



FOR LEASE | RETAIL

KONA MARKETPLACE

75-5725 Alii Drive, Kailua Kona, HI 96740

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	233 - 4,630 SF
LEASE RATE:	\$1.00 - \$12.00 SF/Mo. (NNN)
LOT SIZE:	109,493 SF
BUILDING SIZE:	44,902 SF
YEAR BUILT:	1971
RENOVATED:	2011
ZONING:	V-.75
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Alii Drive & Sarona Road
TRAFFIC COUNT:	14,793

PROPERTY DESCRIPTION

Quaint local shopping center with fantastic opportunity for the right restaurants, retail offerings and business offices. Anchor tenants in this breezeway arcade include Sunglass Hut, Pancho and Lefty's Mexican Restaurant, Hula Bean, Sandwich Isle Divers, and Crazy Shirts Hawaii. CAM is estimated at between \$0.93 to \$1.03/sf/month. HVAC Electricity to the demised Premises is an additional estimated \$0.22-\$0.27 PSF/month. Central Village location only two blocks from the Kailua-Kona Pier which is the start of the annual Ironman Triathlon. Alii Drive frontage in the heart of historic Kailua-Kona. Suite A-201 fronts Alii Drive and is outfitted as a restaurant!



GREGORY G. OGIN, CCIM, CPM, HI #RB-16053

Principal & Managing Director
808.329.6446
gogin@svn.com
HI #RB-16053



HI #RB-16614

All Sperry Van Ness® Offices Independently Owned & Operated.

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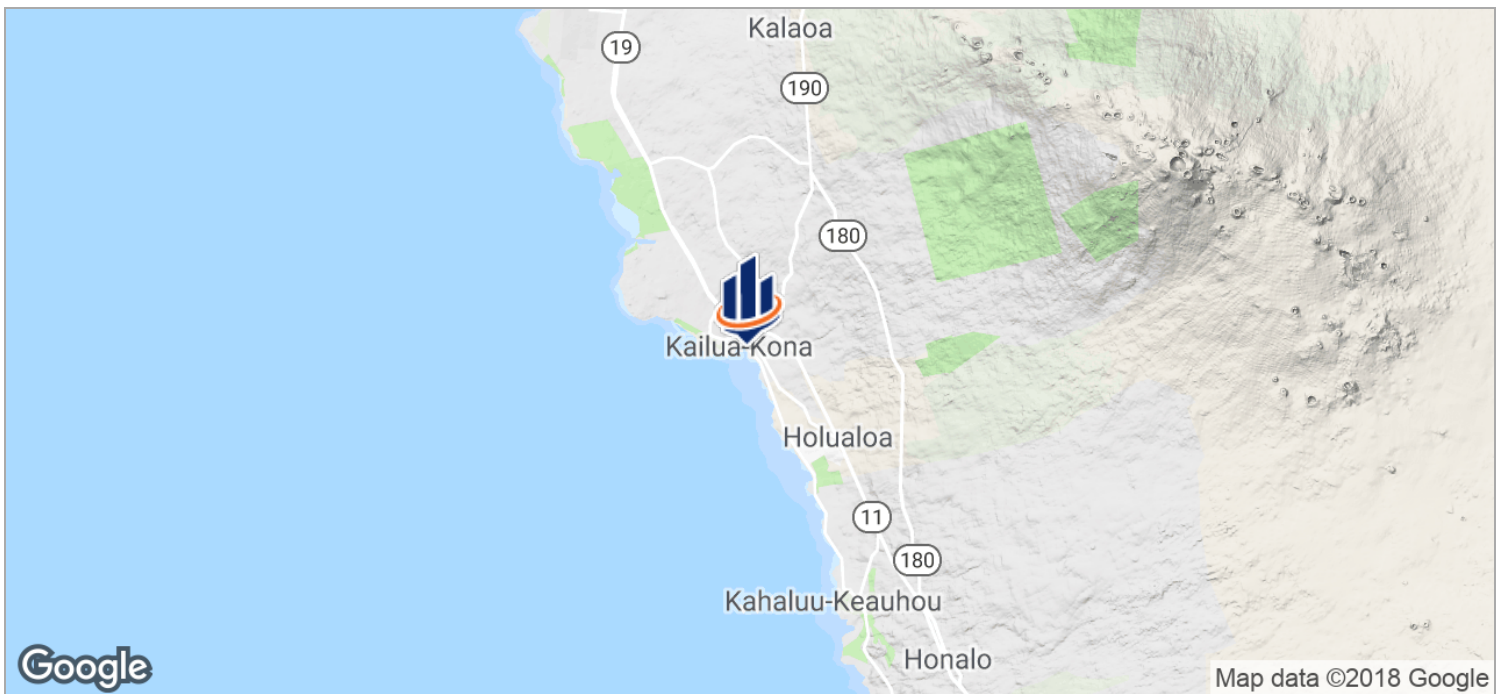


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Location Maps



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LOCATION OVERVIEW

Central Village location only two blocks from the Kailua-Kona Pier which is the start of the annual Ironman Triathlon. Alii Drive frontage in the heart of historic Kailua-Kona.

