280 beach walk

FOR LEASE 1 UNIT AVAILABLE

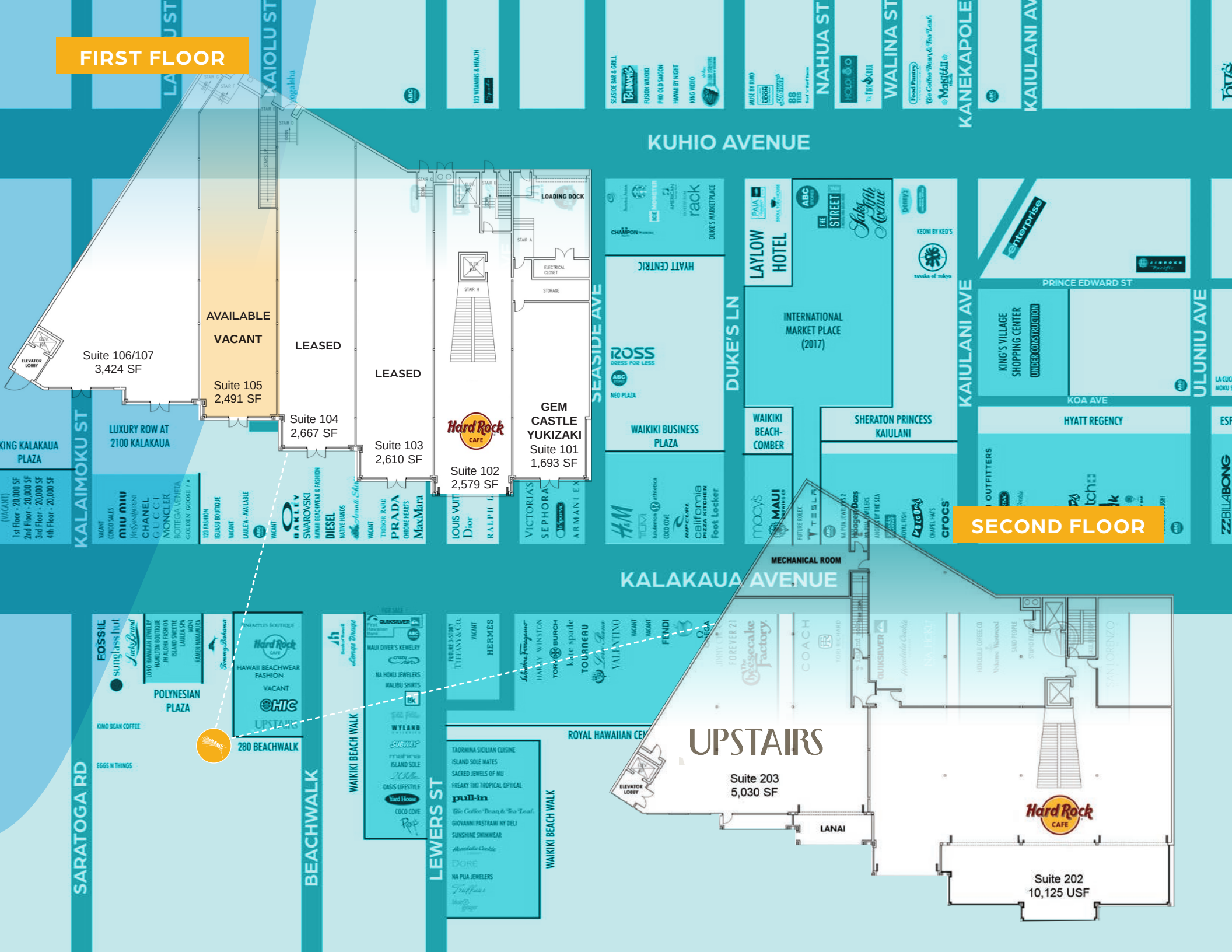
280 BEACH WALK, WAIKIKI

CBRE

PROPERTY INFORMATION

280 Beach Walk is situated at the split of Kalakaua Avenue and Beach Walk Avenue in Waikiki's central shopping and dining district. Home to the Hard Rock Cafe the property is a dining destination for the millions of tourists in this highly-trafficked, trade area.

