

# 829 KAPAHULU AVE

HONOLULU, HI 96816

**OWNER-USER OPPORTUNITY**

TURN-KEY RESTAURANT  
KAPAHULU CORRIDOR



# PROPERTY SUMMARY



.....  
**ASKING PRICE** \$5,200,000

.....  
**ADDRESS** 829 Kapahulu Avenue  
Honolulu, HI 96816

.....  
**TAX MAP KEY** (1) 3-1-3: 21

.....  
**TENURE** Fee Simple

.....  
**BUILDING SIZE** 3,449 SF  
• 1,683 SF - Retail Building  
• 1,436 SF - 2-Story Building  
• 330 SF - Basement

.....  
**LAND AREA** 4,555 SF

.....  
**YEAR BUILT** 1928; Effective 1979;  
Renovated 2018

.....  
**HEIGHT LIMIT** 60 FT

.....  
**ZONING** B-2, Community  
Business District  
.....



# INVESTMENT HIGHLIGHTS

## COMPREHENSIVE FEE SIMPLE OFFERING

This fee simple offering consists of 2 separate buildings, a 1,683 square foot full-service restaurant, and a 2-story dwelling with 2 private rooms, men's and women's restrooms, office and basement. The buildings are separated by a covered outdoor seating area.

## TURN-KEY RESTAURANT WITH FULL COMMERCIAL KITCHEN

This ideal owner-user opportunity is improved with a full commercial kitchen, complete with an above ground grease trap, range/hood, and an existing liquor license. Currently the property can seat 150 people, including the main restaurant and bar area, 2 private rooms (upstairs and downstairs in the 2-story building), and outdoor seating.

## EXISTING LIQUOR LICENSE

There is potential to transfer the existing liquor license at Closing.

## COMPLETE REMODEL

The well-maintained buildings underwent a \$1.5 Million remodel in 2020, including all new plumbing and electrical.

## CORNER LOCATION WITH EXCELLENT VISIBILITY

The site benefits from over 30,450 vehicles passing by the site daily along the major thoroughfare, Kapahulu Avenue. The Kapahulu Corridor is known for some of the best eateries on the island.



# INVESTMENT HIGHLIGHTS

## CENTRALLY LOCATED

The asset is in close proximity to Waikiki, Diamond Head, Kahala and UH Manoa and easily accessible from the H-1 Freeway.

## ECLECTIC DECOR

Styled with eclectic decor, the FF&E may be available for purchase, minimizing start-up costs for a new restaurant.

## DIVERSE CONSUMER BASE

The bustling area caters to both locals and visitors.

## PHOTOVOLTAIC SYSTEM

A new PV system was installed in the 2-story building.

## PARKING

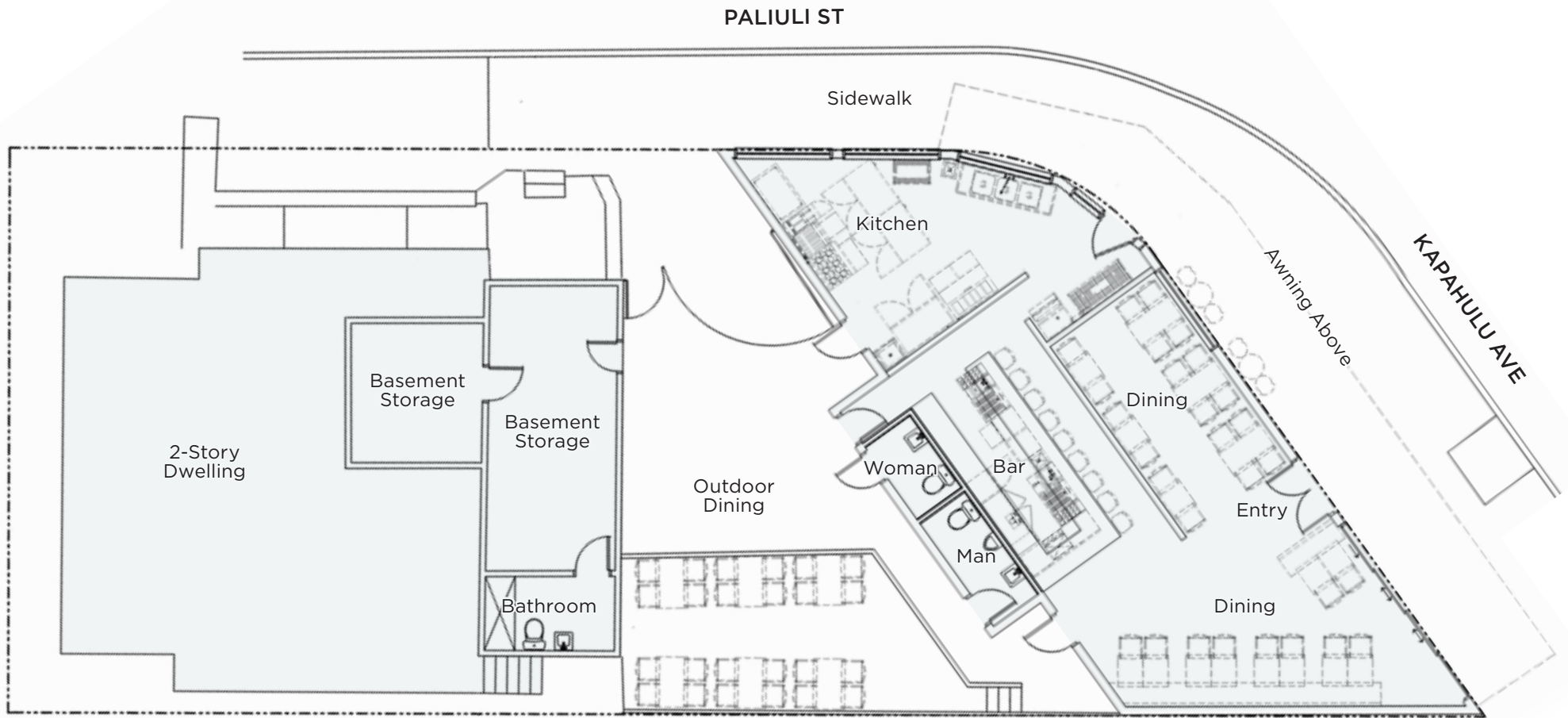
There are a few parking stalls on site. Additional parking may be available to rent on the adjacent property.