PROPERTY HIGHLIGHTS

- Alii Drive Frontage!
- Central Village Location
- Free 20-Minute Parking Available
- Two Blocks from Kailua Pier
- Immediate Occupancy



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Additional Photos



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Retailer Map



Google

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Lease Rate: \$1.00 - \$2.25 SF/YR (NNN) **Total Space** 233 - 4,630 SF
Lease Type: NNN (CAM is \$0.94 to \$1.03 SF/MO) **Lease Term:** 36 Months/Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Kona Marketplace - A201	Specialty Center	\$1.08 SF/MONTH	NNN	1,213 SF	36 months	All Retail Tenants to pay Percentage Rent in the amount of 7% to 10% of gross sales over and above Base Rent.
Kona Marketplace II - B104	Specialty Center	\$1.00 SF/MONTH	NNN	1,045 SF	36 months	
Kona Marketplace II - B105	Street Retail	\$1.00 SF/MONTH	NNN	1,597 SF	36 months	
Kona Marketplace - B106	Specialty Center	\$1.00 SF/MONTH	NNN	489 SF	36 months	
Kona Marketplace - B202	Specialty Center	\$1.00 SF/MONTH	NNN	2,415 SF	36 months	Upstairs office
Kona Marketplace - B301	Specialty Center	\$1.00 SF/MONTH	NNN	233 SF	36 months	Upstairs office.
Kona Marketplace - B302	Specialty Center	\$1.00 SF/MONTH	NNN	365 SF	36 months	Upstairs office
Kona Marketplace - B303	Specialty Center	\$1.00 SF/MONTH	NNN	365 SF	36 months	Upstairs office.
Kona Marketplace - B304	Specialty Center	\$1.00 SF/MONTH	NNN	1,358 SF	36 months	Upstairs office
Kona Marketplace - C108	Specialty Center	\$1.10 SF/MONTH	NNN	635 SF	36 months	
Kona Marketplace - T201	Specialty Center	\$1.00 SF/MONTH	NNN	4,051 SF	36 months	



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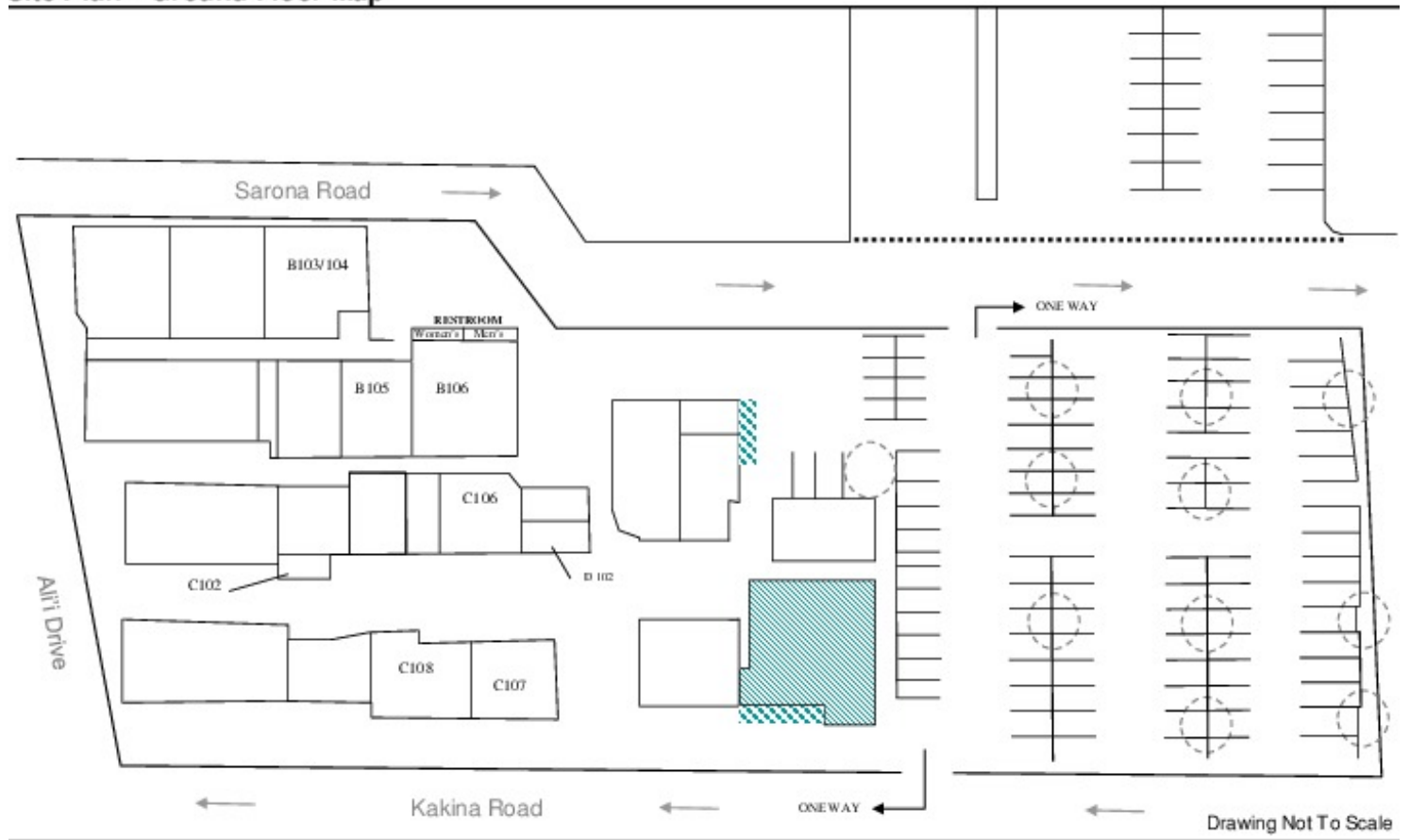
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Site Plan

