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Turnkey Restaurant For Sale (FS)



Sublease Opportunity at Sand Island Center

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2144 Auiki Street
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Property Description

Sand Island Center is a secure, centrally located neighborhood retail and industrial center at 111 Sand Island Access Road in Honolulu, Hawaii, offering prime frontage, excellent visibility, ample parking, and convenient access to H-1, Nimitz Highway, the airport, and downtown Honolulu. Its versatile suites make it well suited for retail, office, restaurant, local service, and light industrial users.

Unit R-7 (900 SF) completed a full renovation in May 2026, which included installing a brand new HVAC system, upgrading the kitchen, redesigning the front of the house and renovating the mezzanine level. This fully built-out restaurant space is designed for immediate food and beverage operations. The suite includes a commercial kitchen, dining area, and existing infrastructure, while benefiting from first-floor visibility, and convenient access to H-1, Nimitz, the airport, and downtown Honolulu.

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For Sublease

Area	Sand Island
Address	2411 Auiki Street, Honolulu, HI 96819
TMK	(1) 1-2-24-14
Zoning	I-2 (Intensive Industrial)
Available Space	Unit R-7 (900 SF)
Premium	See Agent
Base Rent	See Agent
Operating Expenses	\$1.35 PSF/Mo. (estimated 2026)
Sublease Term	Through April 2033

Demographics	1-Mile	3-Mile	5-Mile
Population	10,826	157,150	307,808
Average Household Income	\$127,491	\$125,297	\$125,845
Median Age	41.1	41.9	42.3
Daytime Demographics	24,344	178,936	288,649

Site Plan



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