

FOR LEASE

# Downtown Restaurant Opportunities

RETAIL

IMMEDIATELY AVAILABLE



## PROPERTY INFO

SUITABLE FOR FULL SERVICE RESTAURANT  
OR TWO FAST CASUAL OPERATIONS

In historic Downtown Honolulu, The Podmore building has been a fixture on the corner of Alakea and Merchant streets since 1902.

From the early 1920's to the 1990's the Podmore Building has been occupied by a succession of popular restaurants; Pig N' Whistle, Kodo's Grill and Cafe Bon Bon.

Today's owners, The D'Ascoli family are looking for restaurant operators either as one full service restaurant and bar to service the Downtown business crowd, OR two separate fast casual restaurants that would provide breakfast and lunch to a captive audience of business people keen to experience high quality food.

Established restaurateurs preferred, and operators who are able to provide lunch and dinner (breakfast optional) will be highly considered.

Each space will be equipped with grease interceptor, venting and AC. Electrical and plumbing stubbed out.



## PROPERTY DETAILS

|      |              |
|------|--------------|
| RENT | Negotiable   |
| CAM  | \$1.12 SF/MO |
| TERM | 3-5 Years    |



## CONTACT US

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THE PODMORE BUILDING, 202-206 MERCHANT STREET

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LIC. RB-20142

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## SPACE AVAILABILITY

### SPACE 1

#### SUITE 1A & 1B - 2,200 SF

This 2,200 sf space with a corner vantage point on Merchant and Alakea streets is perfect for a restaurant owner looking to enter the busy Downtown market.

Potential for breakfast and lunch is strong, with early evening service also an option.

Catering to offices and events is another business opportunity offered by the close proximity to Honolulu's business community.

Owners are invested in finding a strong operator and are willing to work with tenants on delivery conditions and term.

A fabulous opportunity awaits for the right restaurant tenant.

### SPACE 2

#### SUITE 1A - 1,300 SF

Corner Unit fronting both Alakea and Merchant Streets. This beautifully designed room has a rounded corner entrance with original stained glass windows and views to both Alakea and Merchant Streets.

Windows will open to Alakea Street, affording diners the opportunity to eat and drink while watching the Downtown world go by.

Suitable for small sit down cafe/bar/restaurant, the space will be delivered with plumbing and electrical, along with grease interceptor and A/C.



### SPACE 3

#### SUITE 1B - 900 SF

Ideal for fast casual breakfast and lunch restaurant, this space is located on the corner of Alakea and Merchant Streets and has great visibility to the Downtown Business District.

With a bustling crowd of breakfast and lunch customers, the restaurant will make the perfect spot for those looking to bring their unique culinary style to an enthusiastic clientele. Perfect for owner operators/limited staff restaurant.

Potential catering to DBD is impressive for the right operator.

