

HILO, HI

PRINCE KŪHIŌ PLAZA

COMMUNITY CONVENIENCE CULTURE



at a glance

5M+
ANNUAL VISITS

14
AVERAGE ANNUAL VISITS

34,700
CARS PER DAY

495,277
SQUARE FEET

51 MIN.
VISIT DURATION

PRINCE KŪHIŌ PLAZA



Gateway to Hilo's enclosed market and its 128,000+ resident community



Proven marketplace of high-performing national retailers and local favorites



Dominant retail and dining hub serving East Hawaii's growing market



Big Island's only enclosed, climate-controlled retail marketplace



Strategically positioned on the corner of Hilo's busiest intersection, just minutes from the airport, cruise ship terminal, university, and employment centers

Nested in community



Prince Kūhiō Plaza connects merchants with a deeply loyal community, driving steady and predictable traffic with an average of 14 annual visits per customer. Its tenant mix serves the community's everyday needs and special occasions with unique local offerings and trusted national brands.

Visibility and convenience



Located at Kanoelehua Avenue and Puainako Street, Prince Kūhiō Plaza sees nearly 35,000 vehicles daily. Anchored by essential services, the plaza delivers unmatched exposure and convenience for Hilo's residents and surrounding communities.

Honoring legacy and heritage

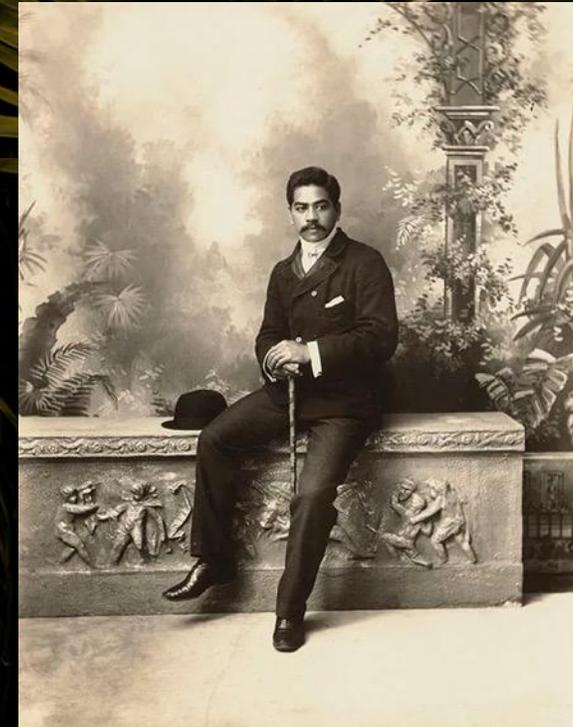


Honoring Prince Jonah Kūhiō Kalaniana'ole, the plaza celebrates Hawai'i's heritage and supports Native Hawai'ian-owned and kama 'āina businesses year-round. Each April, during the world-renowned Merrie Monarch Festival, it hosts a three-day craft fair featuring designers and artisans from across the islands, drawing visitors from around the world.

Prince Jonah Kūhiō Kalanianaʻole: a legacy of service

Prince Kūhiō Plaza honors the legacy and contributions of the revered Hawaiʻian prince who dedicated his life to the well-being of native Hawaiʻians. Some of his notable accomplishments include:

- Participating in efforts to restore Hawaiʻian sovereignty and consequently enduring imprisonment for his actions.
 - Restoring the Royal Order of Kamehameha I and founding Hawaiʻian Civic Clubs to preserve culture and foster leadership.
 - Serving as Hawaiʻi's non-voting delegate to Congress, tirelessly advocating for Hawaiʻian interests.
 - Championing the Hawaiian Homes Commission Act of 1920, which continues to provide land and opportunities for Native Hawaiʻian families.
 - Introducing Hawaiʻi's first statehood bill, securing funding for Pearl Harbor, and helping establish Hawaiʻi National Park.
- In honor of Prince Kūhiō's legacy, Prince Kūhiō Plaza is proud to uplift native Hawaiʻian tenants and invest in preserving indigenous Hawaiʻian culture.

