



KOKO MARINA CENTER

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 **SOFOS REALTY**
CORPORATION
Commercial Brokerage • Property Management

PROPERTY HIGHLIGHT

- EAST OAHU'S PREMIERE SHOPPING CENTER
- OVER 2 MILLION VISITORS ANNUALLY
- GATHERING PLACE FOR BOTH LOCAL AND VISITORS
- EASY ACCESS FROM KALANIANA'OLE HWY AND CLOSE TO HANAUMA BAY



PROPERTY HIGHLIGHT

| | |
|---------------------------|--|
| Location: | Hawaii Kai |
| Land Area: | ~2.05 AC |
| Gross Leasable Area: | ~284,321 SF |
| Zoning: | B-2 Community Business |
| Parking: | Garage & Surface |
| Base Rent: | Retail \$4.00 – \$7.00 / SF / Month Office \$1.50 - \$2.00 / SF / Month Ground lease applies the following January |
| Percentage Rent: | 8% over natural breakpoint |
| Restaurant Spaces: | Negotiable |
| CAM: | \$0.90 / SF |
| Real Property Taxes: | \$0.32 / SF |
| Promotional Fee: | \$0.16 / SF |
| Square Footage Available: | 246 SF - 21,092 SF |
| Parking: | Ample parking available |

PROPERTY FEATURES

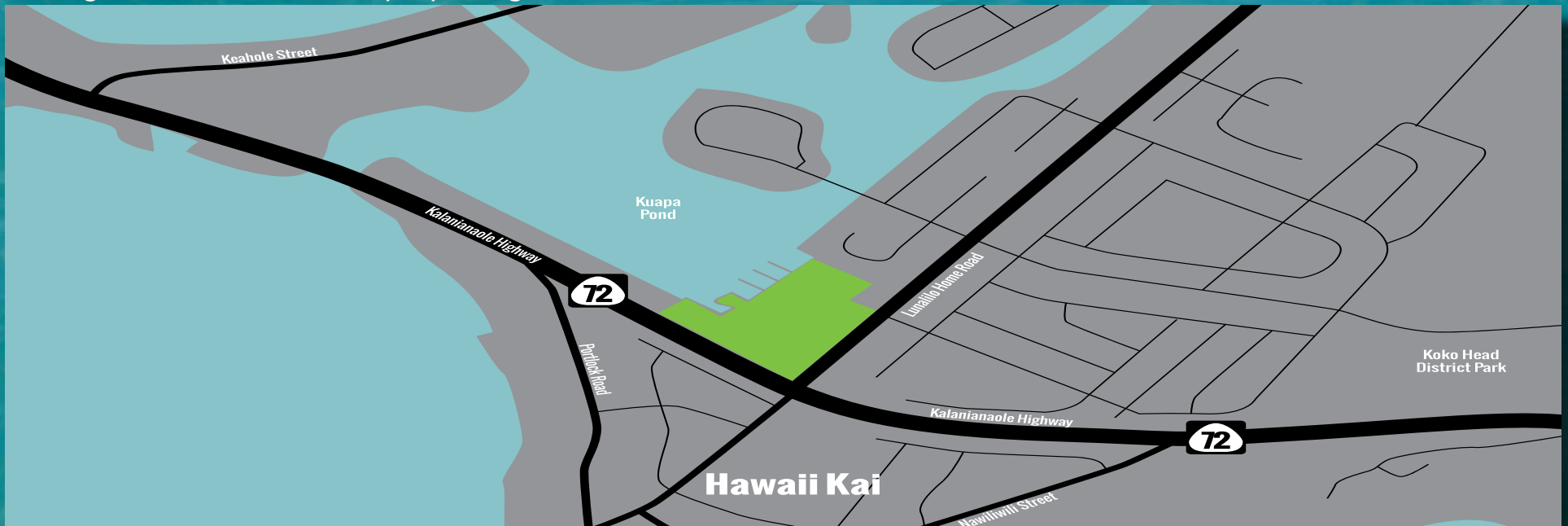
- *Great frontage along main highway*
- *Retail and entertainment center*
- *Excellent visibility*
- *Limited competition*

