



# KONA MARKETPLACE RESTAURANT SPACE

75-5725 ALII DRIVE  
KAILUA KONA, HI 96740

**Gregory Ogin**  
Principal & Managing Director  
O: 808.329.6446  
gogin@svn.com

**Susie Scribner**  
Associate Advisor  
O: 805.403.0301  
susie.scribner@svn.com

# Restaurant Space Summary



## RESTAURANT SPACE SUMMARY

|                       |                       |
|-----------------------|-----------------------|
| Available SF:         | 4,630 SF              |
| Lease Base Rent Rate: | \$2.25 SF/month (NNN) |
| Lot Size:             | 109,493 SF            |
| Year Built:           | 1971                  |
| Building Size:        | 44,902 SF             |
| Renovated:            | 2011                  |
| Zoning:               | V-.75                 |
| Market:               | Island of Hawaii      |
| Submarket:            | West Hawaii           |
| Traffic Count:        | 14,793                |

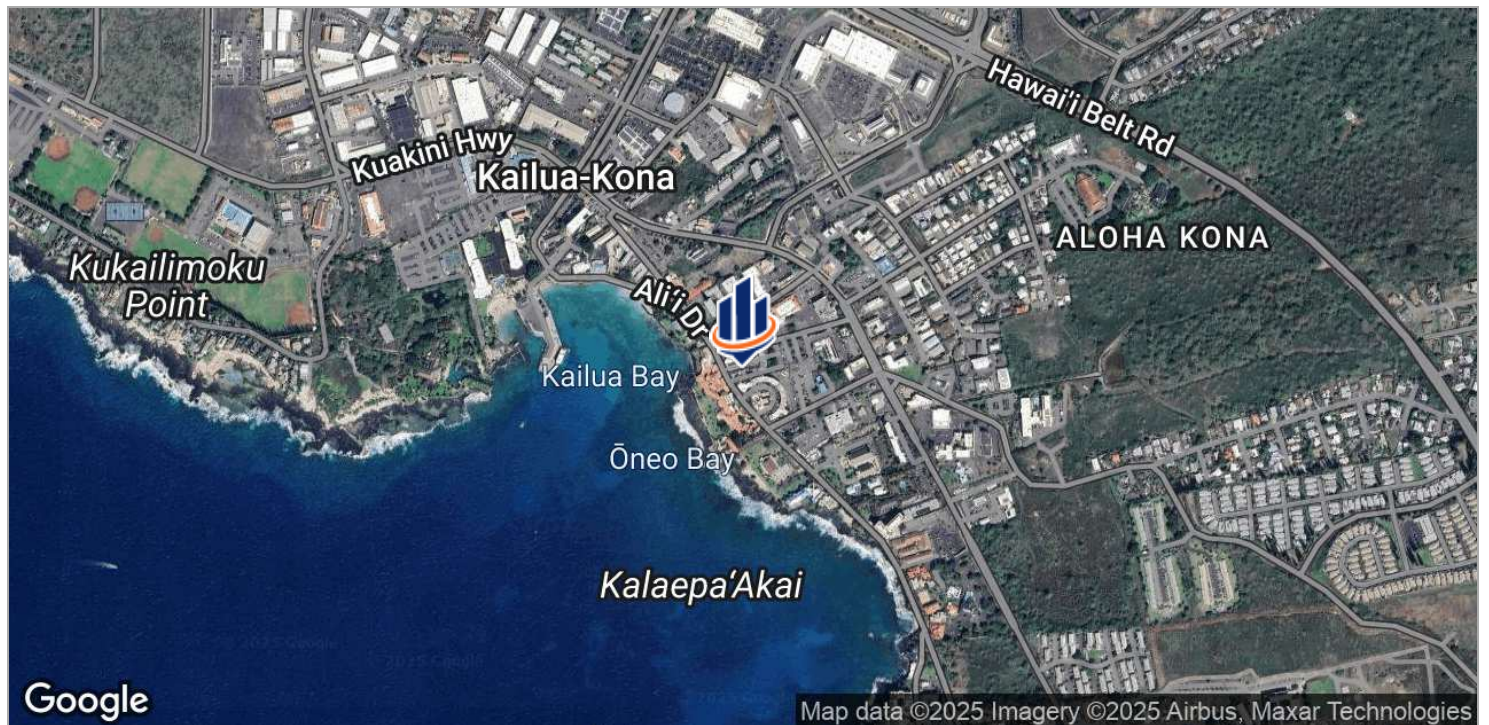
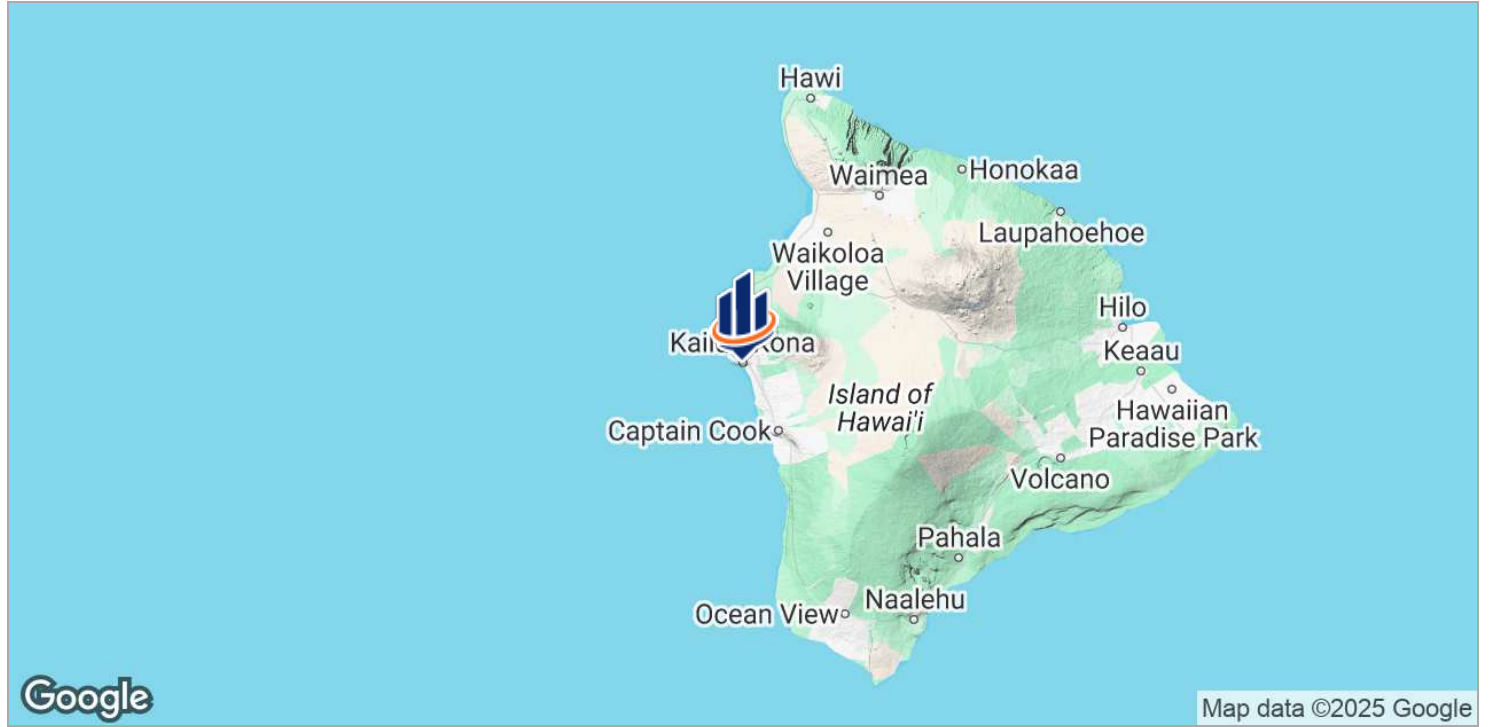
## PROPERTY OVERVIEW

This 4,630 square foot Restaurant Unit is located in the quaint Kailua Village shopping center of Kona Marketplace, and provides a fantastic opportunity to the right person. Anchor tenants in this breezeway arcade include Sunglass Hut, Pancho and Lefty's, Na Hoku Jewelry, Kopelani Coffee, Kona Jewelers, and Crazy Shirts Hawaii. CAM for the Restaurant Space is estimated at \$1.04 PSF/month. Retail Tenants at Kona Marketplace will generally pay the greater of Base Rent or Percentage Rent. This unit is currently operating as a fully outfitted restaurant!

