

THE ILIKAI MARINA | GATEWAY TO WAIKIKI

PRIME WAIKIKI RESTAURANT OPPORTUNITY

1765 ALA MOANA BOULEVARD, HONOLULU, HI 96815



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 AOA*

Current Tenant Estimates:

HVAC: \$0.12 psf/year

Electricity: \$1.14 psf/year

Sewer: \$0.06 psf/year

Water: \$0.07 psf/year



An aerial photograph of the Honolulu skyline at sunset. The sun is low on the left, casting a warm orange glow over the city and reflecting on the water. The sky is filled with dramatic, dark clouds. The city features a mix of modern high-rise buildings and older, lower structures. The foreground shows a large, modern building with a flat roof and a parking lot.

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

RESTAURANT
AVAILABILITY

ILUKAI
MARINA
261 UNITS

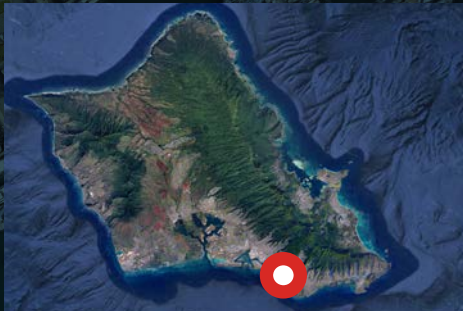
THE MODERN
HOTEL
353 UNITS

DISCOVERY
BAY
660 UNITS

AQUA PALMS
WAIKIKI
262 UNITS

ILUKAI HOTEL &
LUXURY SUITES
343 HOTEL UNITS
80 TIMESHARE UNITS
586 CONDO UNITS

HILTON HAWAIIAN
VILLAGE
3,386 UNITS



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MARINA CO-TENANTS





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