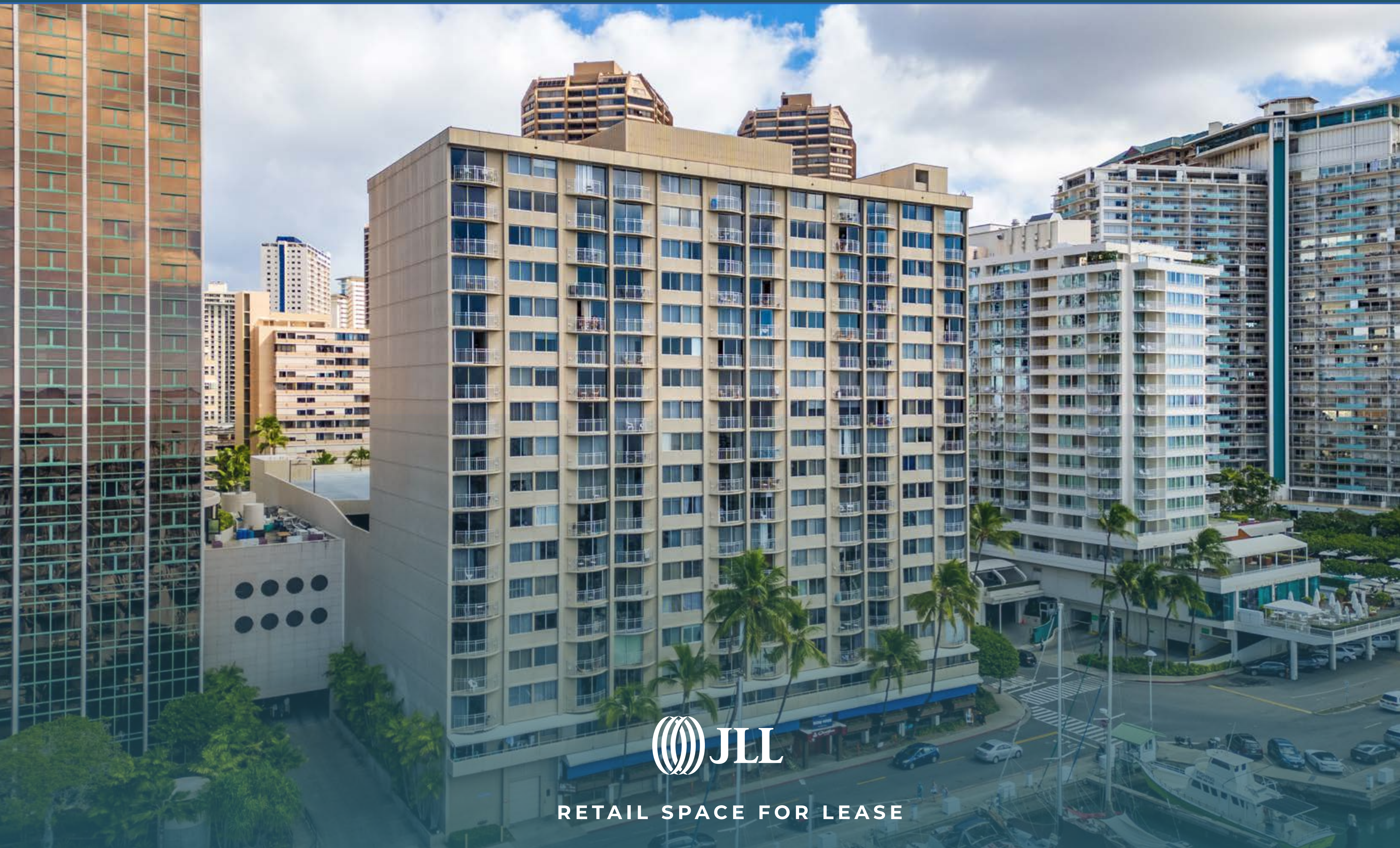
THE ILIKAI MARINA | GATEWAY TO WAIKIKI

PRIME WAIKIKI RESTAURANT OPPORTUNITY

1765 ALA MOANA BOULEVARD, HONOLULU, HI 96815



JLL