## PROPERTY HIGHLIGHTS

- Alii Drive frontage in the heart of the visitor district
- Existing commercial kitchen
- Lovely location across from historic Hulihee Palace
- Two blocks from Kailua Pier
- High pedestrian and vehicular traffic, fronting Kailua Village pedestrian promenade
- Fantastic second floor views
- Highly trafficked - 14,000+ VPD

# Located In The Heart Of Kailua-Kona



# In The Center Of The Visitor District

**Restaurants and Services:** ABC STORES, ALOHA Petroleum, Ltd., Big Island Grill, Mokulele Airlines, crazy shirts, Holiday Inn Express, KONA INN (est. 1979).

**Streets:** Kuakini Hwy, Likana Ln, Hanama Pl, Alifl Dr, Sarona Rd, Kakina Ln, Hualalai Rd.

**Other Landmarks:** Hulihee Palace, Bay.

**Callout:** 14,000 + VPD

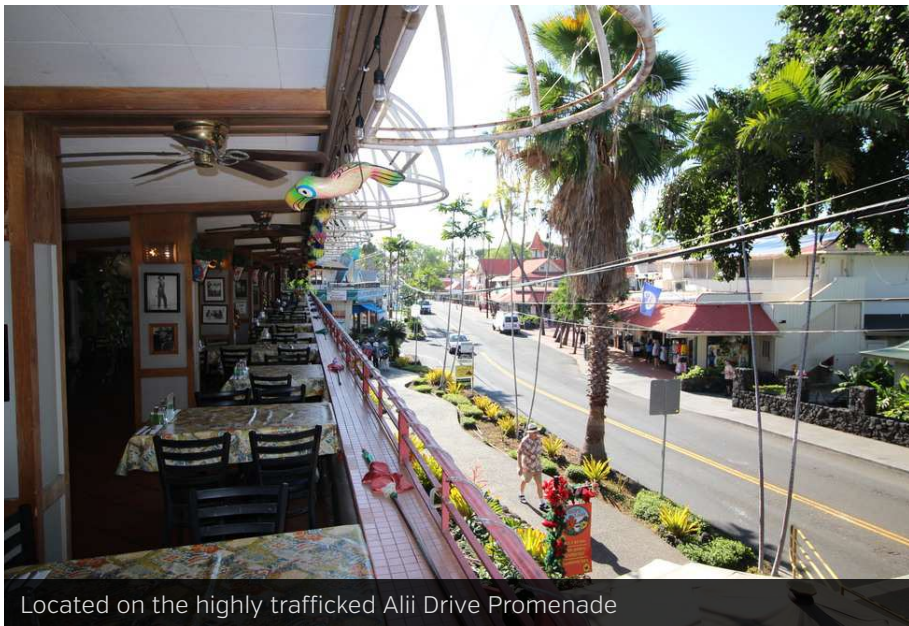
**LOCATION OVERVIEW**  
Central Village location only two blocks from the Kailua-Kona Pier which is the start of the annual Ironman Triathlon. Alii Drive frontage in the heart of historic Kailua-Kona!

