



KOKO MARINA CENTER

Make life fun!

 **SOFOS REALTY**
CORPORATION
Commercial Brokerage • Property Management

PROPERTY HIGHLIGHT

- EAST OAHU'S PREMIERE SHOPPING CENTER
- OVER 2 MILLION VISITORS ANNUALLY
- GATHERING PLACE FOR BOTH LOCAL AND VISITORS
- EASY ACCESS FROM KALANIANA'OLE HWY AND CLOSE TO HANAUMA BAY



Kahuku •

Laie •

• Haleiwa

• Makaha

Wahiawa
•

Waipahu Pearl City
• •

Aiea
•

Kaneohe
•

Kapolei
•

Ewa Beach
•

Koko Marina Center

Honolulu
•

PROPERTY HIGHLIGHT

Location:	Hawaii Kai
Land Area:	~2.05 AC
Gross Leasable Area:	~284,321 SF
Zoning:	B-2 Community Business
Parking:	Garage & Surface
Base Rent:	Retail \$4.00 – \$7.00 / SF / Month Office \$1.50 - \$2.00 / SF / Month Ground lease applies the following January
Percentage Rent:	8% over natural breakpoint
Restaurant Spaces:	Negotiable
CAM:	\$0.90 / SF
Real Property Taxes:	\$0.32 / SF
Promotional Fee:	\$0.16 / SF
Square Footage Available:	246 SF - 21,092 SF
Parking:	Ample parking available

PROPERTY FEATURES

- *Great frontage along main highway*
- *Retail and entertainment center*
- *Excellent visibility*
- *Limited competition*

