

Kunia Shopping Center

A development by: **AB** A&B Properties, Inc.
A SUBSIDIARY OF ALEXANDER & BALDWIN, INC.



NEIGHBORHOOD SHOPPING CENTER | OAHU, HAWAII | FOR SALE | FEE SIMPLE



COLLIERS
MONROE FRIEDLANDER

Investment Opportunity

Exclusively Offered for Sale by:
Colliers Monroe Friedlander, Inc.

www.KuniaShoppingCenter.net

Kunia Shopping Center

Trade Area: Leeward Oahu

Year Built: 2005

Tenure: Fee Simple

Address: 94-673 Kupuohi Street, Waipahu, Oahu, Hawaii 96797

TMK: (1) 9-4-106-1

Land Area: 198,303 Square Feet (4.55 Acres)

Building Area: 60,555 Square Feet

Zoning: B-1, Neighborhood Business District

Occupancy: 98%

Existing Tenant Mix: Anchored by: Denny's, Jack in the Box, and Bank of Hawaii

National Tenants include: Starbucks, Jamba Juice, GameStop, Fantastic Sams, Hollywood Tanning, Quiznos, Baskin Robbins, Taco Del Mar, T-Mobile, H&R Block, First American Title, and more.

Highlights:

- ~Immediate access to the H-1 Freeway. Neighboring area to Kapolei, Ewa Beach, and Waipahu
- ~6,500 new households within a 5-mile radius planned for development within the next two years
- ~Over 31,000 cars driving on Kunia Road during a 24 hour period
- ~Newly built center with strong barriers to entry
- ~Below market rents (20% to 25%) with realistic upside potential
- ~50,000 households within a 5-mile radius, average household income of over \$82,000 per year
- ~240,000 SF of existing retail GLA within a 1-mile radius and 975,000 SF within a 3-mile radius compared to over 11,000,000 SF total GLA on Oahu

Offering Price: \$35,000,000

Developer



Architect

MC Architects

Leasing & Management



Exclusively Offered for Sale by:



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GLOBAL BREADTH. LOCAL DEPTH



Andrew D. Friedlander, SIOR Individual Memberships

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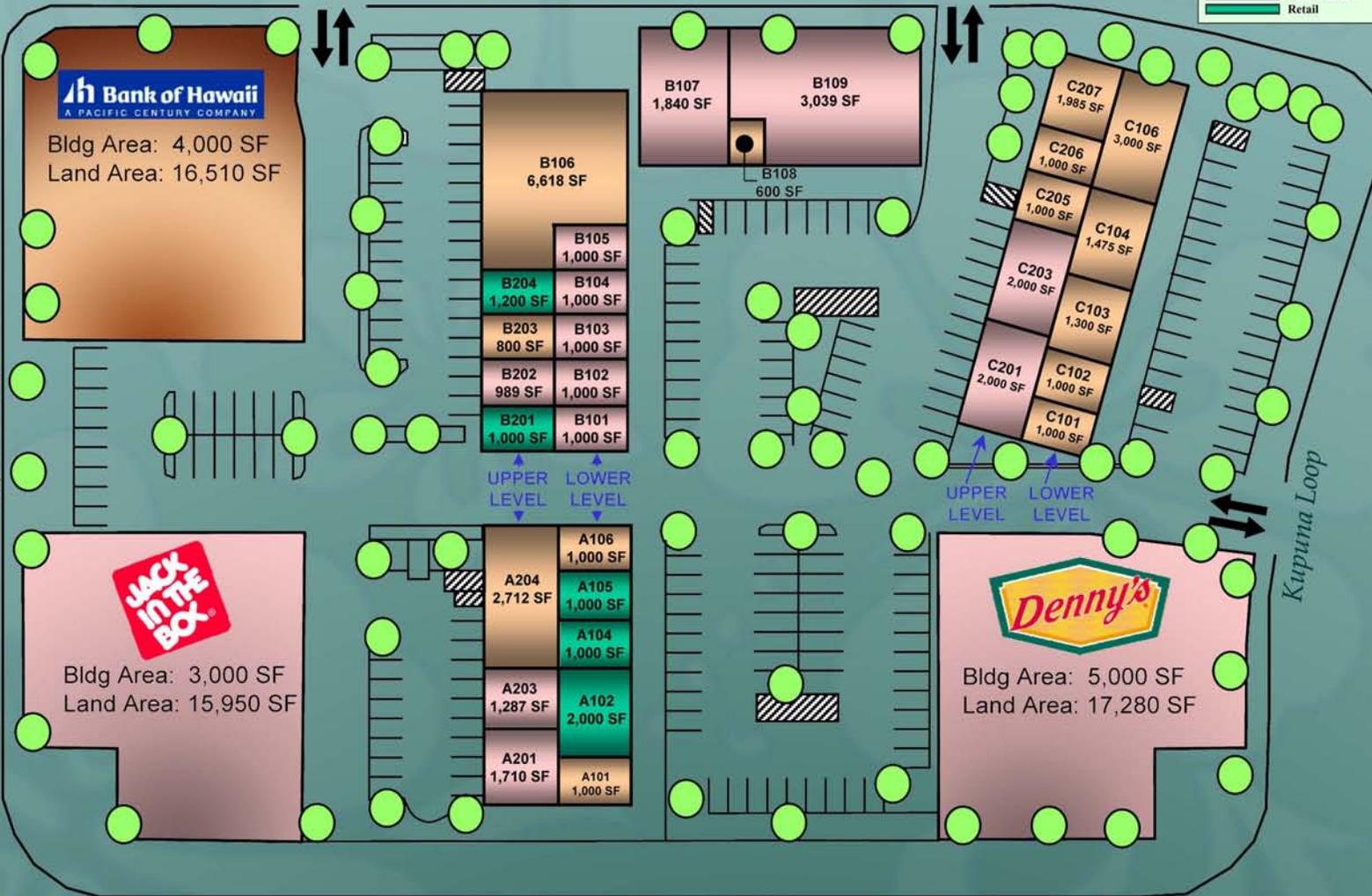
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Kunia Shopping Center