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

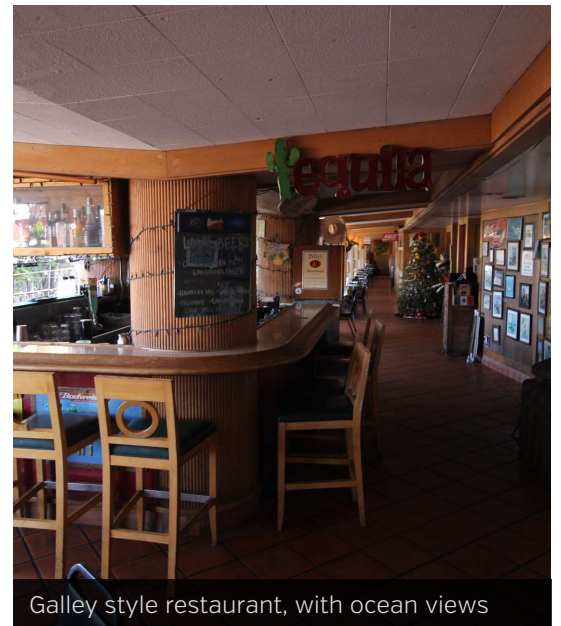
# Restaurant Unit Photos



The Second Floor Restaurant Unit, in the heart of Kailua Village



Located on the highly trafficked Alii Drive Promenade

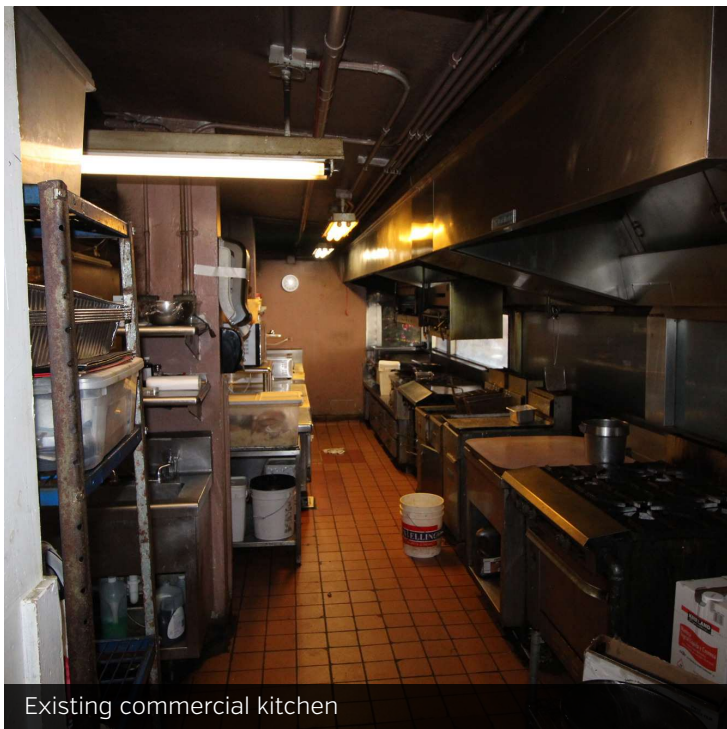


Galley style restaurant, with ocean views

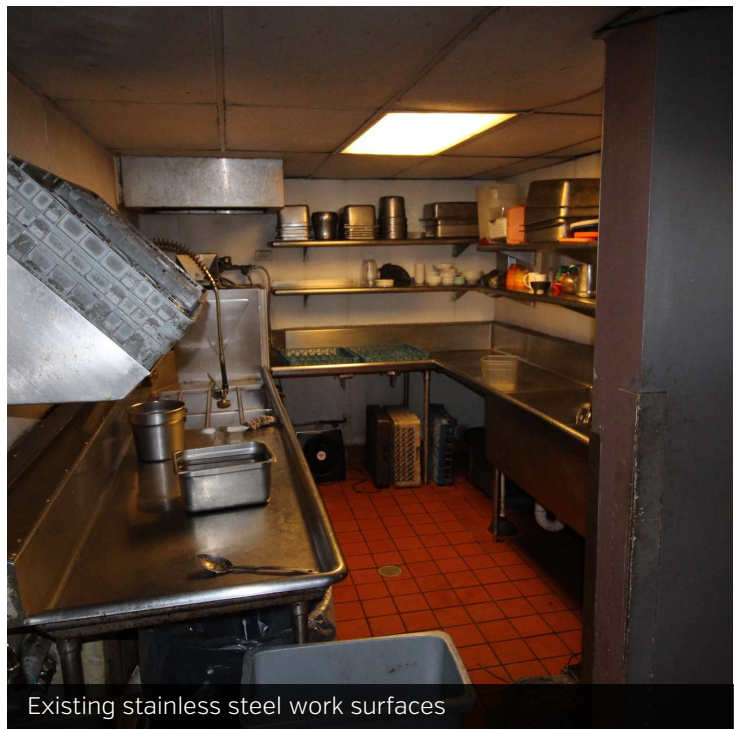
# Additional Restaurant Unit Photos



Ample restaurant space, with historic Hulihee Palace and the Pacific Ocean across the street.