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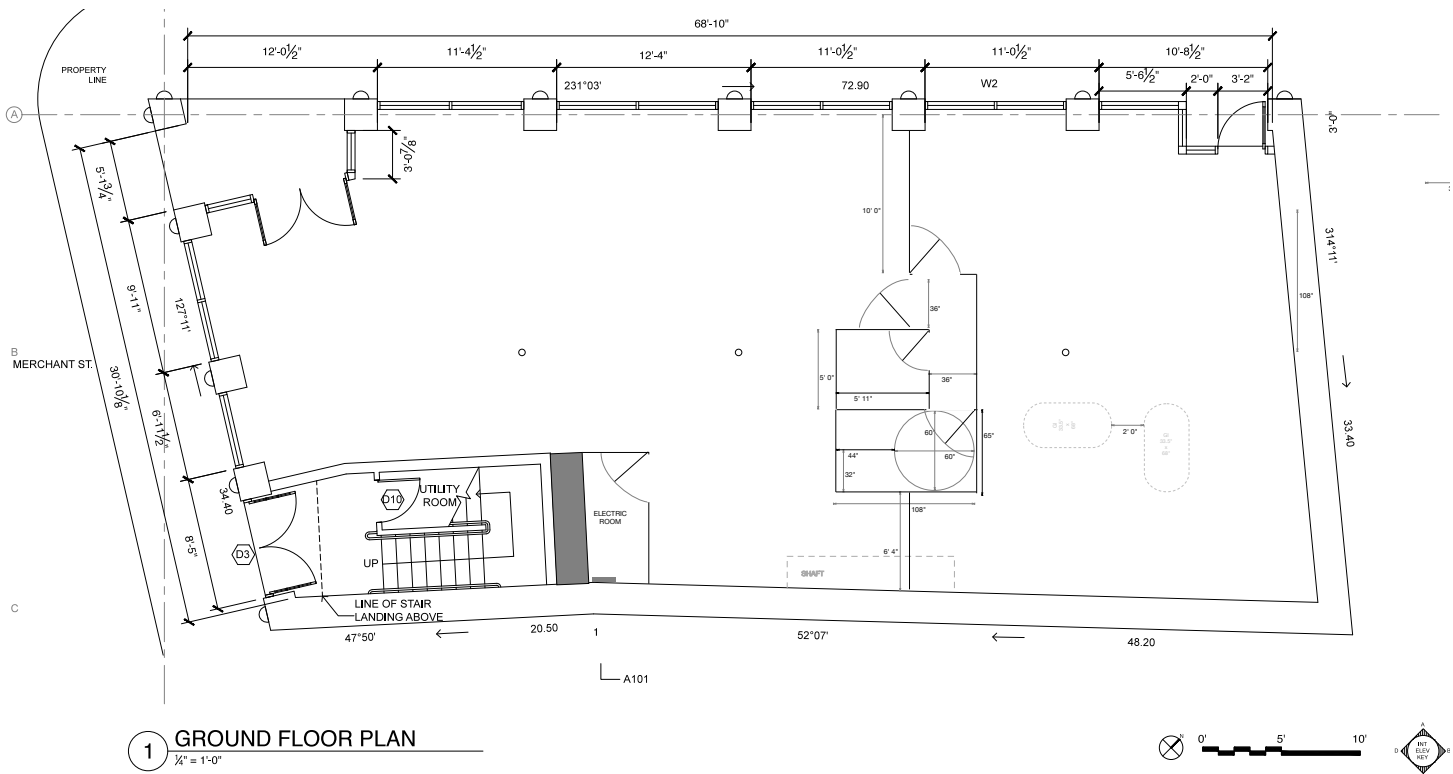


## DELIVERY CONDITION

- + The building has been completely refurbished, with two luxury one bedroom apartments on the second floor.
- + Ground floor comprises approximately 2,200 SF of restaurant/bar space.
- + Grease interceptor, ecology exhaust system and AC system installed by Landlords. (Ducts to be paid by tenant.)
- + Tenant will need to do a sign permit.
- + Premises will be stubbed for gas, electricity and plumbing.
- + Tenant responsible for installation of kitchen/dining room. Landlord will work with Tenant on design and implementation of work where possible.



