

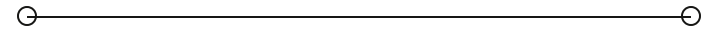


LEASE

Kona Center

75-5722 HANAMA PLACE

Kailua Kona, HI 96740



PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2.25 SF/month (NNN)
NUMBER OF UNITS:	9
AVAILABLE SF:	2,237 - 2,428 SF
LOT SIZE:	1.47 Acres
BUILDING SIZE:	16,631 SF
NOI:	\$249,064.00
CAP RATE:	7.12%

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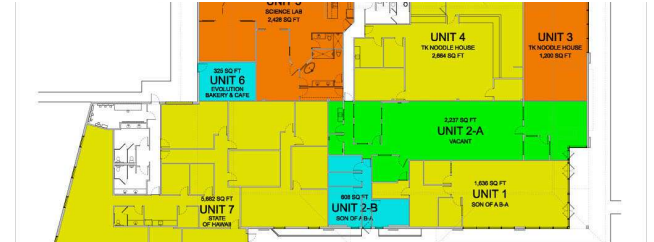
PROPERTY DESCRIPTION

Single story commercial building located in the heart of Kailua-Kona at the intersection of Hanama Place and Kuakini Highway. Great street front visibility with plenty of on-site parking and rear loading dock. Just one block from the pier and Alii Drive. Easy walking distance to the visitor and commerce area located on Alii Drive including an abundance of offices, restaurants and retail centers. CAM at this property is estimated at \$1.21/sf/month.

PROPERTY HIGHLIGHTS

- Prime visibility from Kuakini Highway
- Walking distance to restaurants and retailers
- Ample onsite parking
- Conveniently located just one block from Ali'i Drive and the ocean

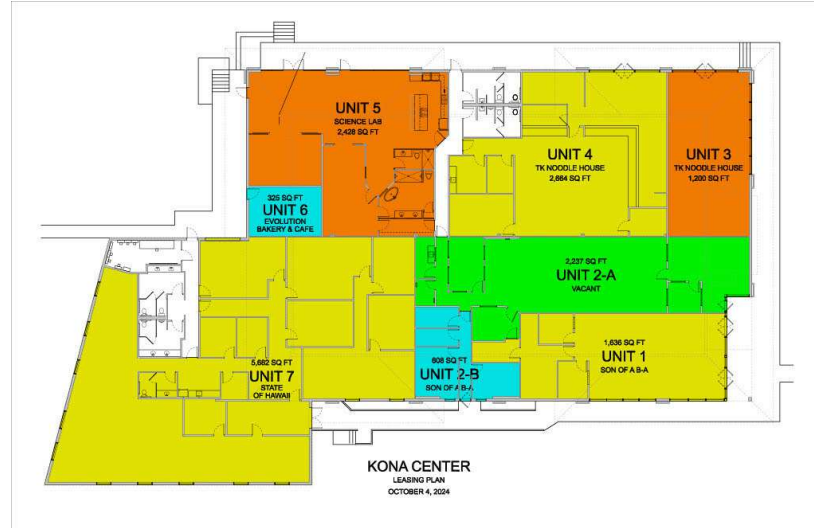
ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,237 - 2,428 SF	LEASE RATE:	\$2.25 SF/month

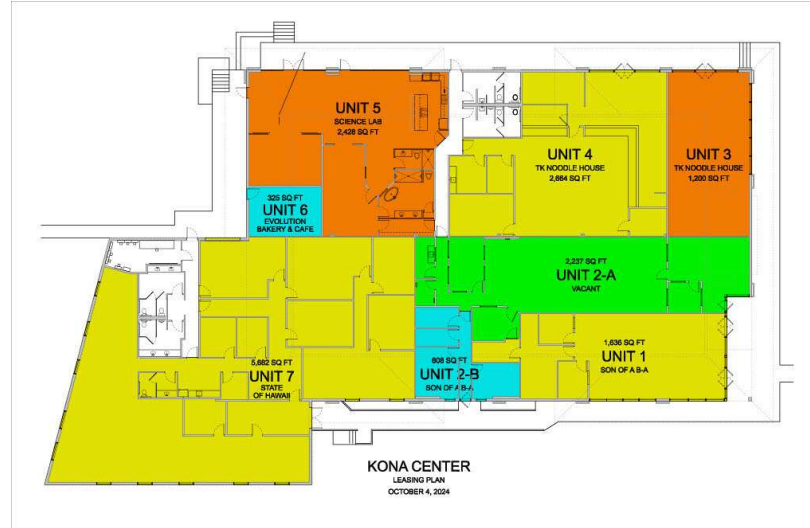
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Kona Center - 2A	Available	2,237 SF	NNN	\$2.25 SF/month	Retail storefront with water access. Space can be demised to 1200 SF.
Kona Center - 5	Available	2,428 SF	NNN	\$2.25 SF/month	Available within 90 days. Office/Retail.

