



FORMERLY  
**Fresh  
 Catch**  
 Kaneohe

**GROUND LEASE AVAILABLE**

**CBRE**

# PROPERTY

This long-time restaurant location is located in the middle of the business/restaurant district of Kaneohe, with easy access and plenty of its own parking. This existing buildout offers both eat-in and take out service alongside great signage and visibility, operating on approximately 112 feet of Kamehameha Highway frontage. **PLEASE DO NOT DISTURB EXISTING TENANT**

# Information



Restaurant space in tight local market

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High day and evening traffic

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Close to Like-Like and H-3 Highways

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PARKING, VISIBILITY, ACCESS, AND FRONTAGE

ZONING	B-2
LOT SIZE	20,139 SF of land
IMPROVEMENTS	1,616 SF
MINIMUM TERM	20 years
RENT	8% of FMV of land
RPT	\$33,115 per annum (2021)
AVAILABLE	May 1, 2022
FAR	2.5
FLOOD ZONES	AE, AEF, X, and XS
HEIGHT LIMIT	40'





# LOCAL AMENITIES



WINDWARD MALL



6

5

7



4

1



45-1118 Kamehameha Hwy



CrossFit Kaneohe



1,500 ADT

3

14,700 ADT

- OFFICE PROPERTIES**
- 1 45-1141 Kam Hwy
  - 2 Bank of Hawaii
  - 3 T. Yugi Building
  - 4 American Savings Bank
  - 5 Castle Professional Center
  - 6 46-012 Kam Hwy
  - 7 Kaneohe Atrium



# Overview

Kaneohe is the second largest town on the Windward side of Oahu. Large enough to be visited by tourists and small enough to be self-contained for local residents. Surrounded by mountains and ocean Kaneohe has its own mall, Windward Mall, cultural attractions, historical sites and the Marine Corps Base Hawaii (MCBH). Kaneohe has something for everyone and businesses that appeal to residents and tourists alike.

## 2021 Demographic Estimates

This extremely popular neighborhood restaurant is situated in the heart of Kaneohe, with access to public parking and within easy walking distance of many homes and businesses. The restaurant has established a strong clientele and is offered for lease in full turnkey condition. All restaurant infrastructure is in place, including venting, grease interceptor and AC.

	1 Mile	3 Miles	5 Miles
POPULATION	21,950	48,535	95,689
DAYTIME POPULATION	18,187	39,928	83,545
HOUSEHOLDS	6,915	15,221	29,215
AVG HOUSEHOLD INCOME	\$122,532	\$134,282	\$136,649
HOUSEHOLDS WITH VEHICLES	6,195	13,701	26,429
EMPLOYEES	5,482	10,189	22,785



VISITOR

Routes





MARINE CORP  
BASE HAWAII

KANEOHE

Haiku Rd

Kamehameha Hwy

Kaneohe Bay Dr

Mokapu Saddle Rd

HAIKU  
HAWAIIAN  
HOME LAND

83

H3

63

83

- Low Traffic Volume
- Medium Traffic Volume
- Heavy Traffic Volume
- Very Heavy Traffic Volume





- Low Traffic Volume
- Medium Traffic Volume
- Heavy Traffic Volume



# REACH Out

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PLEASE DO NOT DISTURB  
EXISTING TENANT

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