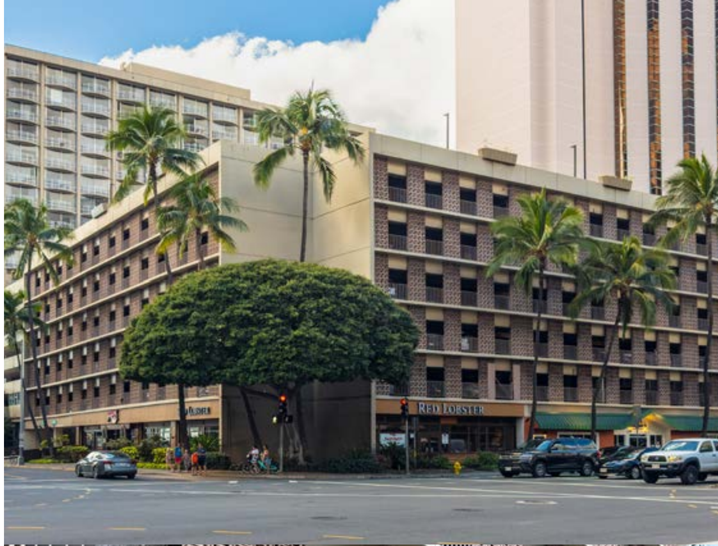
RETAIL SPACE FOR LEASE

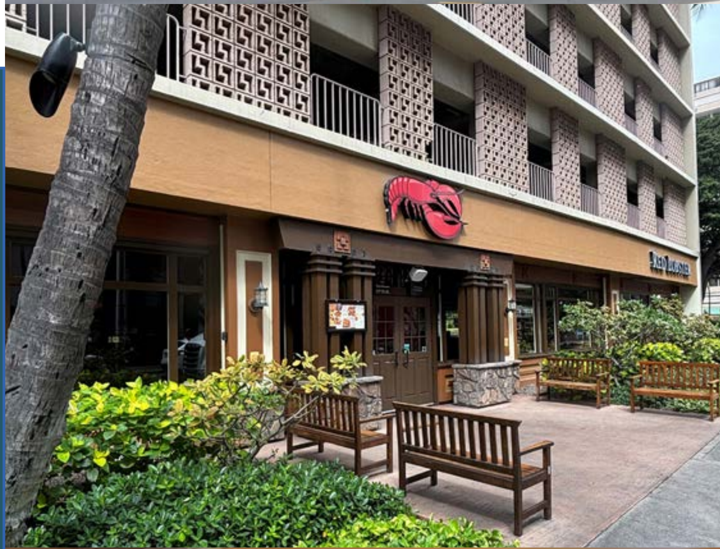
ILIKAI MARINA

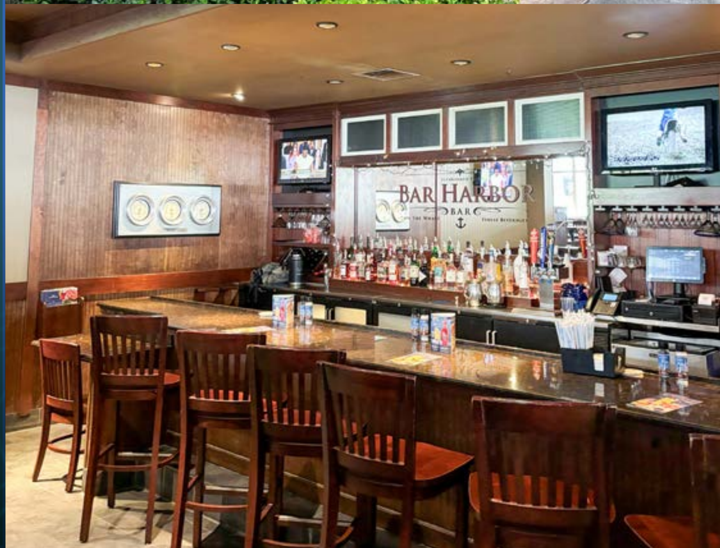
1765 Ala Moana Boulevard, Honolulu, HI 96815

