




View
Property Video



HONOLULU *Design Center*

FOR LEASE OR FOR SALE (FEE SIMPLE)
Institutional-Grade Legacy Asset
585 Feet of Kapiolani Blvd Frontage
Honolulu, Hawaii (USA)



www.FongKazama.com



EXECUTIVE *Summary*

The Honolulu Design Center stands as an iconic landmark that masterfully combines contemporary design with practical functionality. Designed by the visionary Thomas Sorensen in 2007, this **79,714-square-foot architectural masterpiece** was conceived as a haven for inspiration, creativity, and connection—serving as a premier destination where designers and the public converge to shop, dine, and engage in innovative experiences.



Prime Location. Strategically located on **1.34 acres** at the bustling intersection of **Pensacola Street, Kapiolani Boulevard, and Piikoi Street**, the Honolulu Design Center boasts seamless accessibility to Honolulu’s dynamic commercial and residential districts. **With 585 feet of frontage along Kapiolani Blvd, with over 180,200 cars passing daily**, its location ensures a steady flow of visitors from nearby communities and businesses. The property is a pivotal asset in the area’s cultural and economic landscape.



Architectural Excellence. The property’s striking exterior features **metallic orange Alucobond panels** and a custom “Honolulu Red” pearlescent paint, highlighted by a distinctive **double convex-curved façade** and a **glazed curtain wall**—a true testament to innovation and artistry in design.



Lifestyle Offerings. Inside, the Design Center houses **Stage Restaurant** and **Amuse Wine Bar**, two of Honolulu’s most celebrated venues. Known for their exquisite cuisine, refined interiors, and exceptional service, these establishments reinforce the property’s status as a premier hub for fine dining and sophisticated entertainment.



A Timeless Vision. With its bold aesthetic, rich history, and unmatched lifestyle amenities, the Honolulu Design Center continues to shine as a beacon of modern design and cultural vibrancy in the heart of Honolulu. Whether as a venue for creative inspiration or a destination for world-class dining and events, this property embodies the essence of sophisticated urban living.



Expansive Outdoor & Lanai Spaces. 3rd Floor lanai area is ready to be activated. These open-air areas provide a unique opportunity for office, retail, or gathering spaces, enhancing the property’s appeal and functionality.

PROPERTY *Details*

Name	Honolulu Design Center
Address	1250 Kapiolani Boulevard (1230 Kapiolani Boulevard) Honolulu, HI 96814
TMK Number	(1) 2-3-10-111 - (Building) (1) 2-3-28-723, 725 to 729, 813 to 840, 844 to 845, 849 to 992 (Parking)
Land Area	58,370.4 Square Feet (1.34 Acres)
Building Area	79,714 Total Square Feet First Floor 30,866 Square Feet Second Floor 29,174 Square Feet Third Floor 19,751 Square Feet
Street Frontage	585 feet along Kapiolani Boulevard
Year Built	2007
Zoning	KAK, Kakaako Community Development District (CDD)
Parking	180 Covered and Secured Parking Stalls

SALE TERMS

Tenure	Fee Simple
Asking Price	Inquire with Broker

LEASE TERMS

Term	20 Years
RPT	\$480,000 a year
CAM	None
Base Rent	Inquire with Broker





ACTIVE Corridor

RESIDENTIAL



12,069
New Units



7,950
Planned/Under
Construction Units

AREA SALES INFORMATION

ALA MOANA CENTER

Sit Down Restaurants: \$700 - \$1,600 PSF
QSR/Food Court: \$800 - \$1,900 PSF
Retail: \$800 - \$1,200 PSF

WARD VILLAGE

Sit Down Restaurants: \$600 - \$1,000 PSF
QSR/Food Court: \$800 - \$850 PSF
Retail: \$500 - \$700 PSF

WAIKIKI

Sit Down Restaurants: \$700 - \$1,000 PSF
QSR/Food Court: \$1,500 - \$2,000 PSF
Retail: \$750 - \$1,100 PSF

SALT

Sit Down Restaurants: \$1,000 - \$1,500 PSF
QSR/Food Court: \$550 - \$850 PSF

NON-RESIDENTIAL

Howard Hughes Corp. -
\$20M Kewalo Basin Harbor Upgrade

HCDA and HiTech Development -
Proposed 7 story office building
by Stanford Carr Development

Neal Blaisdell Center Redevelopment
- Initial cost between \$300M to
\$400M



DEMOGRAPHICS

	1-MILE	3-MILE
2025 Population	65,169	216,836
2029 Projected Population	68,167	220,867
Households	33,858	96,647
Average Household Income	\$100,418	\$107,704
Median Age	43.1	41.7
Daytime Population	117,068	337,539

CENTRAL *Location*



Located in the heart of Honolulu, the Kapiolani Corridor is a premier commercial hub offering high visibility and seamless connectivity to the city's top destinations. Just minutes from Ala Moana Center, Kaka'ako, and the Neal S. Blaisdell Center, this vibrant area boasts a dynamic mix of retail, dining, and entertainment options. With its central location and strong foot traffic, Kapiolani Boulevard is an ideal setting for businesses looking to thrive in one of O'ahu's most sought-after retail districts.



