

Executive Summary



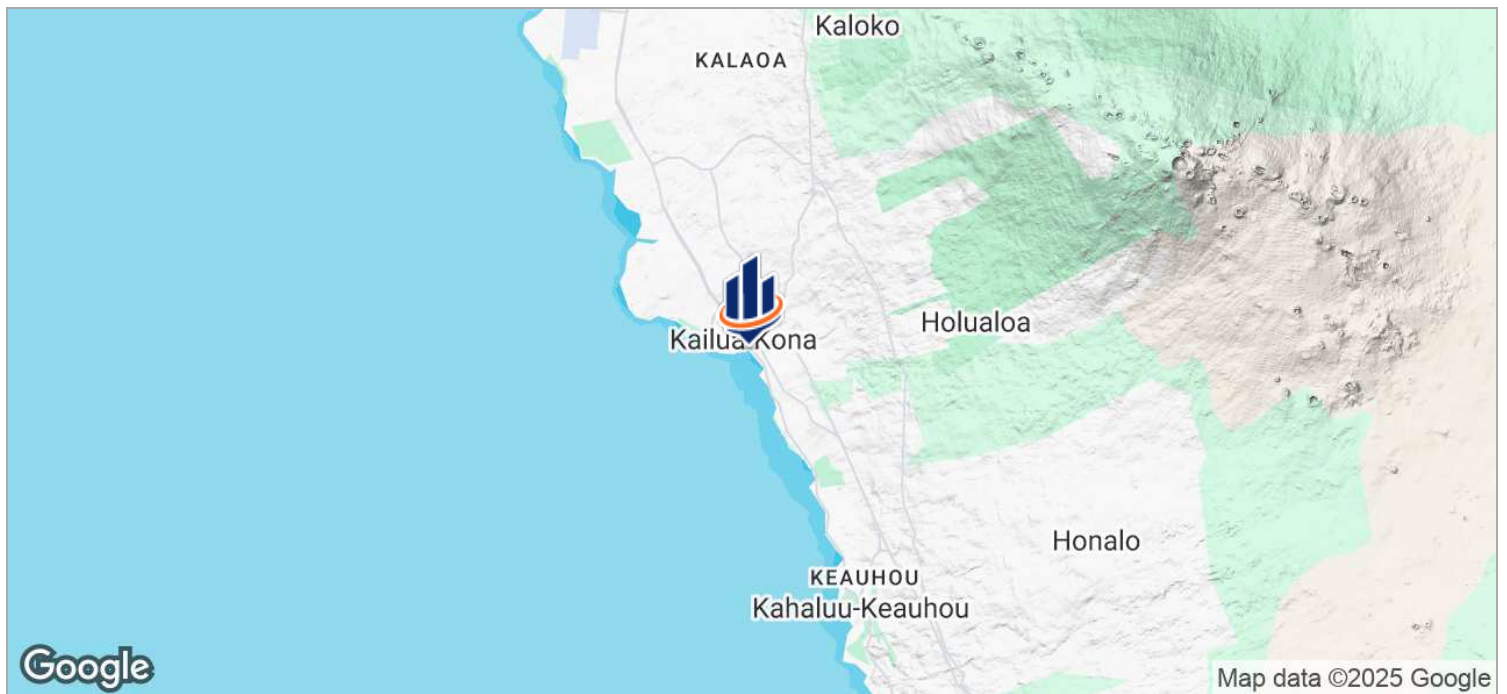