The Opportunity

A rare opportunity to secure a large-footprint, second-generation restaurant space at the highly visible entry point to Waikiki. Currently occupied by a national restaurant operation, this ground-floor corner location combines substantial interior square footage with an exterior patio, positioned perfectly to capture both heavy vehicular traffic and high pedestrian volume from neighboring resorts and the Ala Moana Center.







Property Overview

Address: 1765 Ala Moana Boulevard, Honolulu, HI 96815

Property Name: Ilikai Marina

TMK: 1-2-6-010-002:00002

Zoning: C-5 (Resort Commercial)

Interior GLA: ~8,194 SF

Exterior Patio: ~490 SF

Base Rent: Inquire with Broker

Maintenance Fee: Estimated at $22.61 psf/year for 2026

Special Assessment: $1.45 psf/year

RPT: Estimated at $2.90 psf/year

Year Built: 1968

Zoning: RES-MIX, Resort Mix Precinct

Special District: Waikiki Special District

SMA/Shoreline: Shoreline Setback, Special Management Area

Flood Zone/Map No.: AE/15003C0362H

**Utilities including HVAC billed directly by AOAO*

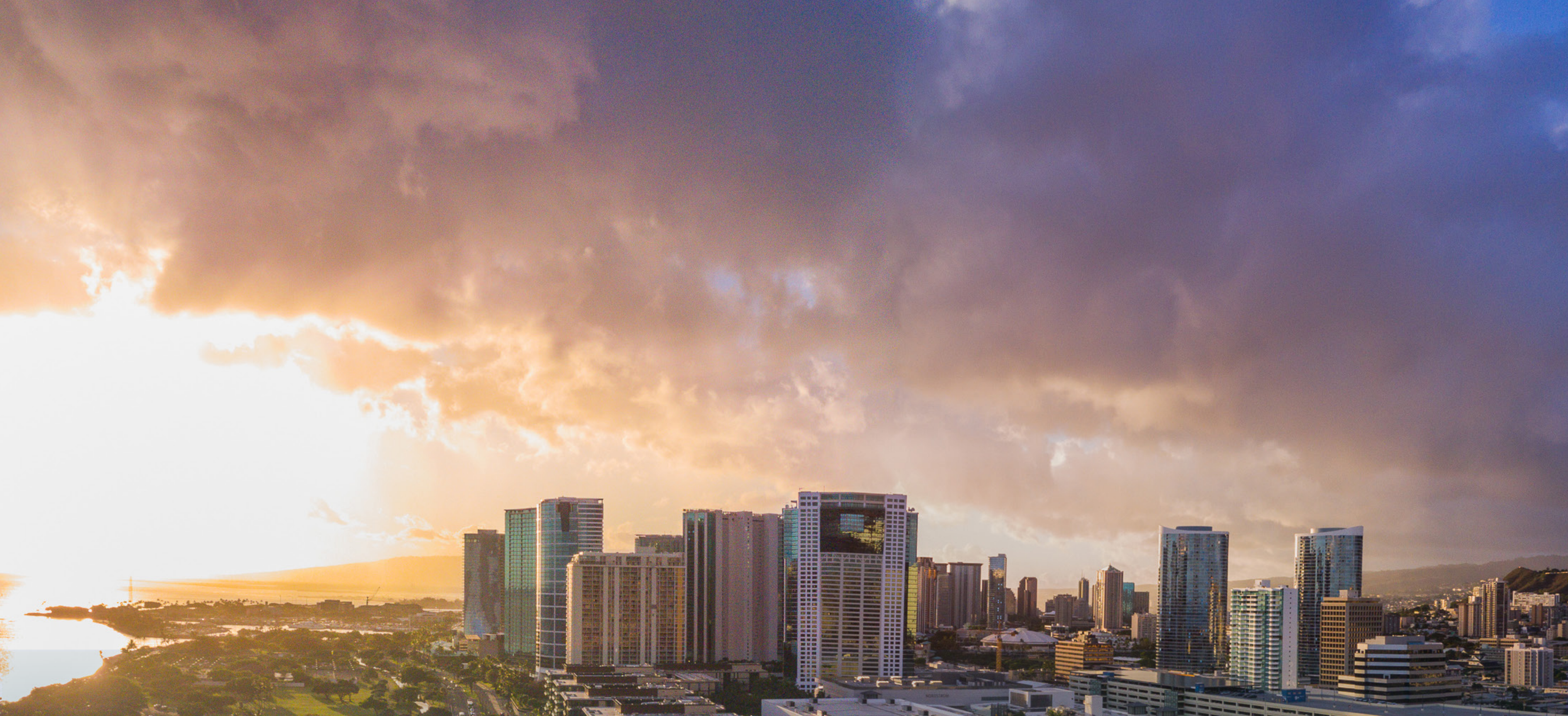
Current Tenant Estimates:

HVAC: $0.12 psf/year

Electricity: $1.14 psf/year

Sewer: $0.06 psf/year

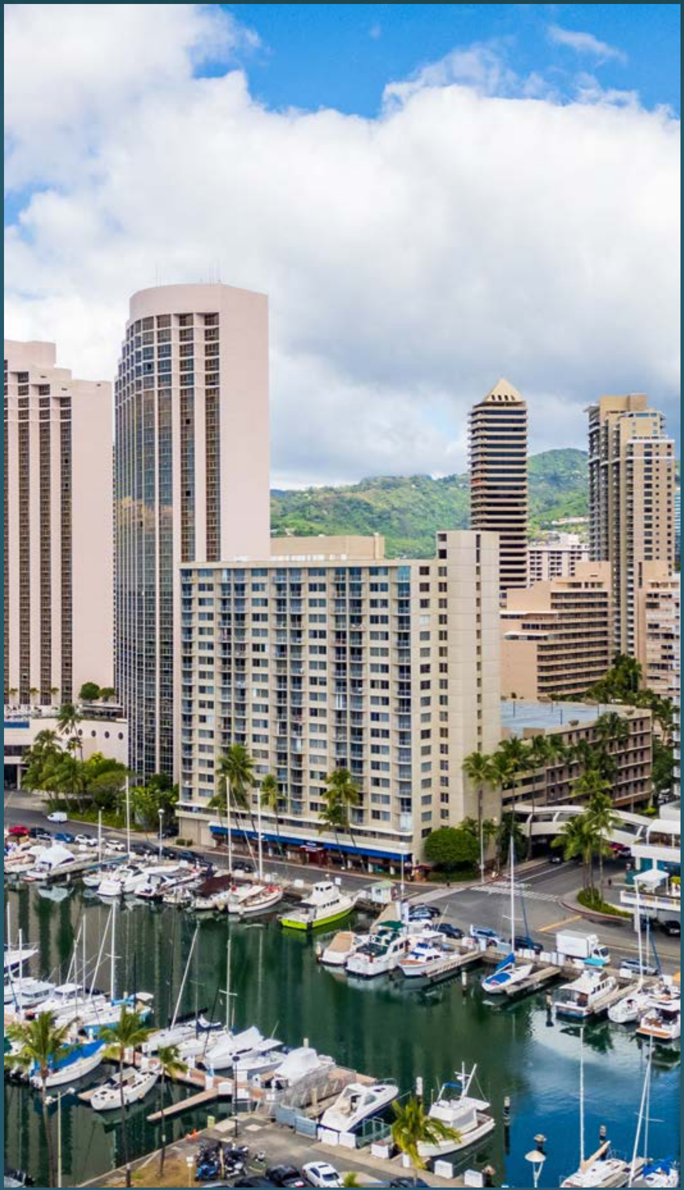
Water: $0.07 psf/year



LOCATED IN THE HEART OF HONOLULU

Hawaii's tourism industry delivered strong performance in 2025, with total visitor spending reaching a record $21.75 billion, a 5.7 percent increase over 2024. The state welcomed 9.64 million visitors during the year, while continued growth in per-person daily spending highlighted the strength of Hawaii's visitor economy and the enduring appeal of the islands as a global destination.

In December 2025 alone, visitors spent $2.12 billion, supported by higher spending across lodging, dining, transportation, shopping, and recreation. International visitation also showed positive momentum, particularly from Japan. Increased visitor spending throughout the year reflects Hawaii's evolution toward a higher-value tourism market, generating greater economic impact and supporting the state's hospitality, retail, transportation, and service sectors.