Kona Market Place

Site Plan – Ground Floor Map



VACANT SPACES: B103, B104, B105, B106, C107



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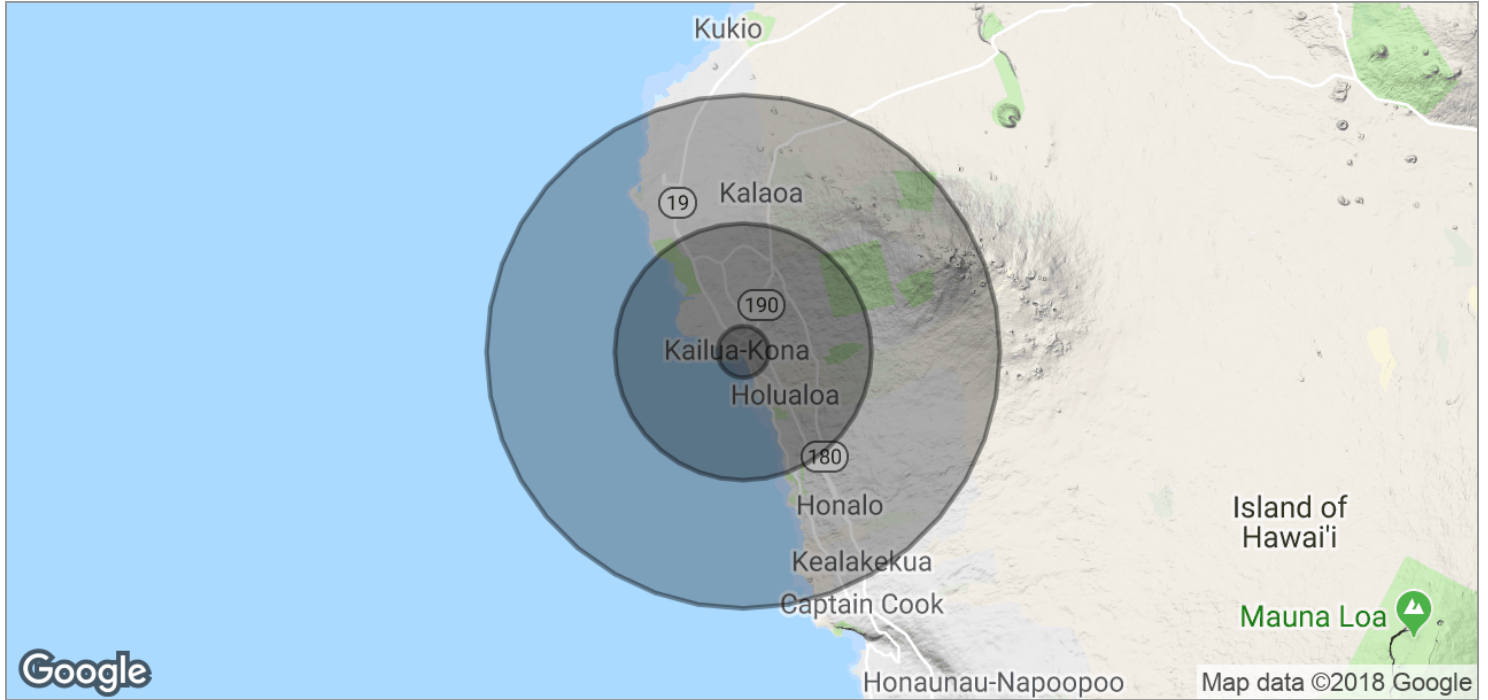


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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,518	18,630	23,575
MEDIAN AGE	44.4	42.6	44.0
MEDIAN AGE (MALE)	43.2	41.9	43.4
MEDIAN AGE (FEMALE)	44.4	42.7	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	572	6,819	8,834
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$70,361	\$76,936	\$77,032
AVERAGE HOUSE VALUE	\$532,700	\$575,135	\$574,176



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Advisor Bio & Contact



Gregory G. Ogin, CCIM, CPM

Principal & Managing Director
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as President of SVN | GO Commercial, a division of Elepaio Group, Inc. Since 1996, he has brought the commercial division of Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board [Hawaii BAR]. He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

Memberships & Affiliations

CCIM, CPM

HI #RB-16053

Phone: 808.329.6446

Fax: 808.329.6446

Cell: 808.987.6446

Email: gogin@svn.com

Address: 75-5722 Kuakini Highway
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