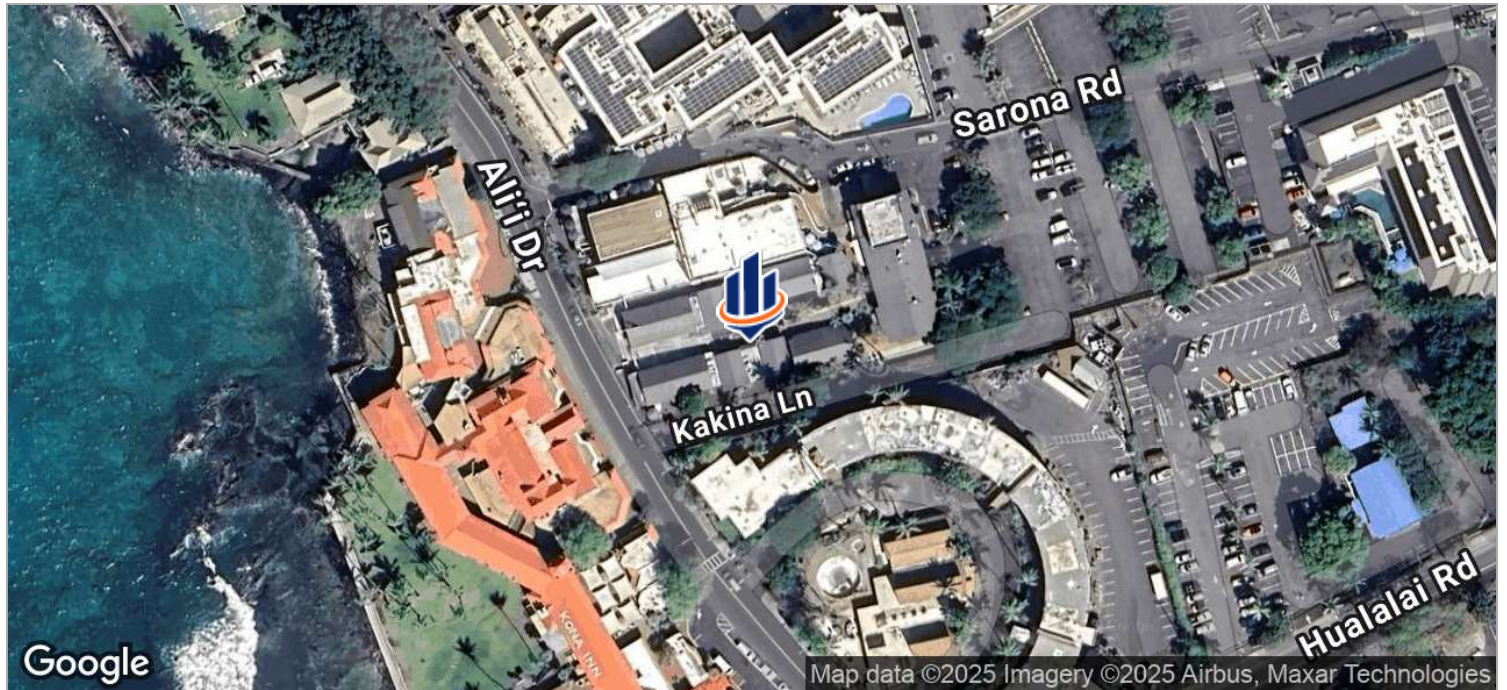
LEASE OVERVIEW