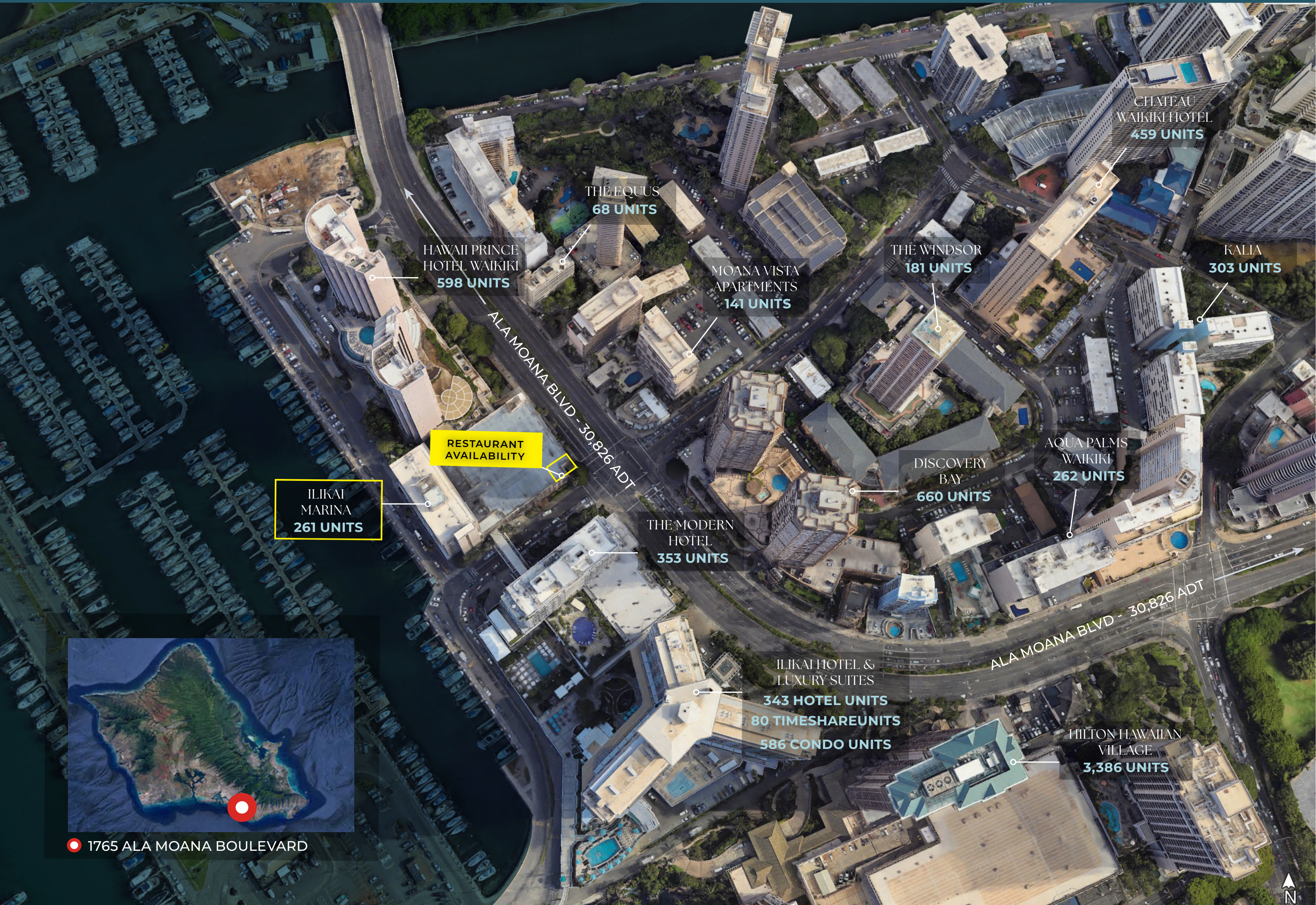
Visitor Information

Forecasters predict the following visitor statistics for 2026:

Arrivals	9.83 M	+1.9%
Visitor Days	83.8 M	+4.4%
Expenditures	$22.72 B	+4.8%

TYPE	PROPERTIES	UNITS
Bed & Breakfast	1	3
Condominium Hotel	20	2442
Hostel	6	460
Hotel	58	23369
Vacation Rental Unit	103	3358
Timeshare	18	2577
Total	206	32209

Source: dbedt.hawaii.gov


THE EQUUS
68 UNITS
HAWAII PRINCE
HOTEL WAIKIKI
598 UNITS
MOANA VISTA
APARTMENTS
141 UNITS