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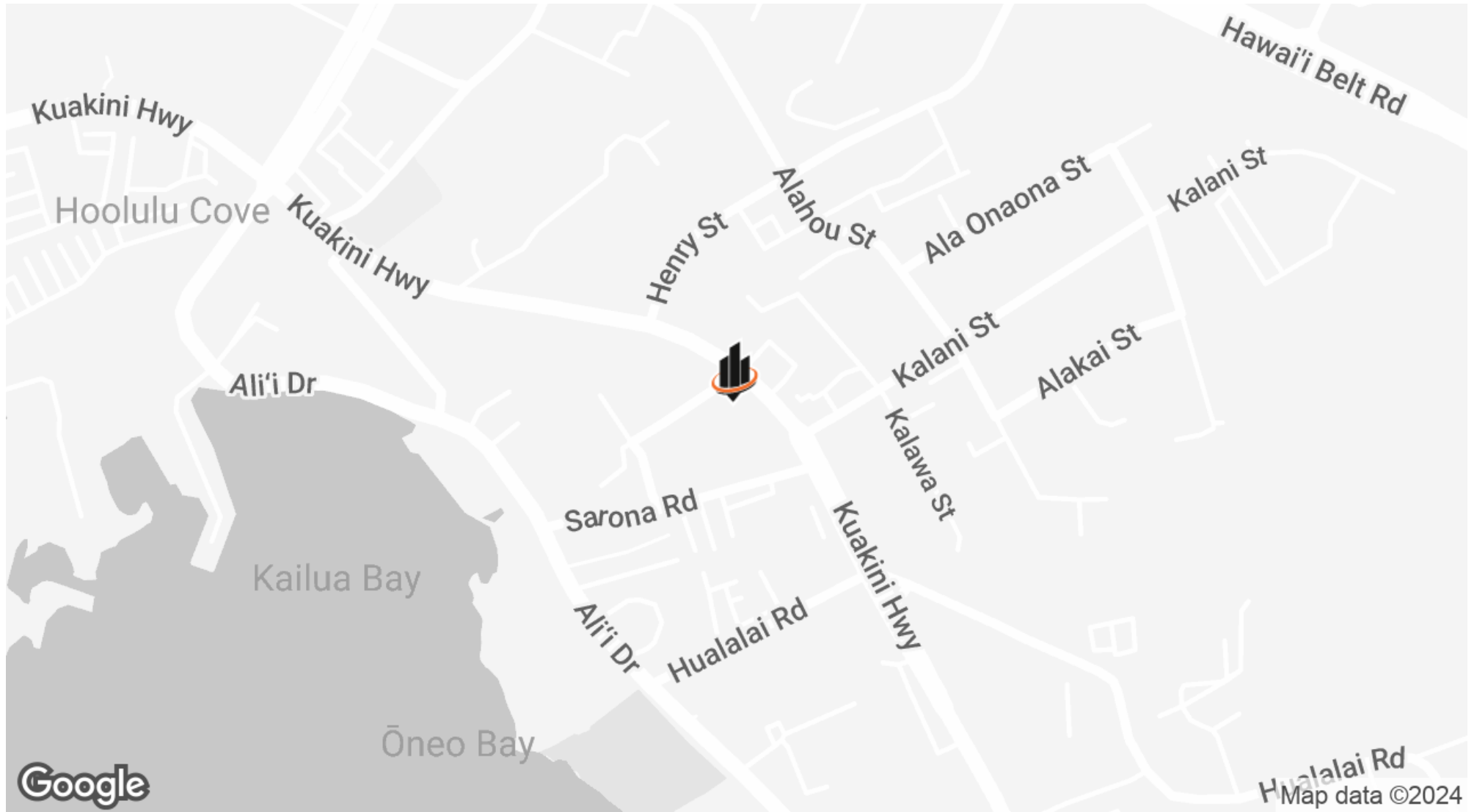
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 5 MILES 10 MILES