AVAILABLE SF:	233 - 4,630 SF
LEASE RATE:	\$1.25 - \$2.25 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 \$1.04 to \$1.56/sf/month depending on the specific building and if HVAC Electricity is included in CAM. 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. Retail tenants to pay the greater of Base Rent or Percentage Rent. Suite A-201 fronts Alii Drive and is currently completely outfitted as an operating restaurant!

Location Maps



Property Description

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
- Restaurant Space Currently Available
- Free 20-Minute Parking
- Two Blocks from Kailua Pier
- Immediate Occupancy



Additional Photos



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Available Spaces

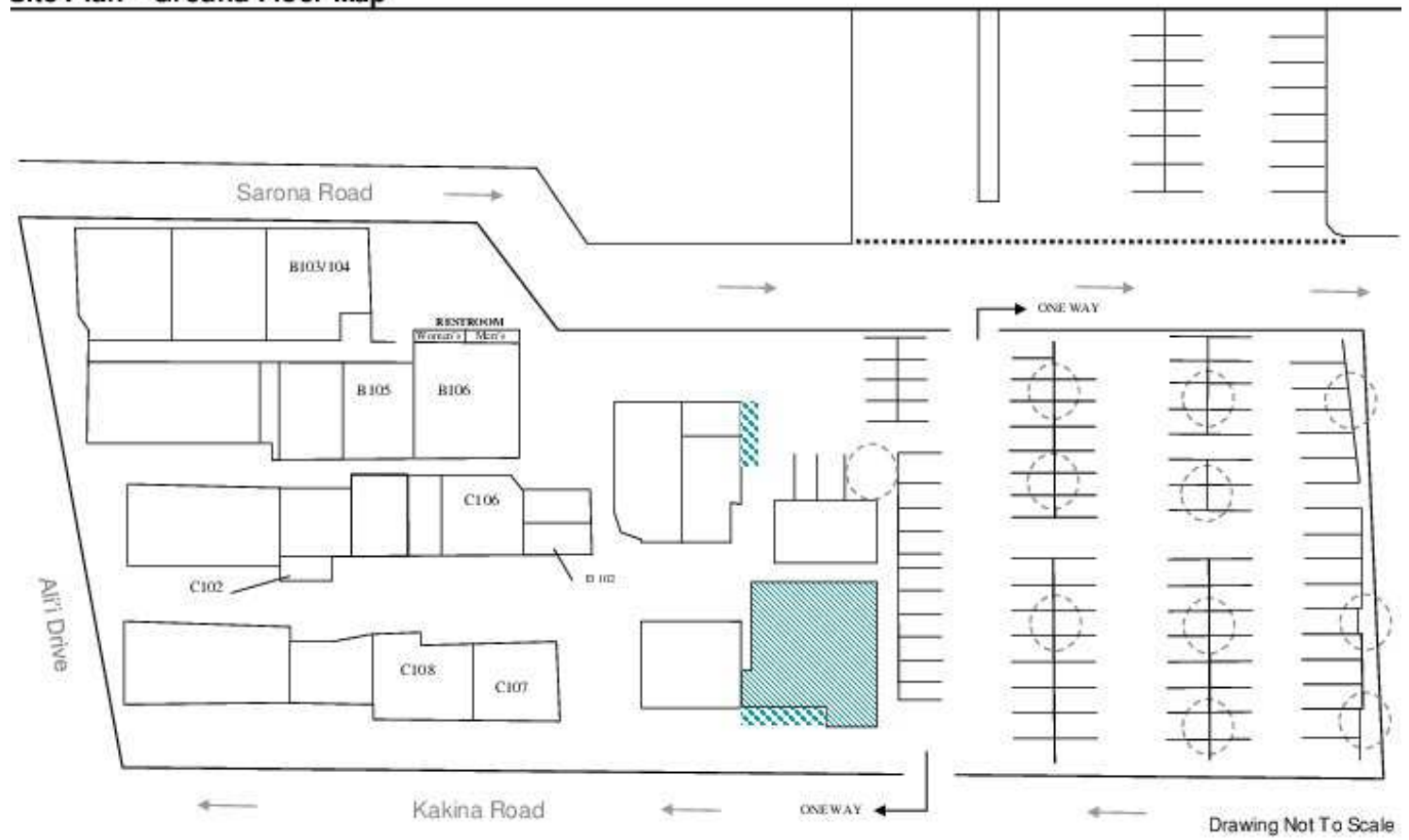
Lease Rate:	\$1.25 - \$2.25 SF/MO (NNN)	Total Space	233 - 4,630 SF
Lease Type:	NNN (CAM is \$1.04 to \$1.56 SF/MO)	Lease Term:	36 Months/Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Kona Marketplace - A201	Specialty Center	\$1.50 SF/MONTH	NNN	4,630 SF	Negotiable	Restaurant Space Offering
Kona Marketplace - B102	Specialty Center	\$1.25 SF/MONTH	NNN	1,213 SF	36 months	All Retail Tenants to pay the greater of Base Rent or Percentage Rent
Kona Marketplace - B105	Street Retail	\$1.25 SF/MONTH	NNN	1,597 SF	36 months	Retail Space
Kona Marketplace - B106	Specialty Center	\$1.25 SF/MONTH	NNN	489 SF	36 months	Retail Space
Kona Marketplace - B106A	Specialty Center	\$1.25 SF/MONTH	NNN	598 SF	36 months	Retail Space
Kona Marketplace - B301	Specialty Center	\$1.25 SF/MONTH	NNN	233 SF	12 months	Upstairs office space
Kona Marketplace - B302	Specialty Center	\$1.25 SF/MONTH	NNN	365 SF	Negotiable	Upstairs office space
Kona Marketplace - B303	Specialty Center	\$1.25 SF/MONTH	NNN	365 SF	12 months	Upstairs office space
Kona Marketplace - B304	Specialty Center	\$1.25 SF/MONTH	NNN	1,358 SF	36 months	Upstairs office space
Kona Marketplace - T201	Specialty Center	\$1.25 SF/MONTH	NNN	4,051 SF	Negotiable	Upstairs office space
Kona Marketplace - 103/Kiosk	Specialty Center	\$1.25 SF/MONTH	NNN	310 SF	36 months	Flex Use
Kona Marketplace - C108	Specialty Center	\$1.25 SF/MONTH	NNN	635 SF	36 months	Retail space
Kona Marketplace - T102AB	Specialty Center	\$1.25 SF/MONTH	NNN	959 SF	36 months	Retail space