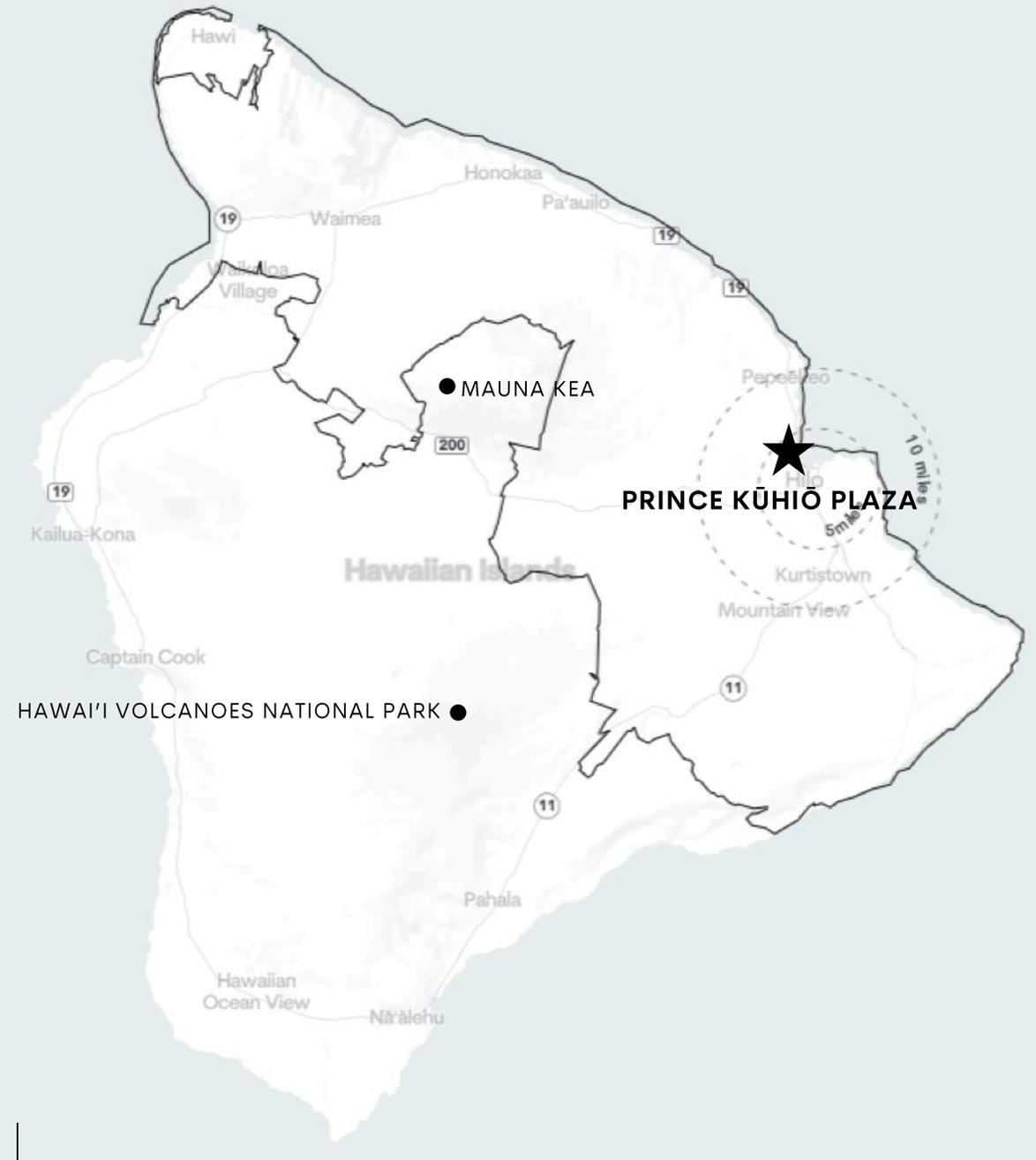


Set up for growth & success

Prince Kūhiō Plaza serves a balanced market across age groups, with a median age of 45 and a solid mix of both younger and older consumers. With a 6.5% projected population growth over the next five years, the area offers long-term potential for retail expansion.