THE WINDSOR
181 UNITS
CHATEAU
WAIKIKI HOTEL
459 UNITS
KALIA
303 UNITS
ALA MOANA BLVD - 30,826 ADT
RESTAURANT
AVAILABILITY
ILIKAI
MARINA
261 UNITS
DISCOVERY
BAY
660 UNITS
AQUA PALMS
WAIKIKI
262 UNITS
THE MODERN
HOTEL
353 UNITS
ALA MOANA BLVD - 30,826 ADT
ILIKAI HOTEL &
LUXURY SUITES
343 HOTEL UNITS
80 TIMESHAREUNITS
586 CONDO UNITS
HILTON HAWAIIAN
VILLAGE
3,386 UNITS
1765 ALA MOANA BOULEVARD
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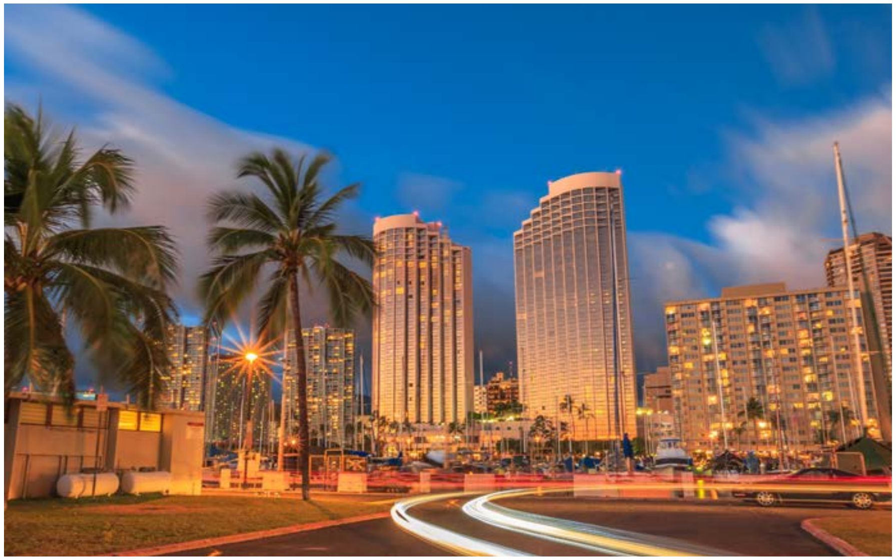