Site Plan

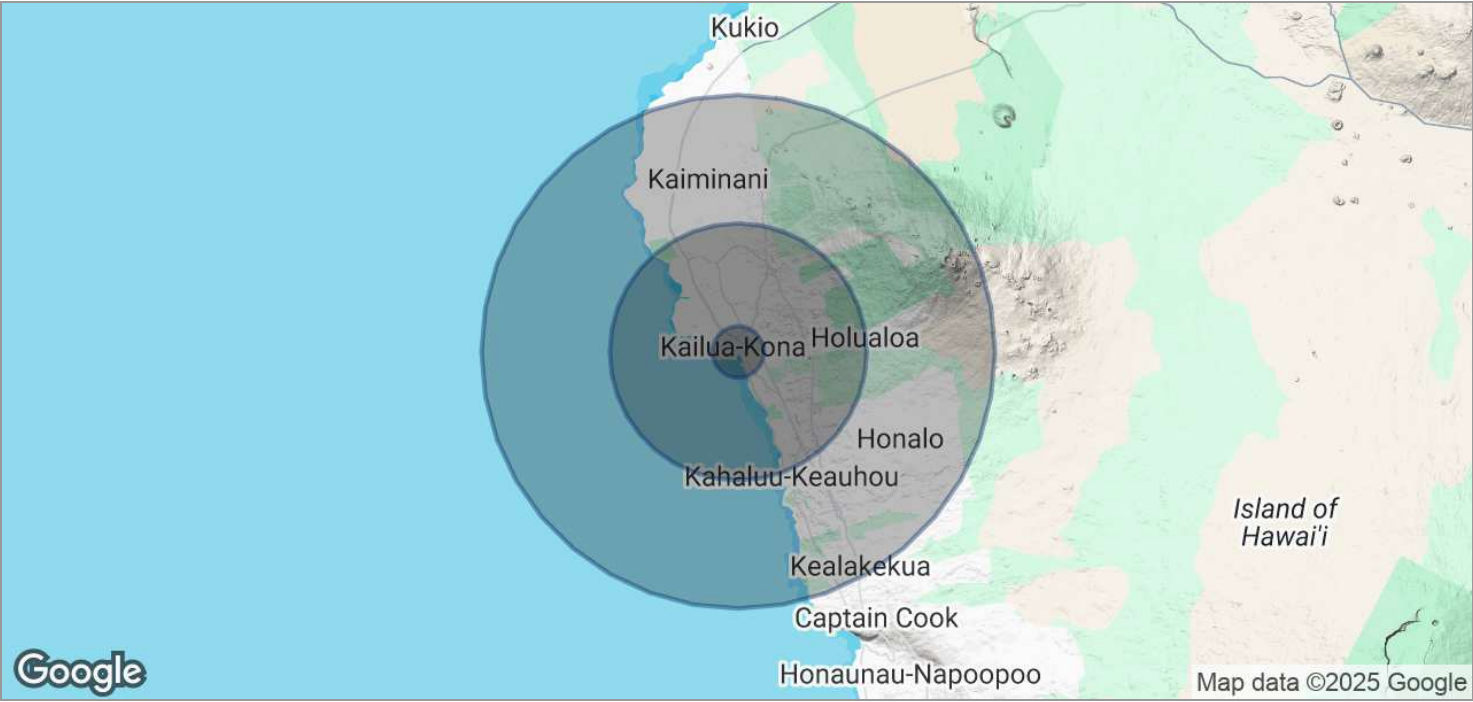
Kona Market Place

Site Plan – Ground Floor Map



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

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

Advisor Bio & Contact



Gregory Ogin

Principal & Managing Director
SVN | GO Commercial

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.

Memberships & Affiliations

CCIM, CPM

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