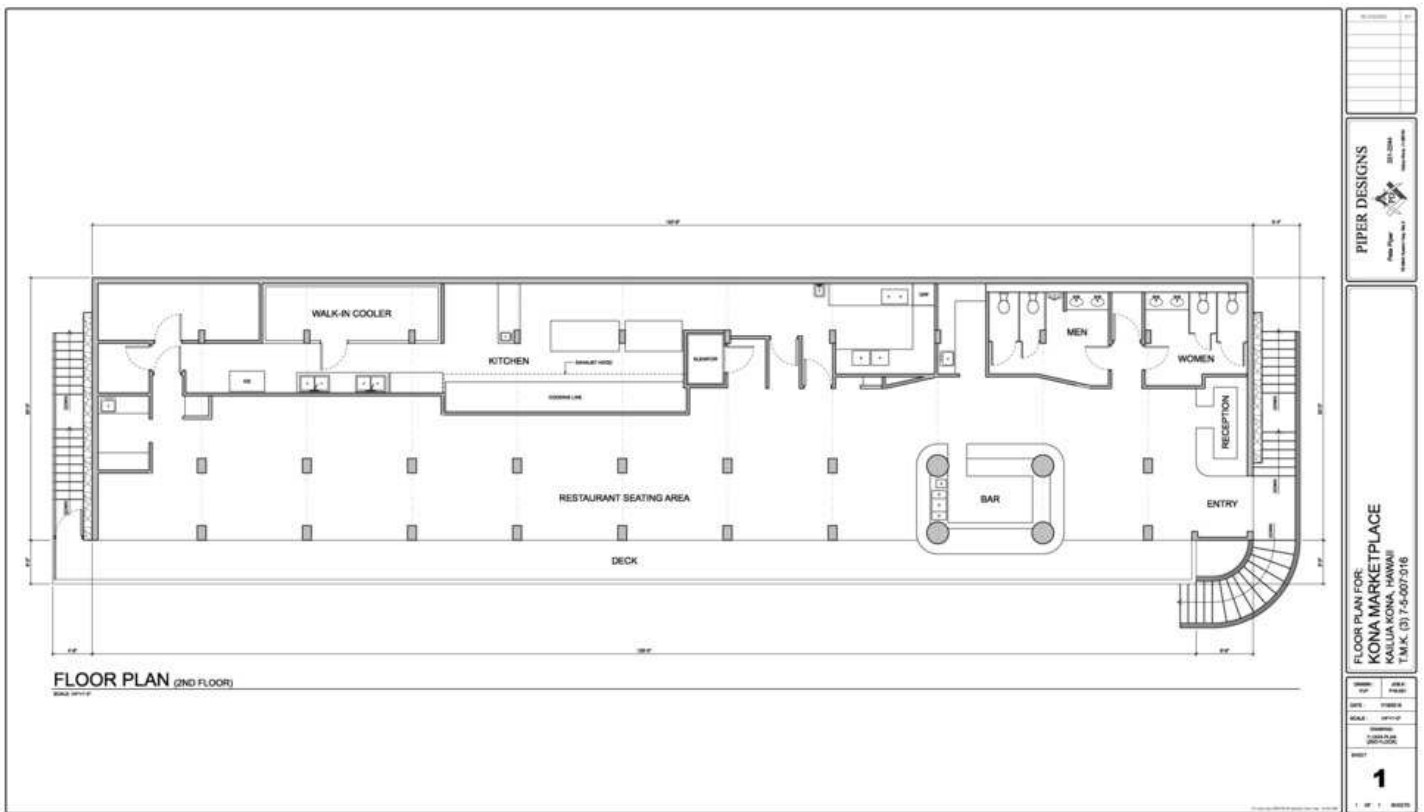


Existing commercial kitchen

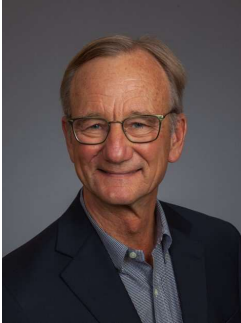


Existing stainless steel work surfaces

# Restaurant Unit Existing Floor Plan



# Advisor Bio



## GREGORY OGIN

Principal & Managing Director

[gogin@svn.com](mailto:gogin@svn.com)

**Direct:** 808.329.6446 | **Cell:** 808.987.6446

HI #RB-16053

### PROFESSIONAL BACKGROUND

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former 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.

### EDUCATION

North Hennepin State University  
University of Hawaii

### MEMBERSHIPS

CCIM, CPM

#### SVN | GO COMMERCIAL

75-5722 Kuakini Highway Suite 214  
Kailua Kona, HI 96740  
808.329.6446