## SITE MAP



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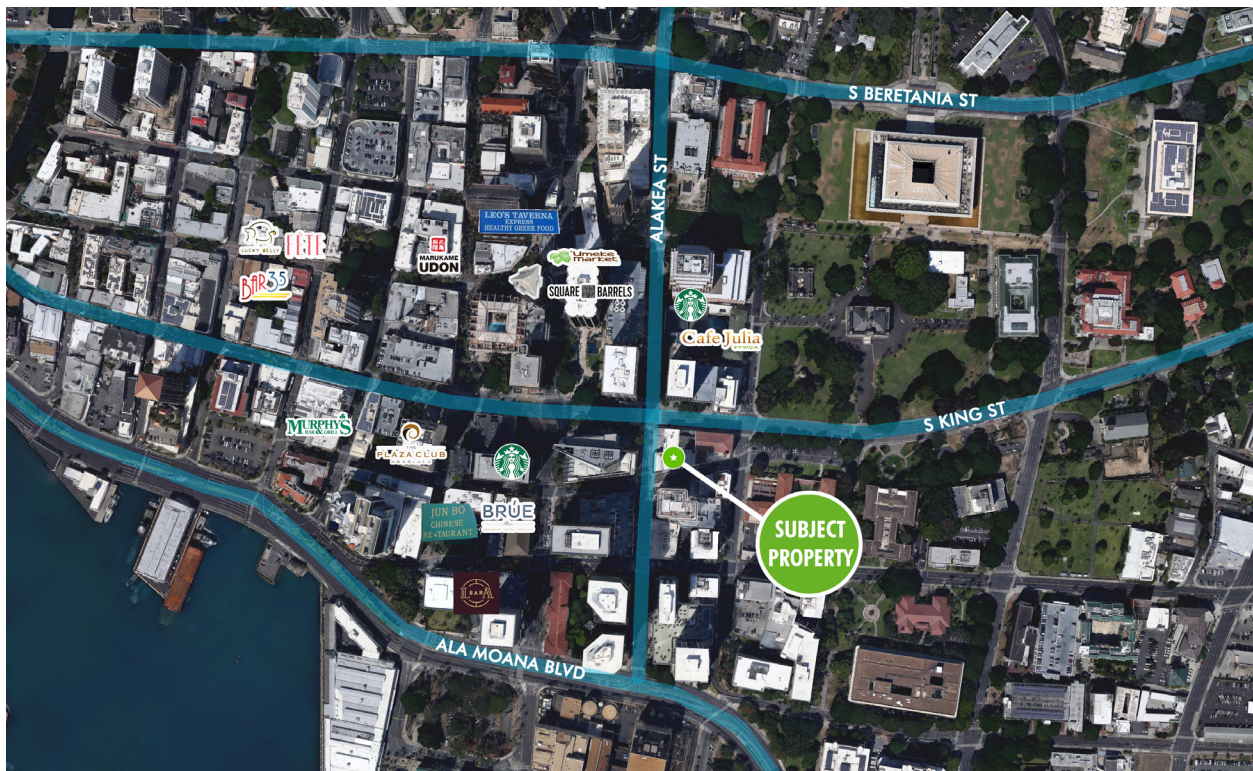
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## DEMOGRAPHICS

| 2017                        | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------------------|----------|----------|----------|
| Estimated Population        | 37,923   | 217,020  | 340,380  |
| Projected Population (2022) | 39,816   | 226,883  | 354,669  |
| Estimated Households        | 17,167   | 86,656   | 129,859  |
| Projected Households (2022) | 17,949   | 90,469   | 135,037  |
| Median Household Income     | \$52,284 | \$56,957 | \$62,319 |
| Median Age                  | 46.1     | 43.6     | 42.5     |
| Businesses                  | 5,720    | 13,630   | 16,846   |
| Daytime Employees           | 118,604  | 255,134  | 327,009  |
| Food & Drinking Businesses  | 335      | 1,062    | \$1.3B   |
| Food & Drinking Sales       | \$288.6M | 1,366    | \$1.6B   |



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## PARKING

The Downtown business crowd, who will largely make up the day time dining clientele, will have already parked as they come to work making a walk to the restaurant easy.

Evening diners may take advantage of various parking garages in the area, on street parking, post office parking, etc.

|   | After Hours (Flat Rate Unless Specified) | Weekend Rate (Flat Rate Unless Specified)          |
|---|--|--|
| 1 Ali'I Place - 1099 Alakea St.         | \$3.00 after 5pm (out by 12am)           | First 1.5 hrs: \$0.75/half hr - Thereafter: \$3.00 |
| 2 Harbor Court - 22 Merchant St.        | \$0.50/half hr - \$3.00 max after 5pm    | \$0.50/half hr - \$3.00 max                        |
| 3 Melim Building - 333 Queen St.        | \$4.00 after 4pm - (Mon-Fri)             | n/a  |
| 4 Pioneer Plaza - 900 Fort Street Mall  | \$3.50 after 5pm                         | \$3.50   |
| 5 Topa Financial Center -700 Bishop St. | \$5.00 after 4pm                         | \$5.00   |
| 6 Walmart - 1032 Fort Street Mall       | \$3.00 after 4pm (out by 10pm)           | \$3.00 in by 5pm (out by 10pm)                     |



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