

DISCOVERY BAY

1778 ALA MOANA BLVD // HONOLULU, HI

Colliers





DISCOVERY BAY

Discover a community of retailers, office users, kama'aina, and visitors at Discovery Bay.

As the gateway to Waikiki, Discovery Bay invites you in to Oahu's most popular gathering place for visitors from around the world. From salons and spas, to bars and cafes, Discovery Bay's rich mix of tenants offers something for everyone.

Located at the busy intersection of Ala Moana Boulevard and Hobron Lane, Discovery Bay boasts neighbors such as The Modern, Ilikai Hotel, Hilton Hawaiian Village and Hawaiian Prince Hotel. This area is also home to national retailers such as Crazy Shirts, Outback Steakhouse, and Red Lobster.

DISCOVERY BAY HIGHLIGHTS

- THE GATEWAY TO WAIKIKI
- LESS THAN ONE MILE TO ALA MOANA CENTER AND HAWAII CONVENTION CENTER
- AMPLE PARKING WITH CUSTOMER VALIDATION PROGRAM
- AVERAGE DAYTIME DEMOGRAPHICS FOR A ONE-MILE RADIUS IS 89,522
- WAIKIKI VISITORS SPENT \$16.8 BILLION IN 2017



DISCOVERY BAY DETAILS

TMK: (1) 2-6-12-10-1 (portion of)
 Zoning: X2, Waikiki Special District
 Rent: Negotiable
 CAM: \$1.95 PSF/month (estimated 2026)
 Tenant Parking: In common with other tenants
 Term: 5-10 years

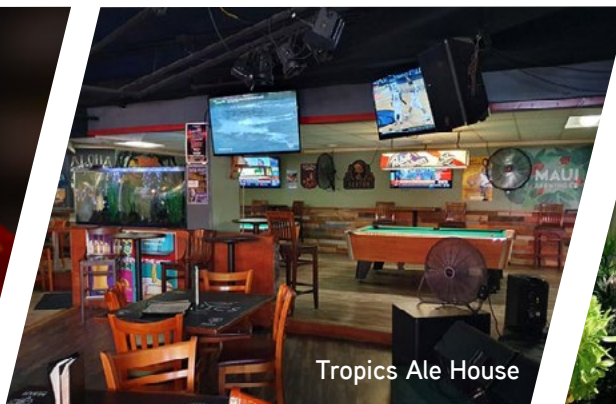
Spaces Available	Size (SF)	Percentage Rent	Base Rent
LL-02B	346	Negotiable	Negotiable
LL-05 (retail)	1,249	Negotiable	Negotiable
LL-08 (retail)	2,235	Negotiable	Negotiable
LL-14 (retail)	131	Negotiable	Negotiable
UL-05B (retail)	774	Negotiable	Negotiable
UL-07 (retail)	1,014 SF	Negotiable	Negotiable