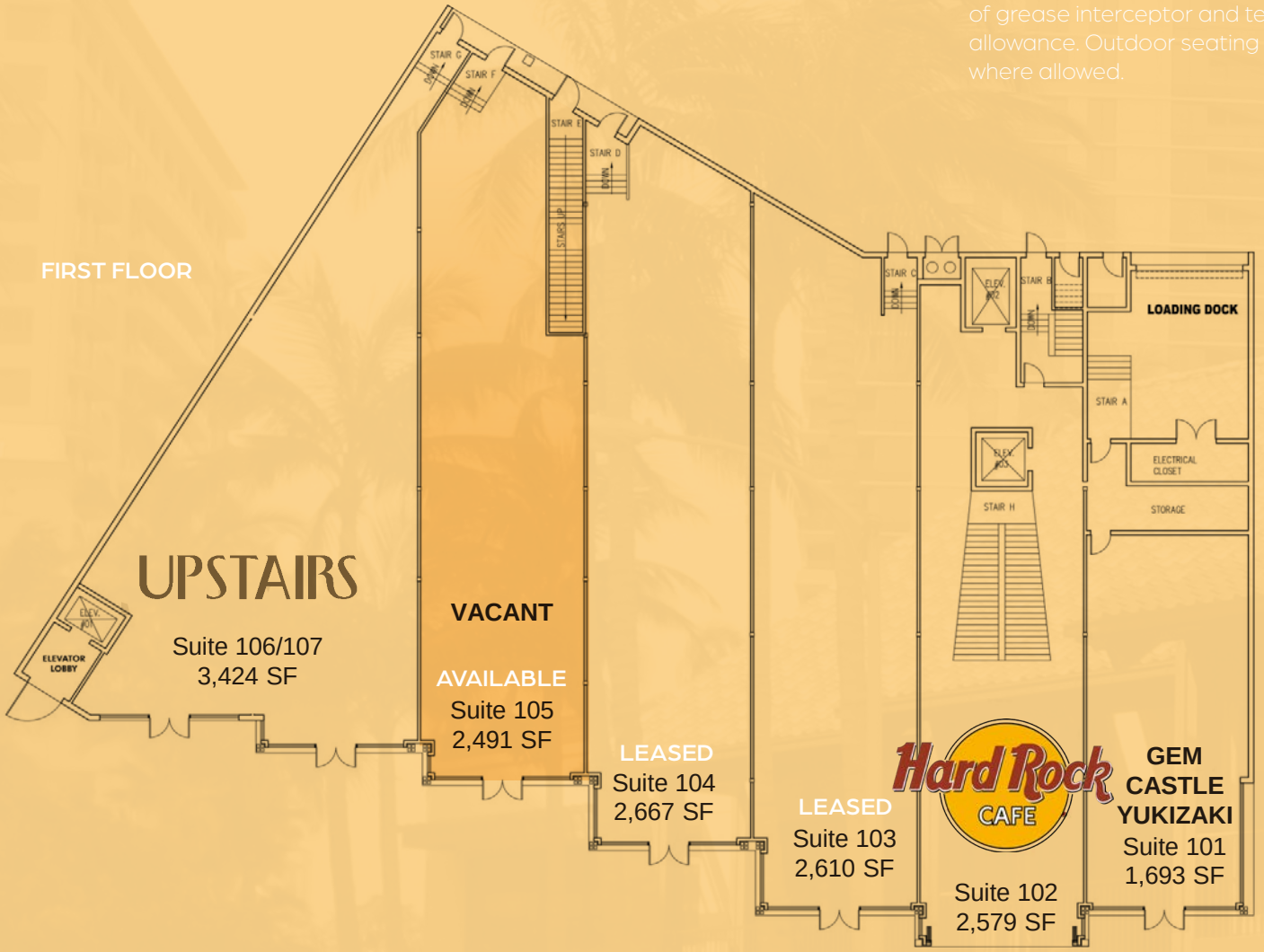
CAFE


FIRST FLOOR
SECOND FLOOR
KUHIO AVENUE
KALAKAUA AVENUE
ROYAL HAWAIIAN CEM
KAIOLU ST
KALAIMOKU ST
SEASIDE AVE
DUKE'S LN
KAIULANI AVE
ULUNIU AVE
NAHUA ST
WALINA ST
KANEKAPOLE
PRINCE EDWARD ST
KOA AVE
SARATOGA RD
BEACHWALK
LEWERS ST
WAIKIKI BEACH WALK
AVAILABLE
VACANT
Suite 106/107
3,424 SF
Suite 105
2,491 SF
LEASED
Suite 104
2,667 SF
LEASED
Suite 103
2,610 SF
Suite 102
2,579 SF
GEM
CASTLE
YUKIZAKI
Suite 101
1,693 SF
LOADING DOCK
ELECTRICAL CLOSET
STORAGE
STAIR A
STAIR H
ELEVATOR LOBBY
LUXURY ROW AT
2100 KALAKAUA
KING KALAKAUA
PLAZA
1st Floor - 20,000 SF
2nd Floor - 20,000 SF
3rd Floor - 20,000 SF
4th Floor - 20,000 SF
HYATT CENTRIC
WAIKIKI BUSINESS
PLAZA
NEO PLAZA
ROSS
DRESS FOR LESS
LAYLOW
HOTEL
INTERNATIONAL
MARKET PLACE
(2017)
WAIKIKI
BEACH-
COMBER
SHERATON PRINCESS
KAIULANI
HYATT REGENCY
KING'S VILLAGE
SHOPPING CENTER
UNDER CONSTRUCTION
POLYNESIAN
PLAZA
280 BEACHWALK
HAWAII BEACHWEAR
FASHION
VACANT
UPSTAIRS
Suite 203
5,030 SF
LANAI
Suite 202
10,125 USF
MECHANICAL ROOM
ELEVATOR LOBBY
Hard Rock
CAFE