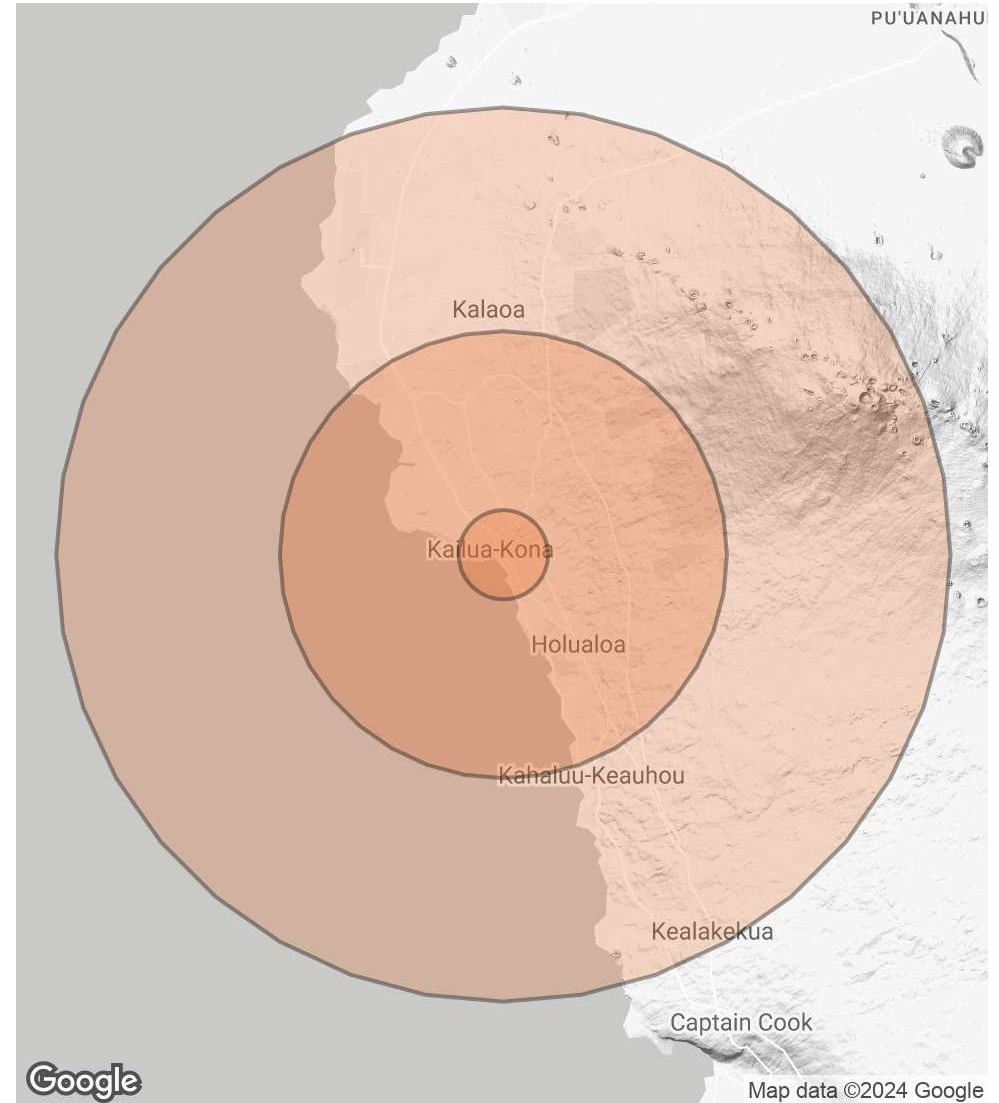
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,580	18,479	23,685
AVERAGE AGE	44.2	42.6	44.0
AVERAGE AGE (MALE)	43.1	41.9	43.4
AVERAGE AGE (FEMALE)	44.1	42.7	44.2

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	594	6,761	8,873
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$70,424	\$76,932	\$77,147
AVERAGE HOUSE VALUE	\$530,561	\$575,051	\$575,415

2020 American Community Survey (ACS)



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