TRADE AREA DEMOGRAPHICS

Population	128,027
Total Households	46,662
Average Household Income	\$97,836
% Household Income \$75K+	50%
% Household Income \$100K+	37%
% of Population 18-34	18%
% of Population 50-69	26%
Median Age	45
% Projected 5-Year Population Growth	6.5%



Where adventure meets everyday access

Just minutes from some of Hawai'i's top destinations — Mauna Kea, Hawai'i Volcanoes National Park, and Rainbow Falls — Prince Kūhiō Plaza is located along the main routes connecting Hilo International Airport to these attractions. Also close to the Port of Hilo and multiple colleges, the property offers unmatched connectivity for travelers and locals across East Hawai'i.



PRINCE KŪHIŌ PLAZA



At the center of a vibrant community

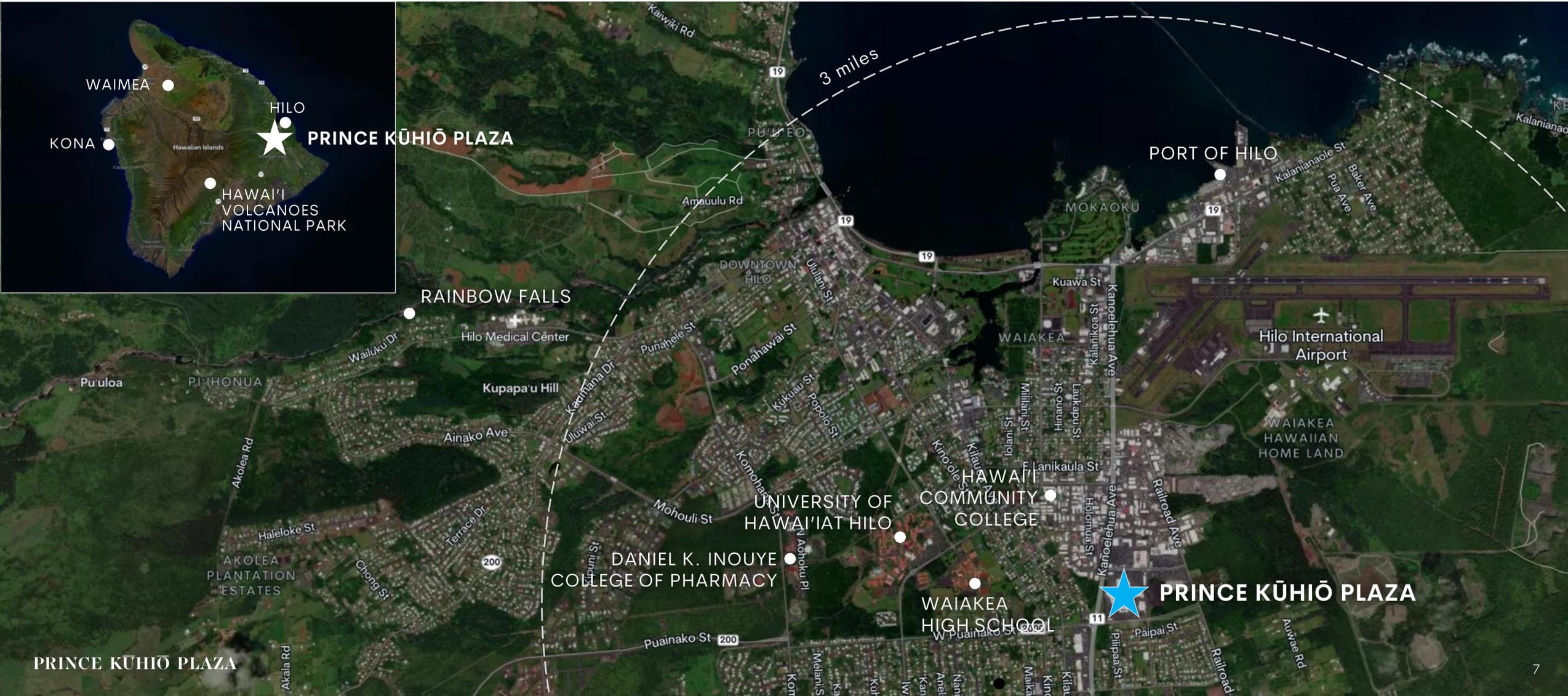
Hilo serves as a central hub for Big Island residents seeking convenient access to shopping, dining, and entertainment. Strategically located at one of the island's busiest intersections, Prince Kūhiō Plaza is positioned near key destinations, making it a prime location to reach the local community.