Legend

- Service
- Food Service
- Retail



Tenant List:



Building A

A101	Fantastic Sams
A102	GameStop
A104	KS Jewelry Design
A105	Fashion House
A106	H & R Block Enterprises
A201	Starbucks
A203	Jamba Juice
A204	Bellaviva Salon Spa

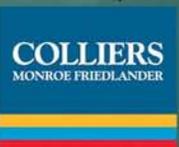
Building B

B101	Quiznos
B102	BBQ Hut
B103	Sumo Sushi
B104	Baskin Robbins
B105	Kusina Maharlika
B106	Cole Academy
B107	Kunia Chinese Restaurant
B108	Realty Dynamics
B109	Auntie Pasto's
B201	EZ Mail
B202	Taco Del Mar
B203	Ken's Cleaners
B204	T-Mobile

Building C *In negotiation

C101	Dental Fitness
C102	Royal Kunia Dental
C103	Tammy Chang Motooka DDS
C104	Medical Corner*
C106	Manawa Lea Health Services
C201	Blazin Steaks*
C203	Pho 808*
C205	Abe Lee Realty
C206	First American Title Company
C207	Hollywood Tanning Systems

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CONFIDENTIALITY AGREEMENT



Re: Kunia Shopping Center (the "Property")

Colliers Monroe Friedlander, Inc. (the "Broker"), on behalf of A & B PROPERTIES, INC., and EAST MAUI IRRIGATION COMPANY, LIMITED (collectively, the "Company") has agreed to make available to you certain non-public, proprietary information ("Confidential Evaluation Material") concerning the Property. The Broker and the Company have agreed to provide you access to Confidential Evaluation Material solely for the purpose of considering a transaction involving your purchase from the Company of the Property and for no other purpose.

As a condition to furnishing the Confidential Evaluation Material to you, you agree to treat confidentially such information and any other information that the Broker, the Company, its affiliates, representatives or agents furnish to you or on your behalf, or to your directors, officers, employees, agents, advisors, affiliates or representatives (collectively your "Representatives"), whether furnished before or after the date of this letter agreement. You agree to be responsible for any breach of this letter agreement by your Representatives.

You agree that the Confidential Evaluation Material will be used by you solely and exclusively for the purpose of a possible transaction involving your purchase of the Property. Without limiting the generality of the foregoing, unless the Company gives its prior written consent, (1) you will limit the disclosure of any Confidential Evaluation Material to only your Representatives, (2) each recipient of any Confidential Evaluation Material will be informed of the confidential nature of the information and the obligations imposed on you and your Representatives by this letter agreement, and (3) each recipient of the Confidential Evaluation Material will agree to be bound by the provisions of this letter agreement.

Without the Company's prior written consent, you will not, and will direct your Representatives not to, (a) directly or indirectly disclose to any person who is not authorized to receive the Confidential Evaluation Material either the fact that discussions or negotiations are taking place concerning a potential transaction involving your purchase from the Company of its Property or any of the terms, conditions or other facts with respect thereto, including the status and any proposed terms thereof, or (b) use any such Confidential Evaluation Material or information derived therefrom in a way which is detrimental to the Company, or (c) participate in or generate any press release or other release of information to the general public relating to the transactions contemplated herein. The term "person" as used in this letter agreement shall include, without limitation, any corporation, company, partnership or individual, and the public.

Neither the Broker nor the Company, its affiliates, representatives and agents makes any representations or warranty as to the accuracy, currency or completeness of the Confidential Evaluation Material. You agree that the Broker, the Company, and their respective affiliates, representatives and agents shall not have any liability to you or any of your Representatives resulting from the use of the Confidential Evaluation Material by you or your Representatives.

You understand that the Company may suffer irreparable harm in the event that you fail to comply with this Agreement and that monetary damages may be inadequate to compensate for such a breach. In addition, you hereby agree to indemnify and hold harmless the Broker, the Company, their respective affiliates and subsidiaries as well as each of their respective members, partners, shareholders, fiduciaries, directors, officers, participants, employees, successors and assigns ("Company's Related Parties") from and against any loss, cost, damage or expense that it may or does suffer as a result of your failure to comply with the terms of this Agreement. If requested by us, you are to destroy or return the Confidential Evaluation Material to us, without retaining any copies, computer files, notes or extracts thereof.

Please confirm your agreement with the foregoing by signing and returning one copy of this letter to the undersigned, whereupon this confidentiality agreement shall become a binding agreement.

The Company agrees that it will not disclose your interest in the Property to third parties except in connection with your review of the Property for a possible transaction or if otherwise required by law.

Very truly yours,

COLLIERS MONROE FRIEDLANDER, INC.

Nathan A. Fong (B)
Vice President
Retail Services Group & Shopping Center Division

Agreed to:

Name of Recipient: _____

By _____
Signature

Title: _____

Date: _____

Phone: _____

Fax: _____

Email: _____

Upon Completion, remit to:

Nathan A. Fong (B)
Vice President
Retail Services Group & Shopping Center Division

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