TRAFFIC COUNTS

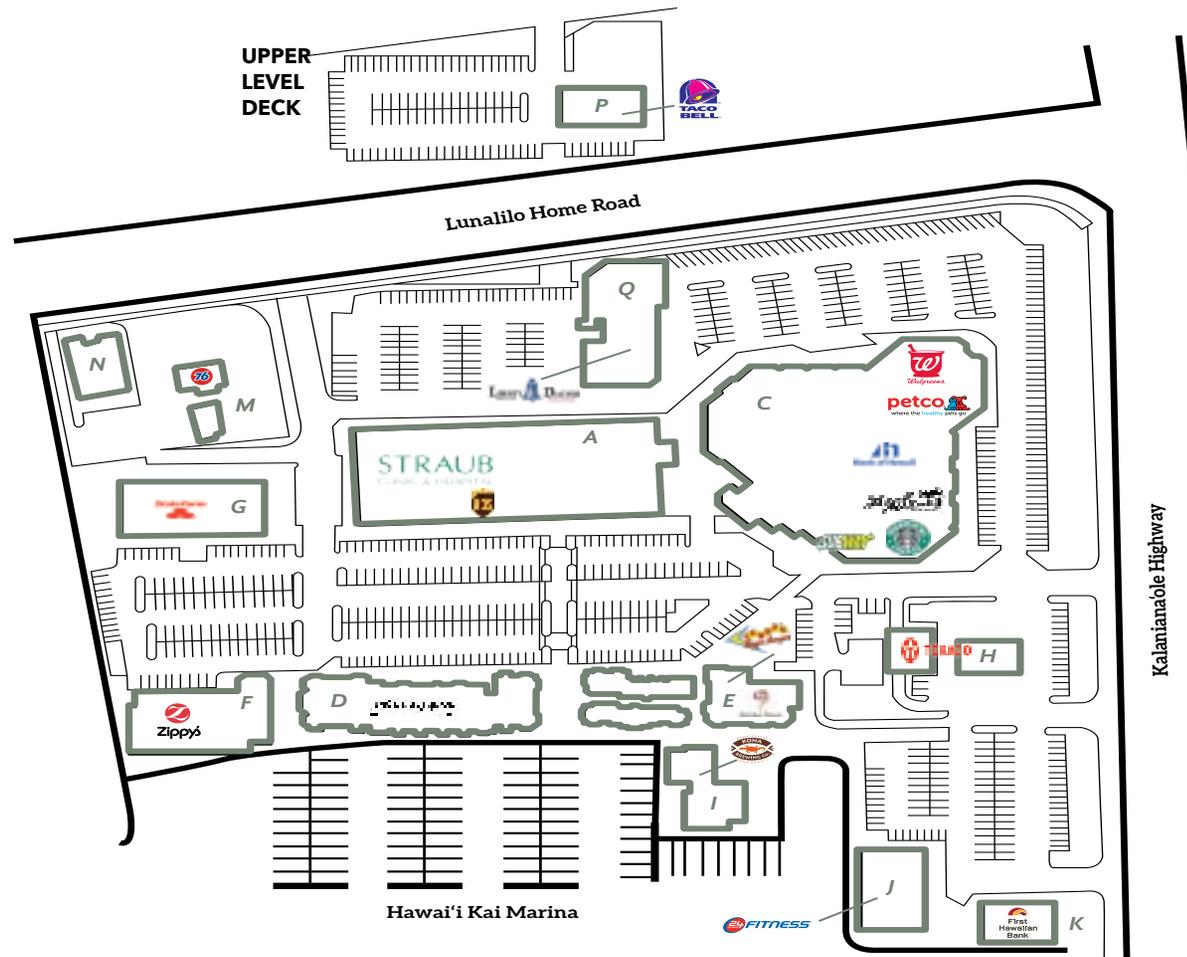
Kalaniana'ole Highway: ~27,000 VPD

DEMOGRAPHICS (2023)

Source: CoStar ^{web}	<u>2 Mile</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:	26,452	58,250	303,347
Total Households:	9,625	19,594	121,529
Avg. Household Income:	\$155,018	\$159,987	\$113,309



SITE PLAN



SITE PLAN with AVAILABLE SPACE

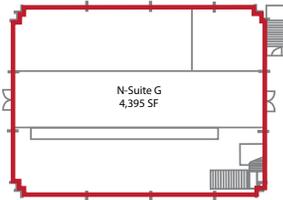


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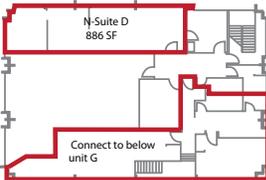
make life fun!

BLDG N

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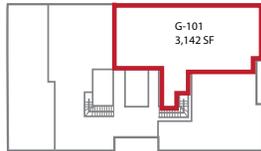


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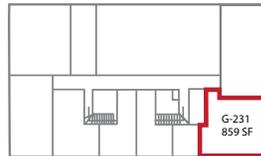


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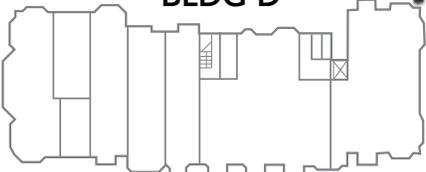


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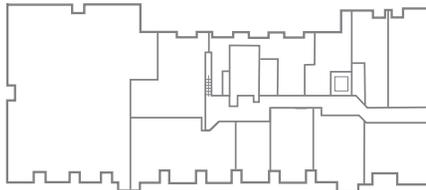


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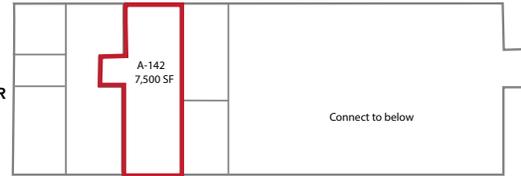
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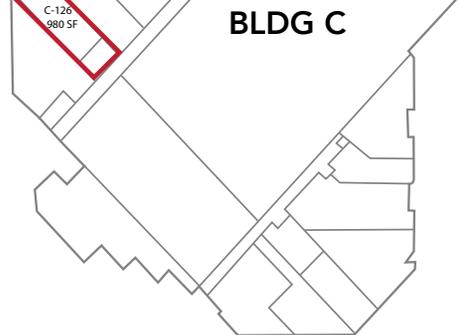
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2ND FLOOR



BLDG Q

BLDG C



BLDG E

1ST FLOOR



2ND FLOOR



Available for Lease —
 Soon To Be Available —





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