8,000+

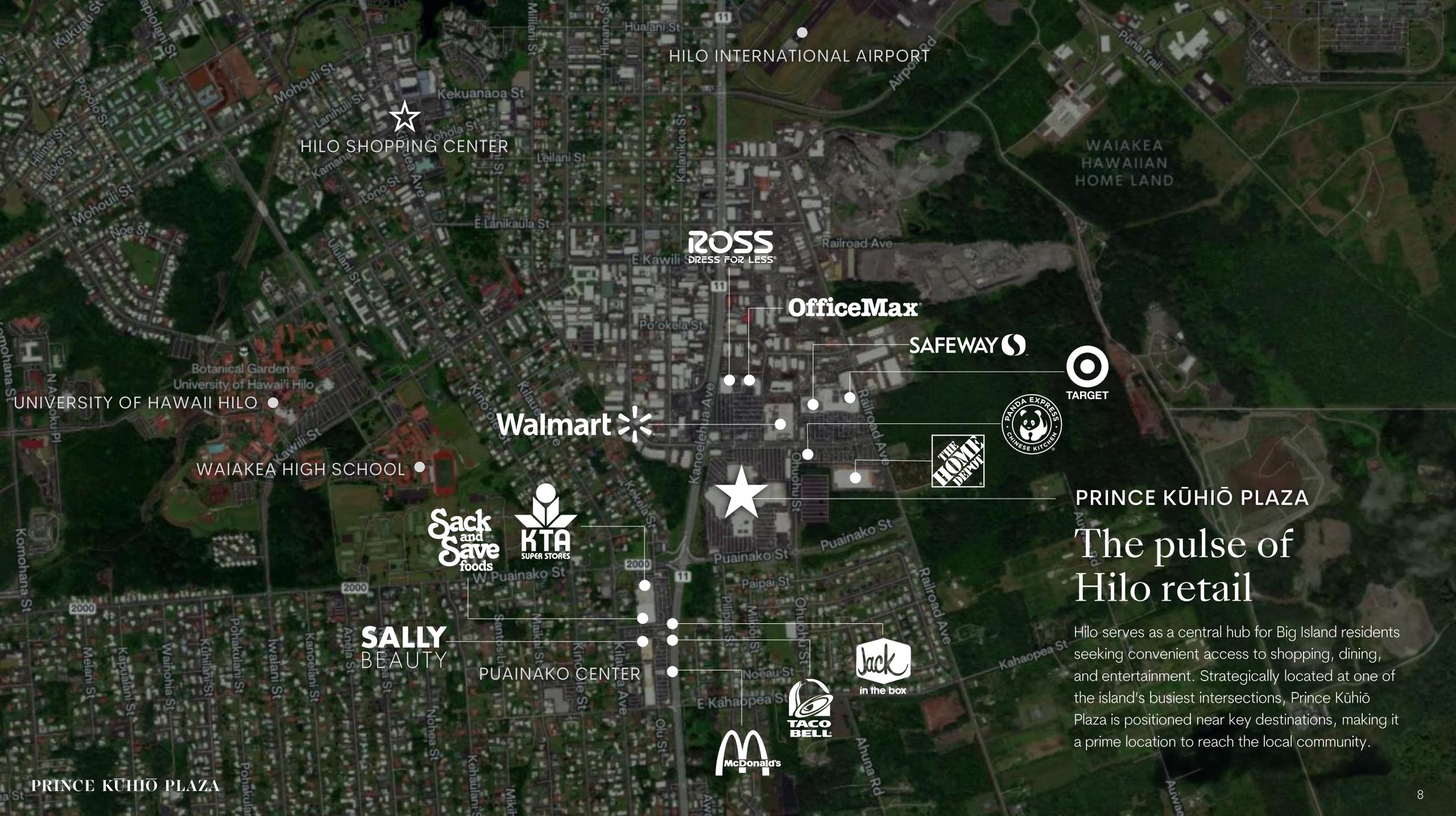
STUDENTS ENROLLED IN HIGH SCHOOL, UNIVERSITY AND COLLEGES IN HILO, HI

1,700,000+

TOURISTS TO HAWAII ISLAND EACH YEAR



PRINCE KŪHIŌ PLAZA



HILO INTERNATIONAL AIRPORT

★
HILO SHOPPING CENTER

ROSS
DRESS FOR LESS

OfficeMax

SAFEWAY

TARGET

UNIVERSITY OF HAWAII HILO

WAIAKEA HIGH SCHOOL

Walmart

PANDA EXPRESS
CHINESE KITCHEN

THE HOME DEPOT

PRINCE KŪHIŌ PLAZA

The pulse of Hilo retail

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Sack and Save
foods

KTA
SUPER STORES

SALLY
BEAUTY

PUAINAKO CENTER

Jack
in the box

TACO BELL

McDonald's

PRINCE KŪHIŌ PLAZA

Featuring national favorites

Bath&BodyWorks®



★macy's



AMERICAN EAGLE

zumiez

Longs Drugs
♥CVS pharmacy®



TJ·maxx®



petco

FAMOUS
footwear

K A Y
J E W E L E R S

ZALES
THE DIAMOND STORE®

verizon

GNC

VITAMIN
WORLD

● sunglass hut

Lids®

SKECHERS

HOT TOPIC

Spectrum▶



Auntie Anne's

And kama'āina brands

LEXBREEZY

ZIPPY'S

JEANS WAREHOUSE





Ala Moana Center



Whalers Village

With a portfolio of three high-performing shopping destinations across Hawai'i, we bring proven expertise in island retail operations. Our deep understanding of the local market positions us to help your business succeed and grow in Hawai'i.