TRAFFIC COUNTS

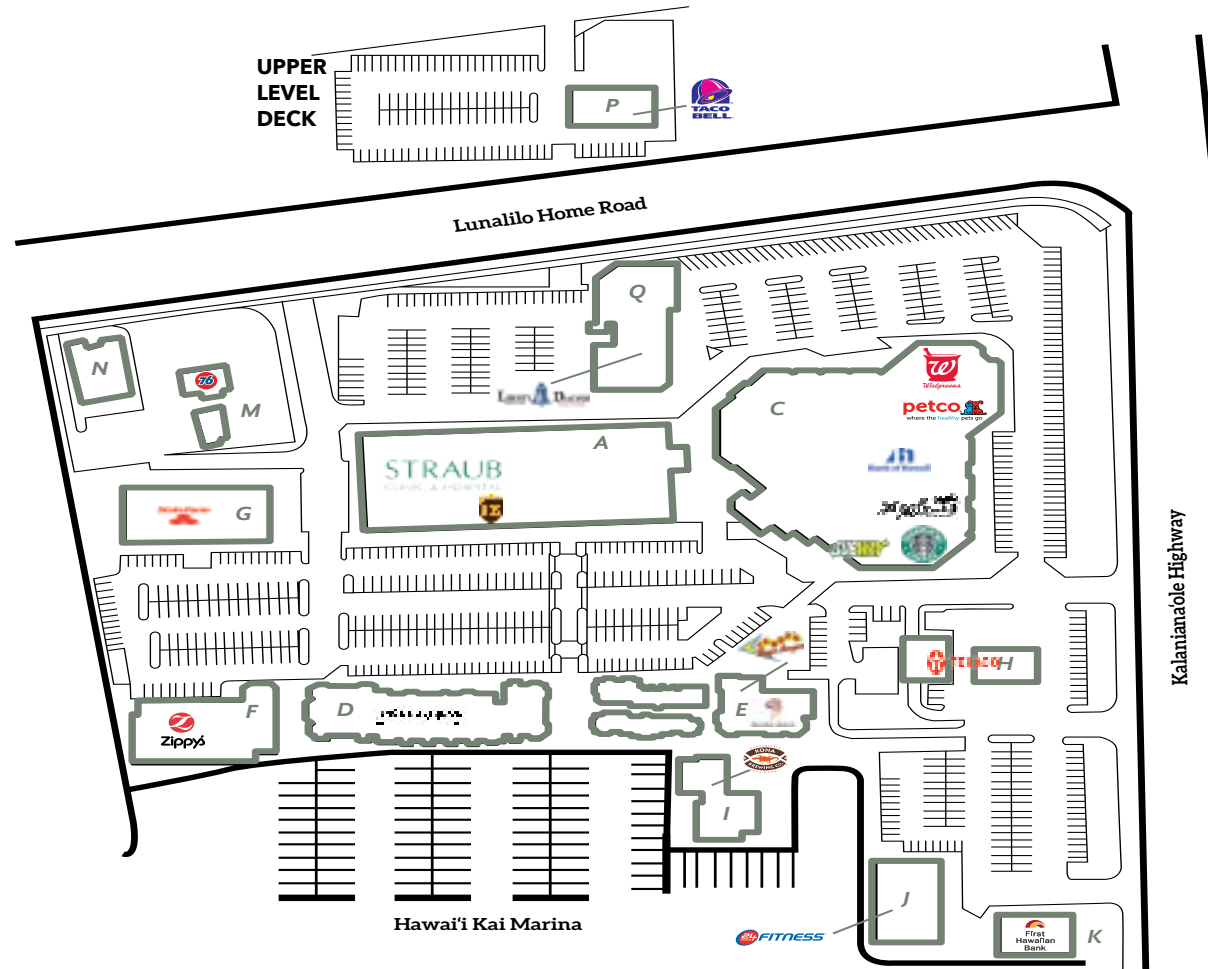
Kalaniana'ole Highway: ~27,000 VPD

DEMOGRAPHICS (2023)

| | | | |
|-------------------------------|---------------|----------------|-----------------|
| Source: CoStar ^{web} | <u>2 Mile</u> | <u>5 Miles</u> | <u>10 Miles</u> |
| Population: | 26,452 | 58,250 | 303,347 |
| Total Households: | 9,625 | 19,594 | 121,529 |
| Avg. Household Income: | \$155,018 | \$159,987 | \$113,309 |



SITE PLAN



SITE PLAN with AVAILABLE SPACE

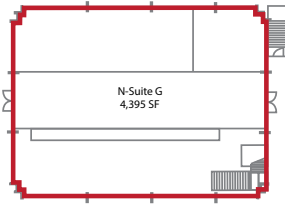


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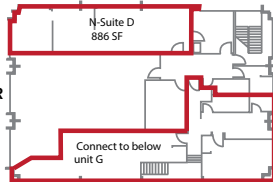
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BLDG N

1ST FLOOR

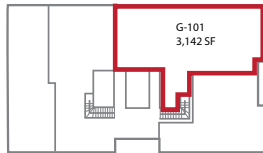


2ND FLOOR

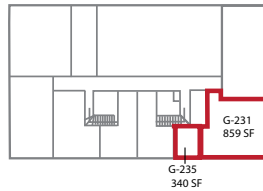


BLDG G

1ST FLOOR

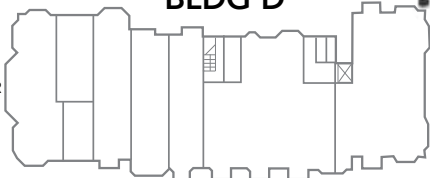


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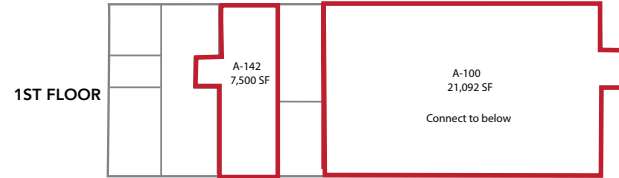
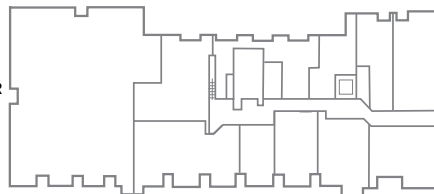


BLDG D

1ST FLOOR



2ND FLOOR



1ST FLOOR

BLDG A

2ND FLOOR



UPPER LEVEL
DECK



BLDG Q

BLDG C

BLDG E

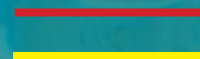
1ST FLOOR



2ND FLOOR



Available for Lease
Soon To Be Available



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