants include Panda Express, among other local and national businesses. Additionally, its proximity to Windward Mall provides the location with benefits from the high-visibility intersection and traffic volume. This location is ideally suited for an experienced operator or well-prepared startup, offering a strong chance for success.



THE AREA



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	21,061	52,301	96,273
2024 Households	7,009	16,928	30,692
2024 Average Household Income	\$147,326	\$163,628	\$164,295



THE SPACE

Recent Upgrades

- Refreshed painting throughout space
- New dining room furniture and accessories
- All new LED lighting throughout dining room
- Refurbished restroom

FF&E

- Built-in Walk in Freezer
- Three-door True refrigerator
- Four-door True salad / cold prep refrigerator
- Single-door True under counter refrigerator
- Stove and cooking equipment imported from Japan
- Ice Machine
- New Mitsubishi air conditioners
- Beverage refrigerator with glass doors
- Fryer Master deep fryer
- New hot water tank
- New grease interceptor installed
- New plumbing & underground waste pipe installed
- New back door
- Professional maintenance monthly of hood system
- All inventory and equipment in excellent, regularly maintained and kept in clean condition.



PRIME KANEOHE RESTAURANT

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