Prince Kūhiō Plaza



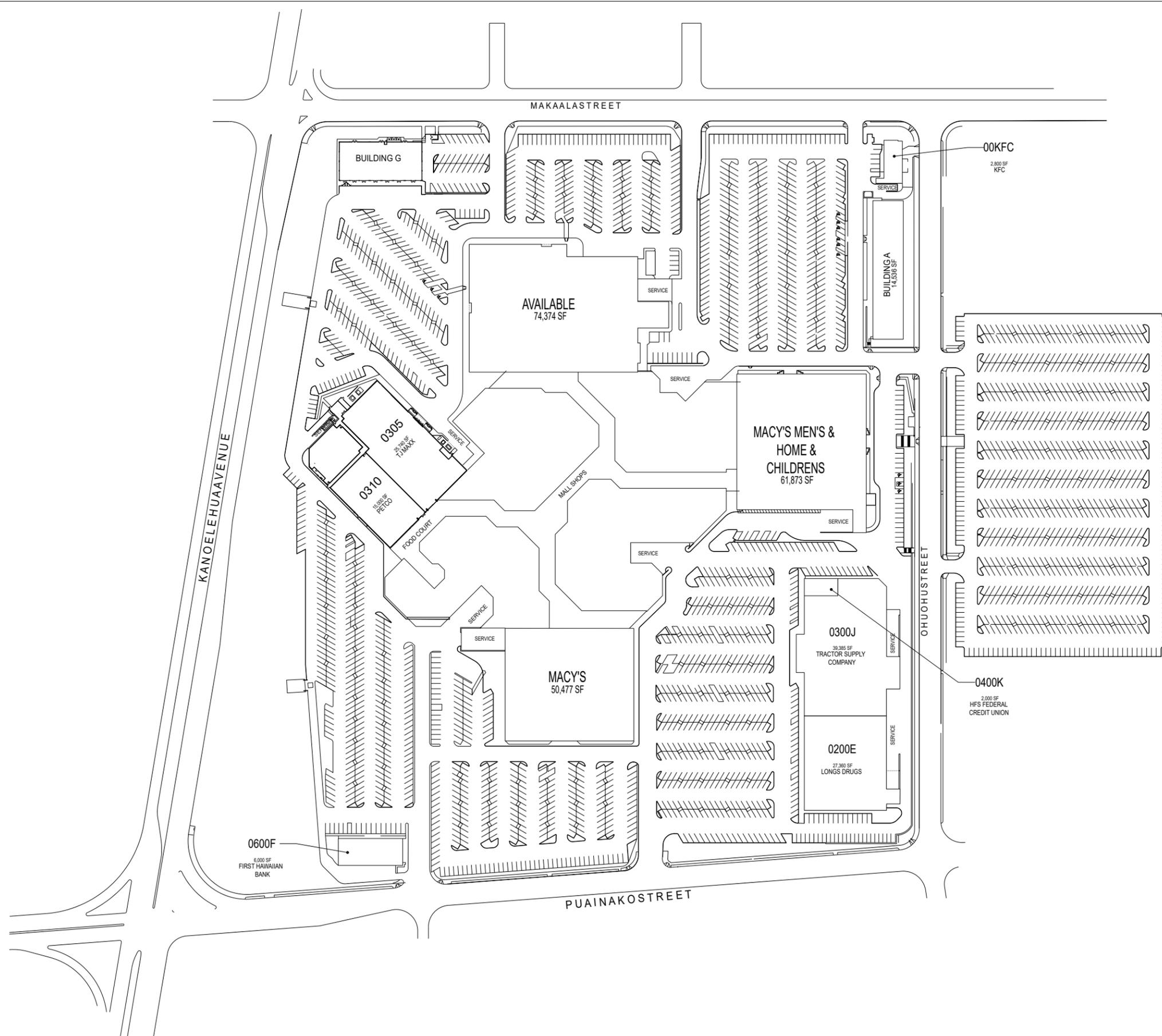
3 islands, 3 properties,
3.3M+ square feet
of retail space

PRINCE KŪHIŌ PLAZA





PRINCE KUHIO PLAZA
 111 EAST PUAINAKO STREET
 HILO, HAWAII 95720



TENANT NAMES SHOWN ON THIS PLAN REPRESENT LEASES WHICH ARE EXECUTED, OUT FOR SIGNATURE, OR IN NEGOTIATION. SPECIFIC NAMES, LOCATIONS, DIMENSION OF ANY STORE, ENTRANCE, OR IMPROVEMENT ARE SUBJECT TO CHANGE, MODIFICATION AND DELETION BY LANDLORD OR OTHER PARTIES, AND ARE NOT A REPRESENTATION OF OR WARRANTY AS TO THE OPENING OR CONTINUED OPERATION OF ANY STORE NAMED OR DEPICTED ON THIS PLAN.