UNLIMITED *Possibilities*



This free standing retail asset that encompass an entire city block of Honolulu's most traveled artery boulevard is the perfect opportunity for a company looking to have their flagship presence in Hawaii. The 80,000 SF retail trophy asset adjacent to Ala Moana Center is ideal for an international company needing a prime market entry into one of the most desired cities in the United States. Hawaii is the premier visitor destination for Asia, Europe, Australia, Canada, along with North America.



WARD VILLAGE

HONOLULU DESIGN CENTER

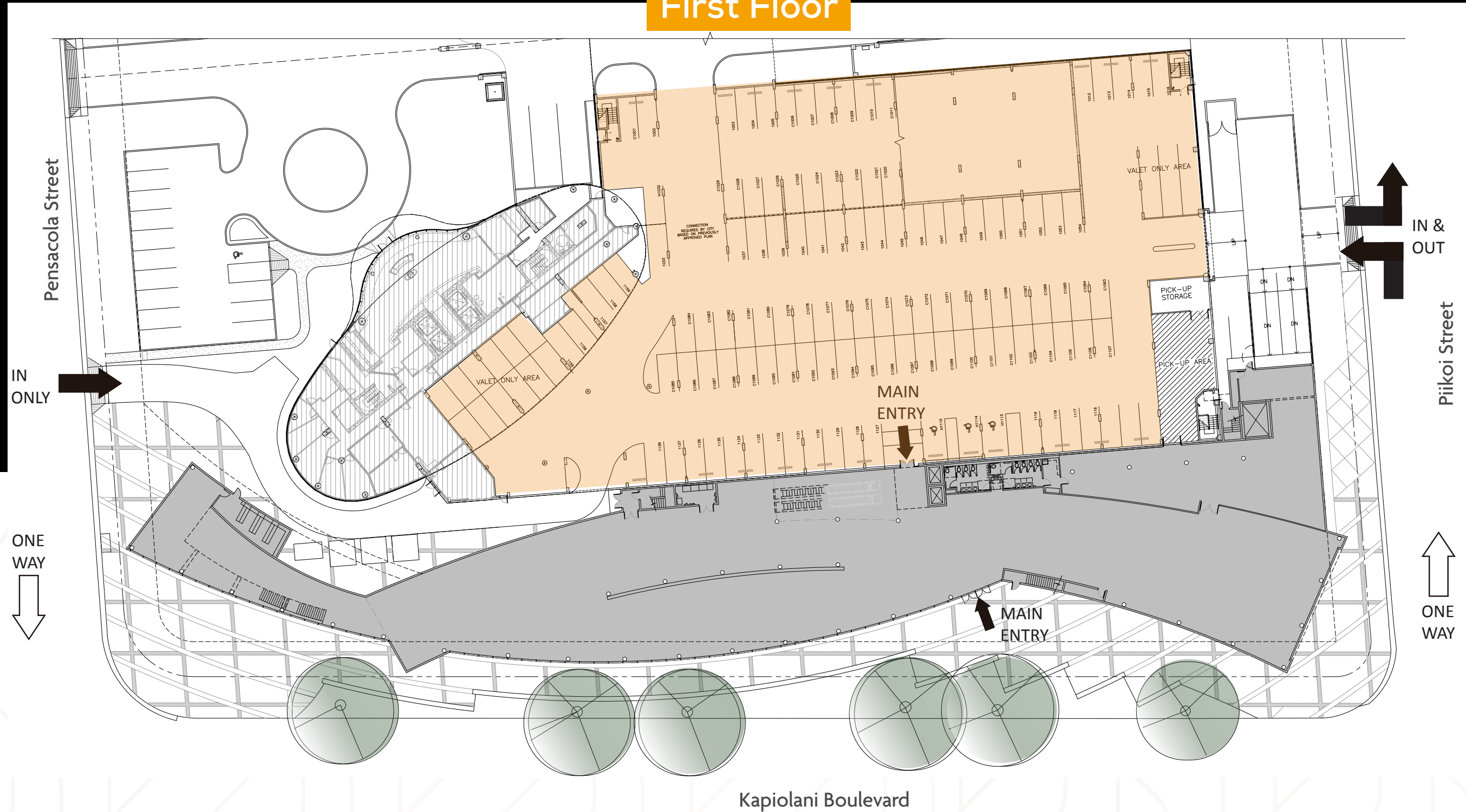


SITE *Plans*



180 Covered and
Secure Parking Stalls
ADA Included

First Floor



SITE Plans



Third Floor
19,751 SF

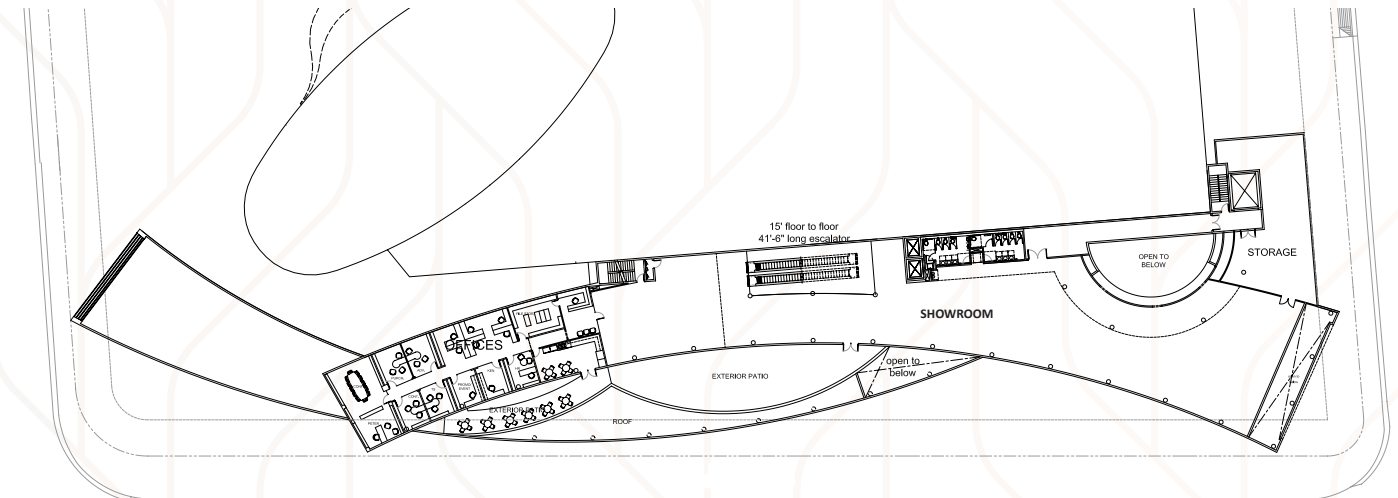
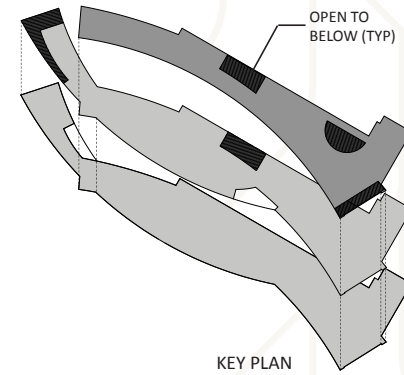
Second Floor
29,174 SF

