

# **HAWAII BUSINESS FOR SALE OPPORTUNITY**

## **Thriving Turn-key Italian Restaurant in Hawaii with Real Estate**

### **SBA Pre-approved**



#### **EXECUTIVE SUMMARY**

Business is pre-approved for an SBA loan.

This 10+ year established restaurant is a culinary gem, offering a menu combining both Northern Italian & locally inspired dishes, with one of the best wine selections in the state. Boasting an 1,800-bottle wine cellar as the showpiece in the heart of the interior dining space. The restaurant enjoys a strong loyal repeat customer base, along with a destination for first-time visitors. Business has a strong online presence, positive reviews, and has been featured on shows like *Diners, Drive-in's, & Dives*, contributing to its excellent reputation and historically consistent revenue.

Located in the center of one of Hawaii's most affluent communities & luxury tourism, this well-known, thriving, long tenured, award-winning Italian restaurant historically boasts high profitability. It is being offered for sale due to the pending retirement of its owner.

This is a rare ownership opportunity, offering both the restaurant & fee simple real estate which houses the restaurant. *Why pay rent and put up with a difficult landlord?*

Annual sales are over \$3.4 million; and in 2025, it generated over \$725,800 of SDE. Including the lease rent the owner pays himself, the total cash available to fund acquisition debt is over \$950,000 per year.

Year to date 2/28/2026, sales were up 7.2% over last year.

The owner works 15 to 20 hours per week. The restaurant has an operating model with a well-trained experienced staff. Most importantly, it has a talented non-owner Executive Chef who manages the Kitchen team & menu, working closely alongside a management team running the Front of House operations.

A non-operating owner, or even an absentee owner, can purchase this business.

This fee simple condo + turnkey restaurant operation is beautifully decorated, includes all furniture, fixtures, equipment, & liquor license. Property has a roof top PV solar system

(offering lots of energy-cost savings in sunny Hawaii), and plenty of free parking; located in the heart of luxury tourism, with a repeat local customer base.

This rare opportunity to buy a beloved & well-established restaurant includes the use of the trade name, with a non-compete agreement, and sufficient training by the owner.

With over \$1 million of upside sales potential detailed in the offering documents, this is an opportunity you don't want to miss.

**Contact us to receive a Non-Disclosure Agreement, so we can send you a 50+ page Confidential Business Profile — based on tax returns and CPA prepared clean financials.**

## **COMPANY**

Listing ID: HI Italian Restaurant

Location: Confidential

Type of Entity: LLC

Years Established: over 10 years ago

## **FINANCIAL SUMMARY**

*2025:*

Revenue: \$3.38 million

SDE: \$725,800

The business generates over \$958,000 of cash/year (includes the lease rent the business pays its affiliate) which is available to fund acquisition debt.

Upside Sales of over \$1.0 million, detailed in the Confidential Business Profile

## **OFFERING SUMMARY**

Asking Price: Restaurant - \$2.9 million; Fee Simple Real Property - \$3.32 million

Inventory included in the Price: \$70,000

Tangible Assets (F,F&E): over \$426,000 (Gross depreciable assets)

Non-Compete: 5 years

Training: Two (2) weeks; Thirty (30) hrs./wk.

Sale Reason: Retirement

## **LOCATION DETAILS**

Status: The real estate is owned by an affiliate of the Business owner and is offered for sale.

Sq. Ft.: 3,378

## **Facilities:**

- Easily accessible location in the center of one of Hawaii's most luxury tourist centers.
- Fee Simple real estate, with a well-maintained & beautifully decorated restaurant
- Built-in 1,800 bottle wine cellar & Cruvinet wine system
- Well-equipped and highly productive operation
- Net-metered roof-top Solar PV system reduces electricity costs.
- Consistently ranked as one of the area's top restaurants
- Plenty of free parking
- 2024 formal real estate appraised value of \$3,320,000

## **CUSTOMERS**

Predominately repeat, affluent, middle aged to older clientele; both local and from nearby 5-star hotels.

**EMPLOYEES:** 35, excluding owner. Many of them are long-tenured and loved by the customers.

## **COMPETITION**

Limited direct competition in their market space.

## **EXPANSION OPPORTUNITIES**

Opportunity to increase sales by over \$1,000,000 per year detailed in the Confidential Business Profile.

## **TRADING DAYS/HOURS**

Dinner Only from 4:30 pm to 9:00 pm

## **LICENSING REQUIREMENTS**

County liquor license

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Jansson Enterprises, LLC, dba Hawaii Business Sales, has been retained as the exclusive business intermediary in connection with a possible sale of the company. To receive a detailed Confidential Business Profile, please contact: Tom Caltrider | 808-283-2067 or 303-968-0613 | [HawaiiBusinessSales@gmail.com](mailto:HawaiiBusinessSales@gmail.com)



[www.HawaiiBizForSale.com](http://www.HawaiiBizForSale.com)

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