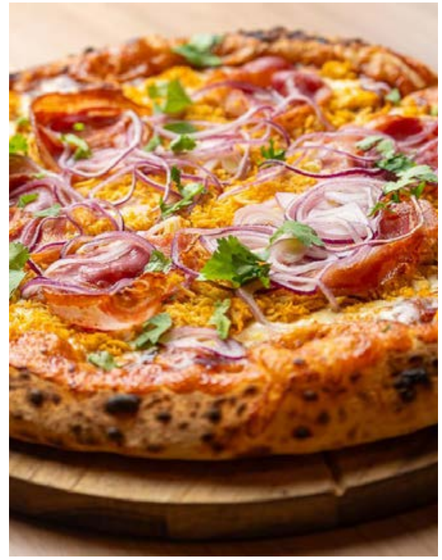

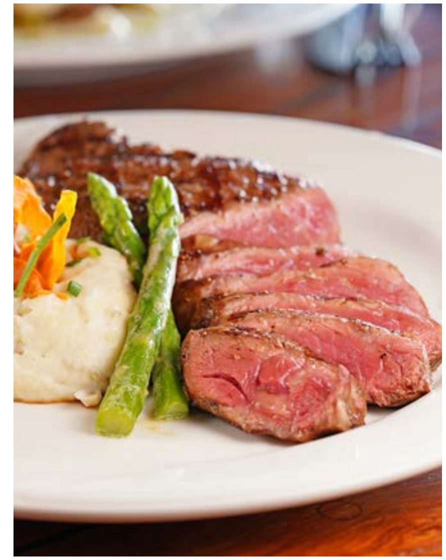

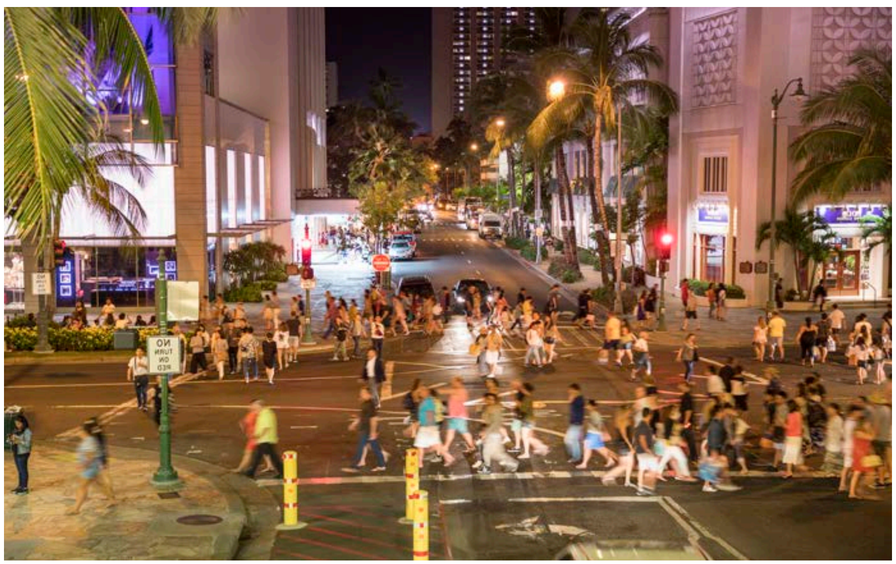

MARINA CO-TENANTS

SAN PAOLO
PIZZA AND WINE