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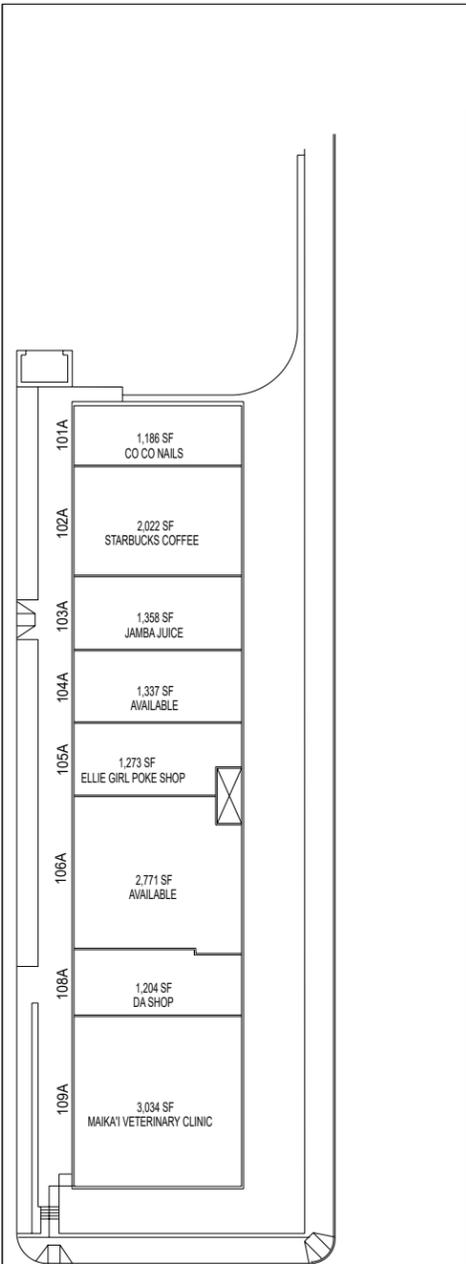
ALL TENANT LEASE AREAS ARE MEASURED FROM THE CENTERLINE OF INTERIOR PARTITION, FROM THE OUTSIDE FACE OF EXTERIOR WALL, FROM THE FULL THICKNESS OF CORRIDOR AND SHAFT WALLS AND FROM THE EDGE OF SLAB AT ANCHOR STORE WALLS.

PROJECT NO: 4549
 DRAWN BY: RK
 GGP Retail LLC

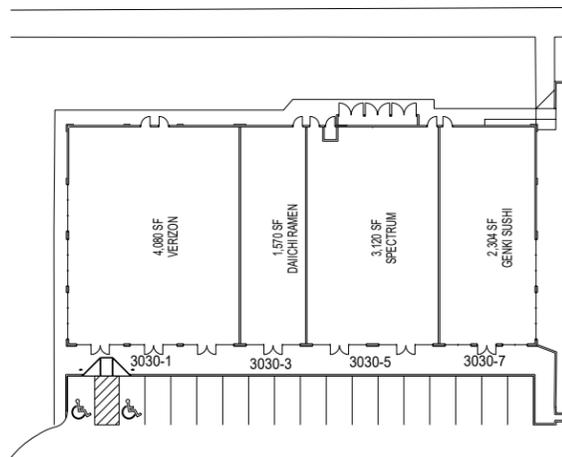
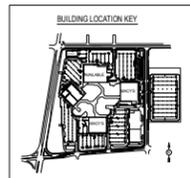
DESCRIPTION
 SITE PLAN