CO-TENANTS



McDonald's



Tropics Ale House



Chong Qing Hot Pot



Subway



EXCELLENT TRANSIT



VERY WALKABLE



1 DISCOVERY BAY
660 Units

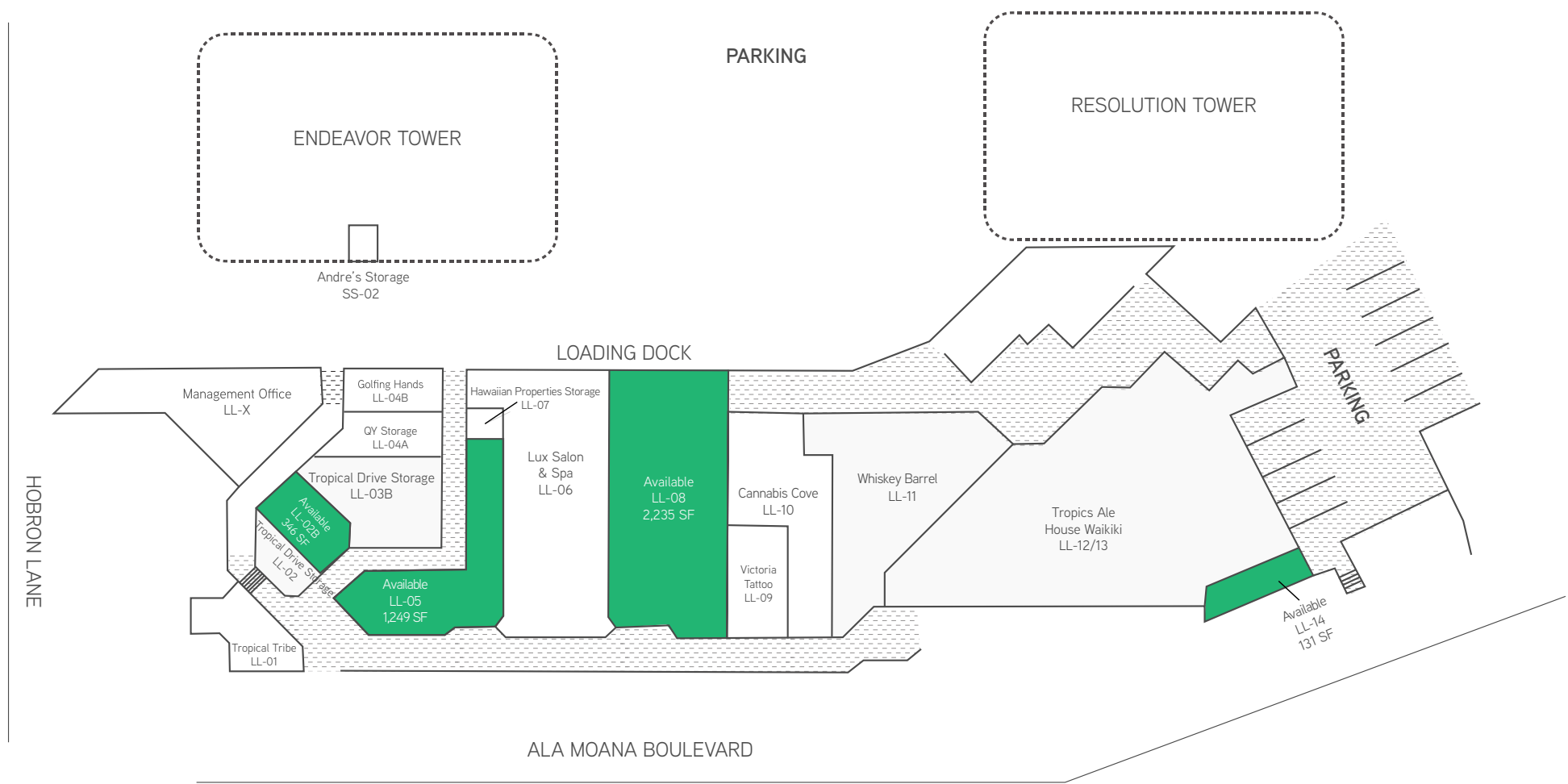
2 HAWAII PRINCE
HOTEL WAIKIKI
570 Units

3 THE MODERN
HOTEL
353 Units

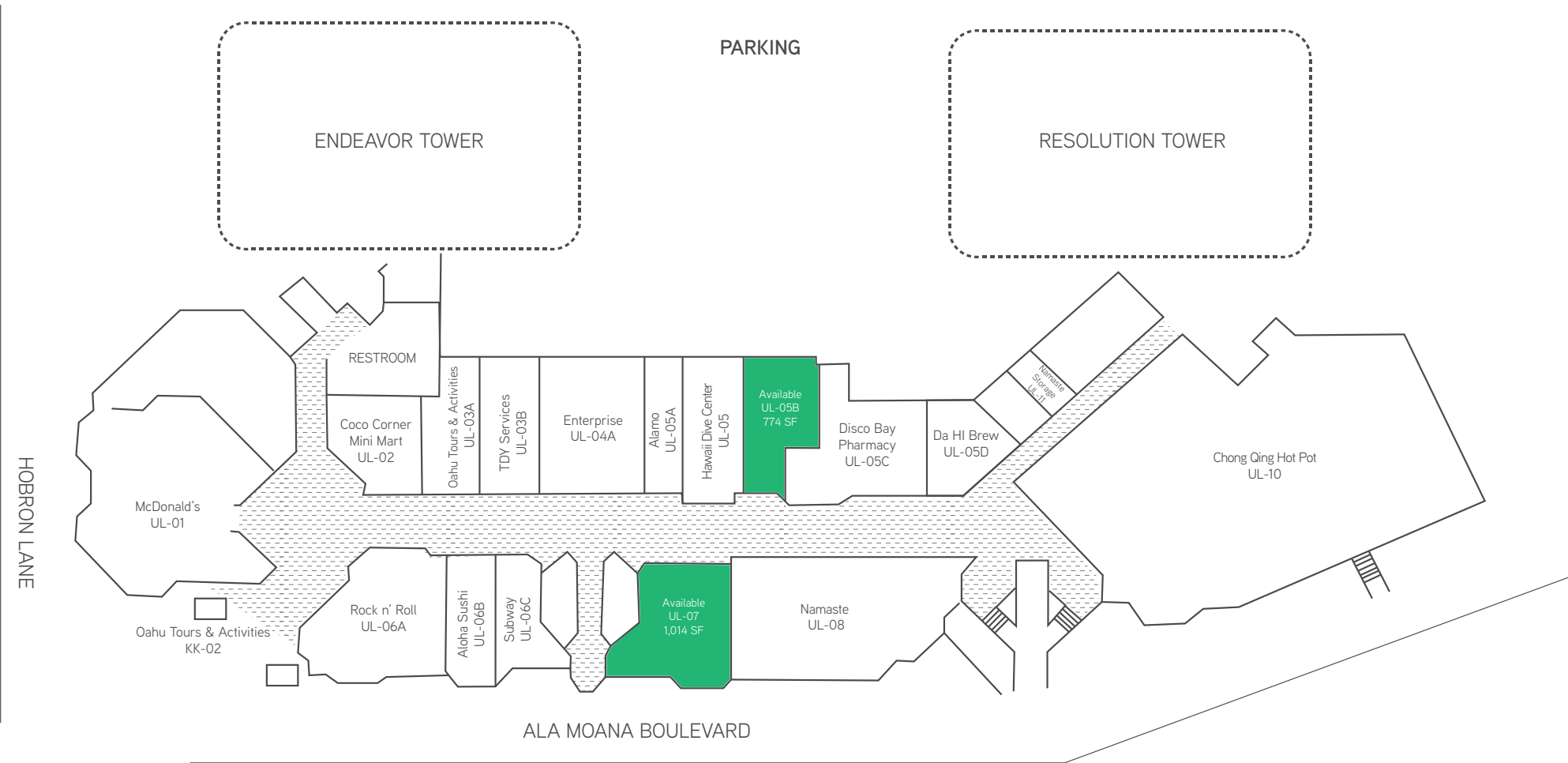
4 ILIKAI HOTEL &
LUXURY SUITES
343 Hotel Units
80 Timeshare Units
586 Condo Units

5 HILTON HAWAIIAN
VILLAGE
3,386 Units

LOWER LEVEL SITE PLAN



UPPER LEVEL SITE PLAN





DISCOVERY BAY

1778 ALA MOANA BLVD // HONOLULU, HI

Maria Su (B)

Senior Associate
Retail Services Division
Lic# RB-24702
808 691 0405
maria.su@colliers.com

Gabrielle Chock (S)

Senior Associate
Retail Services Division
Lic# RS-83065
808 772 7444
gabrielle.chock@colliers.com

220 S. King Street, Suite 1800
Honolulu, HI 96813
colliers.com



Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.