HARBOR PUB HAWAII

Chart House
WAIKIKI

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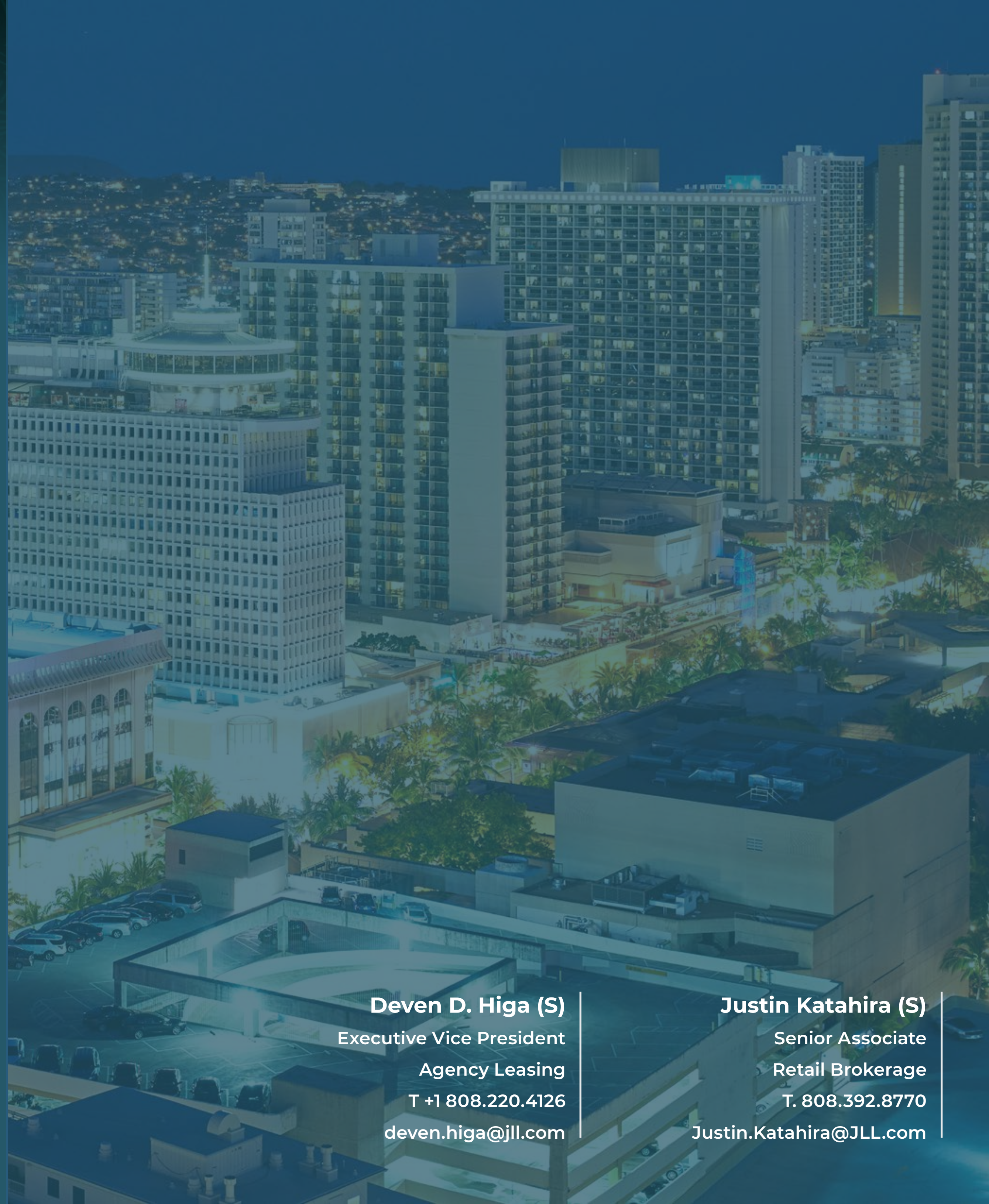

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