## SIGNIFICANT BARRIERS TO ENTRY

Due to the scarcity of available land and lack of new development.



# SITE PLAN



Drawing Not To Scale



**CAUTION**  
Low  
Ceiling  
Watch your  
head.

# SELECT USES

The property is zoned B-2. Select uses include:

## Permitted Use (P)

- Amusement and recreation facilities, indoor
- Automobile sales and rentals, including sales and distribution of automobile parts and supplies
- Business services
- Catering establishments
- Convenience stores
- Dance or music schools
- Eating establishments
- Financial institutions
- Laboratories, medical
- Laboratories, research
- Medical clinics
- Office buildings
- Personal services
- Photographic processing
- Photography studios
- Real estate offices
- Retail establishments
- Travel agencies
- Consulates
- Publishing plants for newspapers, books and magazines
- Repair establishments, minor
- Art galleries and museums
- Colleges, business
- Day-care facilities
- Meeting facilities
- Public uses and structures
- Schools, business
- Schools, Elementary, intermediate and high
- Schools, language
- Schools, vocational, which do not involve the operation of woodwork shops, machine shops or other similar features
- Theaters
- Automobile service stations
- Commercial parking lots and garages
- Broadcasting stations

## Permitted use subject to standards in Article 5 (P/c)

- Kennels, commercial
- Bars, nightclubs, taverns
- Cabarets
- Drive-thru facilities
- Home improvement centers
- Self-storage facilities
- Veterinary establishments
- Food manufacturing and processing
- Motion picture and television production studios
- Wholesaling and distribution
- Car washing, mechanized
- Joint use of parking and loading facilities
- Utility installations, Type A

## Special accessory use subject to standards in Article 5 (Ac)

- Dwellings, owner's or caretaker's, accessory
- Antennas, receive-only

## Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions) (Cm)

- Marina accessories
- Recreation facilities, outdoor
- Off-site parking and loading facilities
- Utility installations, Type B
- Wind machines Up to 100 Kw
- Historic structures, use of
- Joint development

## Plan Review Use (PRU)

- Trade or convention center
- Hospitals
- Prisons
- Universities, colleges
- Airports

## Conditional Use Permit-major subject to standards in Article 5; public hearing required (C)

- Amusement facilities, outdoor, not motorized
- Amusement facilities, outdoor, motorized
- Helistops

For more information, please visit: [https://www.honolulu.gov/rep/site/dpp/dpp\\_docs/land-use-ordinance.pdf](https://www.honolulu.gov/rep/site/dpp/dpp_docs/land-use-ordinance.pdf)

# AREA OVERVIEW

The Kapahulu neighborhood is made up of both residential areas and business districts. Kapahulu Avenue is the central spine of the neighborhood, serving as one of only 4 main traffic arteries to enter Waikiki. The Avenue is lined with some of Honolulu's most unique specialty and vintage shops but is best known for diverse restaurants and food shops that range from the most exclusive and upscale to mom-and-pop diners offering traditional Hawaiian and Asian food, local plate lunches, and the best of Western cuisine. Both locals and tourists frequent old classic local favorites including the iconic Rainbow Drive-Inn with their popular plate lunches, Leonard's Bakery with their fresh malasadas, and Waiola Shave Ice.



**TRAFFIC COUNT**  
 Kapahulu Ave & Mokihaana St:  
**30,451 CPD**

## DEMOGRAPHICS

Source: CoStar

	1-MILE	3-MILES	5-MILES
2023 Population	57,875	196,440	279,986
2023 Households	24,257	85,025	115,711
Avg Household Income	\$85,309	\$98,204	\$101,634

- Sweet E's Cafe
- KONO'S
- Leonard's BAKERY
- Rigo
- SPANISH ITALIAN
- Waiola Shave Ice
- The UPS Store
- TACO BELL
- POPEYES
- STARBUCKS
- Jamba
- Zippy's
- Uncle Boes
- PLUMP BAR & GRILL
- 7-ELEVEN
- Rainbow DRIVE-IN
- Tonkatsu TAMAFUJI
- QUEEN'S ISLAND URGENT CARE





## CONTACT

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