SHEET NO.
SP1

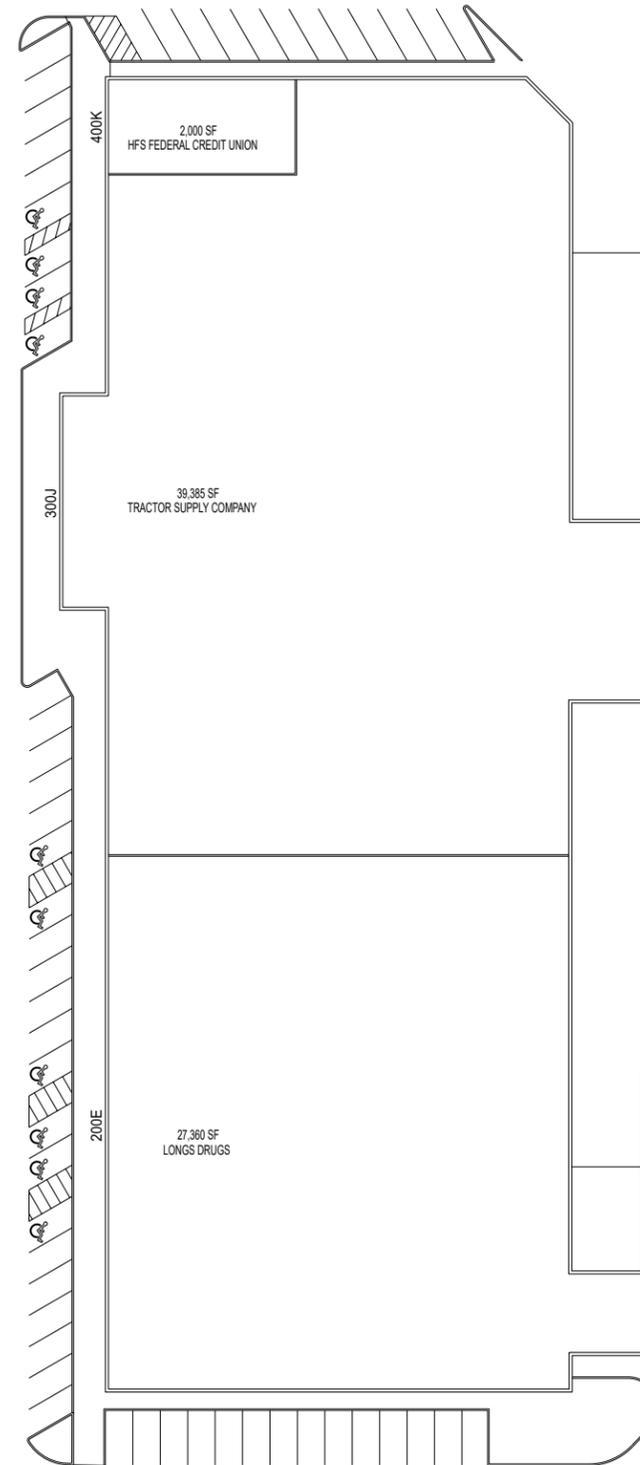
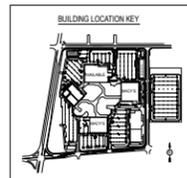
DATE: 01/15/2026



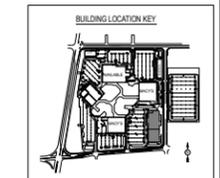
BUILDING A



BUILDING G



BUILDING E



GGP

PRINCE KUHHIO PLAZA
 111 EAST PUAINAKO STREET
 HILO, HAWAII 95720

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PROJECT NO: 4549
 DRAWN BY: VW
 GGP Retail LLC

DESCRIPTION
**LEASE PLAN
 BUILDING A &
 BUILDING G**

SHEET NO.
LP1A

DATE: 01/15/2026



Core beliefs

Cater to the unique needs of consumers

Highlight small businesses

Partner with national brands

Provide jobs + resources to communities

GGP

At GGP, we see every tenant as a partner in progress. Our role goes beyond providing square footage; we're here to fuel your growth with strategic support, innovative solutions, and a shared commitment to success.

With access to engaged consumers, tailored strategies, and a collaborative ecosystem, we help brands of all sizes not just find their footing but soar.

When you win, we win—and that's the foundation of everything we do.

PRINCE KŪHIŌ PLAZA

GGP

RETAIL LEASING

Masato Itoh
masato.itoh@ggp.com
808.628.5570

Chloe Contreras
chloe.contreras@ggp.com
808.628.5623

EAT / DRINK

Heaven Yoshino
heaven.yoshino@ggp.com
949.285.7466

SPECIALTY LEASING

Sophia "Sami" Lobley
sophia.lobley@ggp.com
808.628.5589

BIG BOX LEASING

Chris Milkie
christopher.milkie@ggp.com
216.225.2898