First Floor
30,866 SF

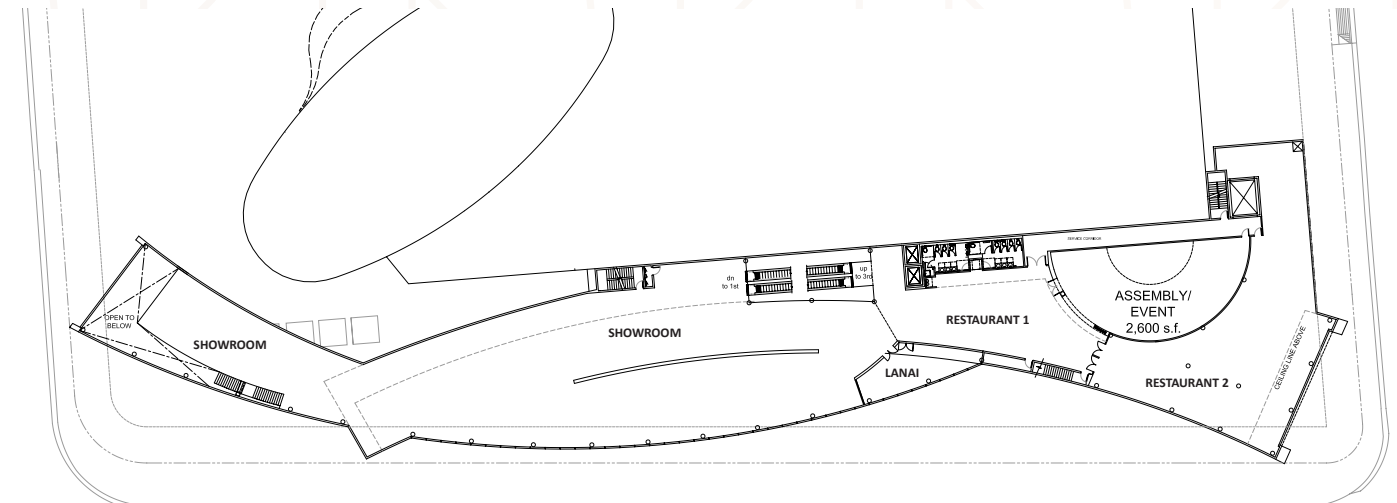
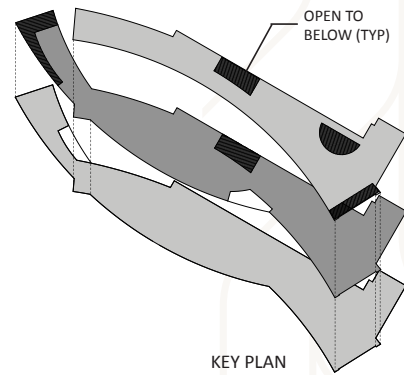
Total SF
79,714 SF



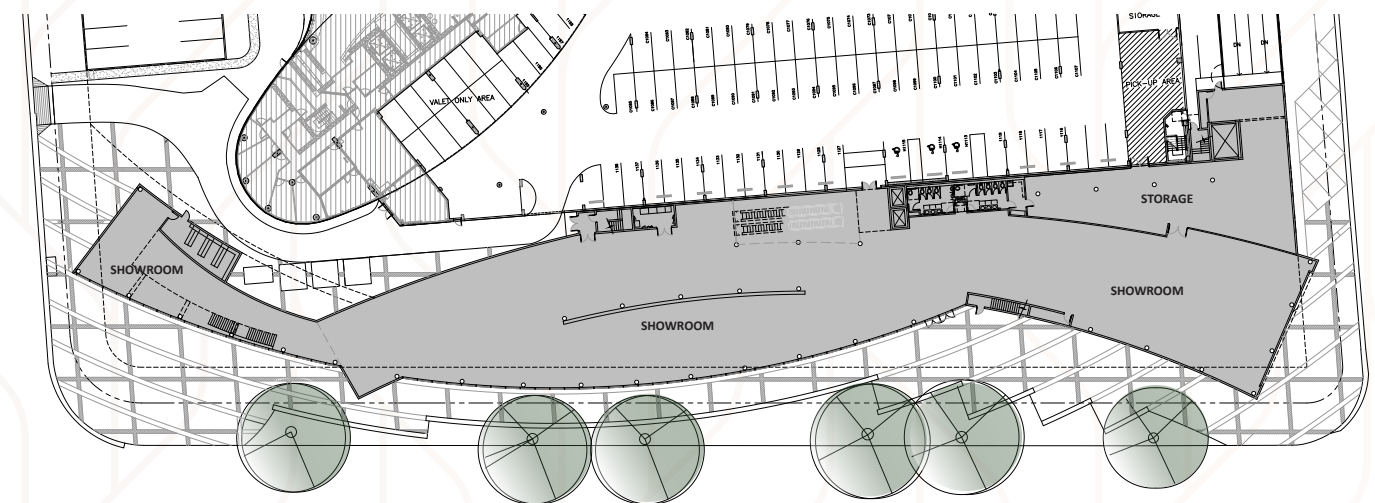
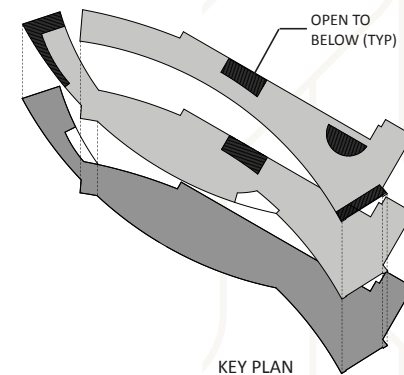
Third Floor



Second Floor



First Floor





CONTACT

The Team

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