AVAILABILITY

UNIT DETAILS

SIZES	2,491 sf – 5,158 sf	**PROMO FUND**	$0.1667/sf/mo
BASE RENT, % RENT	On Request	**TERM**	Temp + long term available
CAM	$1.71/sf/mo	**WATER/ELECTRIC**	Sub-metered
INSURANCE	$0.17/sf/mo	**STOREFRONTS**	24-25 ft wide per unit
RPT	$1.09/sf/mo	**INFRASTRUCTURE**	Landlords are willing to assist with conversion of retail spaces to restaurants with the addition of grease interceptor and tenant improvement allowance. Outdoor seating may also be permitted where allowed.



Halekulani
HALE KOA HOTEL
TRUMP INTERNATIONAL HOTEL WAIKIKI
THE RITZ-CARLTON RESIDENCES
Hilton HOTELS & RESORTS
Holiday Inn Express
COURTYARD BY MARRIOTT
AUTOGRAPH COLLECTION HOTELS
'IOLANI SCHOOL
Kaimukī High School
280 BEACH WALK
Fort DeRussy Beach
Fort DeRussy Beach Park
INTERNATIONAL MARKET PLACE
'ALOHILANI RESORT
OUTRIGGER WAIKIKI BEACH
SHERATON
MARRIOTT
Koko Resorts HAWAIIAN VACATIONS
Grays Channel
SHERATON
WESTIN
AQUA-ASTON HOTELS FOR ALL
Ala Wai Golf Course
Duke Paoa Kahanamoku Statue
WAIKIKI
AQUA-ASTON HOTELS FOR ALL
Captain Cook RESORTS
Waikīkī Beach
MARRIOTT
HYATT PLACE
Waikīkī Bay
AQUA-ASTON HOTELS FOR ALL
Castle RESORTS & HOTELS
PARK SHORE WAIKIKI
The Beach Waikiki Boutique Hostel
Kapahulu Ave
Honolulu Zoo
Monsarrat Ave

WAIKIKI HIGHLIGHTS 2022

- Over 59% of tourists that travel to Hawai'i stay on Oahu
- Waikiki is 3.4 sq miles with 5 highly productive retail blocks
- 115,811 Tourists on Oahu Daily
- 9 Million tourists estimated in 2022
- 35,000 daily tourists – without the return of the Asian tourism market
- Post-COVID visitor numbers are approaching 2019 numbers and are expected to outperform them in the summer of 2022.

VISITOR MARKET OVERVIEW

Waikiki is home to some of the world's most iconic beaches, hotels, and retail. With world class dining, entertainment and enviable weather, it remains one of the most visited tourist destinations in the US. Global travel is expected to continue to bring record numbers of tourists to the islands in 2022.

Hawai'i largest concentration of hotel rooms (>30k) in 3.4 square miles on Oahu's south shore.

Ala Wai Boat Harbor
Ala Wai Community Park
Ala Wai Channel
Ala Wai Golf Course
Ainahua Triangel
Fort DeRussy Beach Park
Hilton Lagoon
Kahanamoku Beach
Gray's Beach
Royal-Moana Beach
Waikiki Beach
Kuhio Beach Park
Kapiolani Beach
Honolulu Zoo
Mamala Bay
Manoa Stream
Ala Moana Blvd
Ala Wai Blvd
Kapiolani Blvd
Kalakaua Ave
Kapahulu Ave
McCully St
University Ave
Date St
Kaiolu St
Lauiki St
Launiu St
Lewers St
Seaside Ave
Kuhio Ave
Kalia Rd
Saratoga Rd
Beach Walk
Helumoa Rd
Don Ho St
Royal
Dukes Ln
Nohonani St
Nahua St
Wailina St
Kanekapolei St
Kaiulani Ave
Tusitala St
Cleghorn St
Kapuni St
Lilliuokalani Ave
Ohua Ave
Kealohilani Ave
Paoakalani Ave
Cartwright Rd
Lemon Rd
Kuhio Av
Kaneloa Rd
Wai Nani Way
Ainakea Way
Pualani Way
Waikolu Way
Aloha Dr
Manukai Ave
Olohana St
Kalaimoku
Namahana St
Keoniana St
Kuamoo St
Pau St
Niu St
Ena Rd
Hobron Ln
Hobron Pl
Kaioo Dr
Holomoana St
Kahanamoku St
Dukes Lagoon Dr
Rainbow Dr
Maluhia Rd
Paoa Pl
Lipeepee St
Hihiwai St
Laau St
Kaipuu St
Mahiai St
Mahiai Pl
Nahakuu Pl
Menehune Ln
Olokele Av
Waiaka Rd
Kaaha St
Kamoku St
Hausten St
Isenberg
Moana Park Dr

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