

KOHANAIKI BUSINESS PARK COMMERCIAL LOTS

73-4070 Huliko'a Drive | Kailua Kona, HI

OFFERING MEMORANDUM



Kohanaiki Business Park Commercial Lots

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01

Executive Summary

Investment Summary

Location Summary

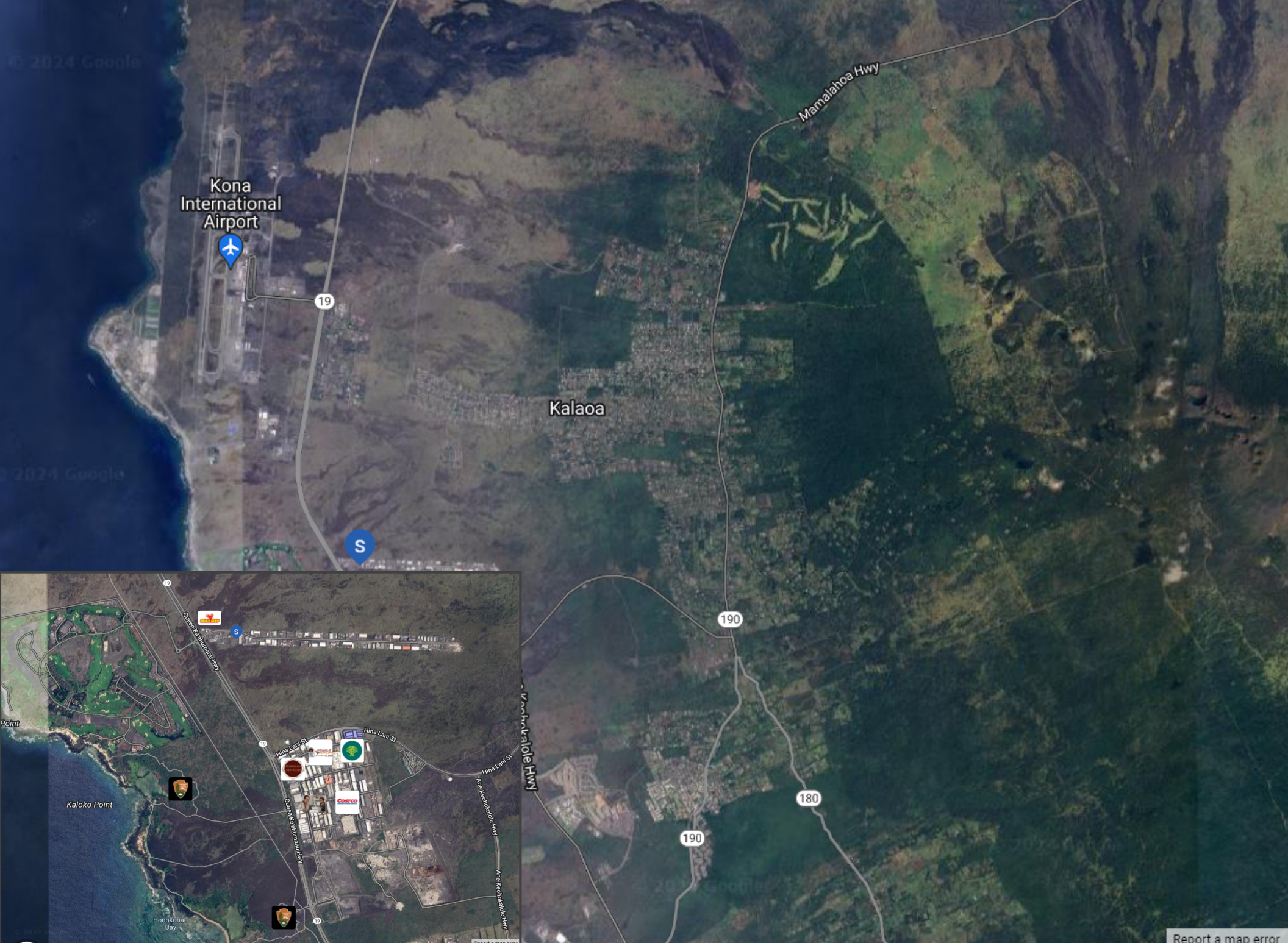
OFFERING SUMMARY

ADDRESS	73-4070 Hulikoa Drive Kailua Kona HI 96740
COUNTY	Hawaii
PRICE	\$4,250,000
PRICE PSF	\$48.44
LAND SF	87,730 SF
LAND ACRES	2 1-Acre Parcels
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	CV-20
# OF PARCELS	2
APN	3-7-3-058:007 & 008

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	54	8,323	21,285
2023 Median HH Income	\$75,000	\$79,954	\$85,122
2023 Average HH Income	\$94,001	\$114,787	\$122,821





Report a map error



02 Property Description

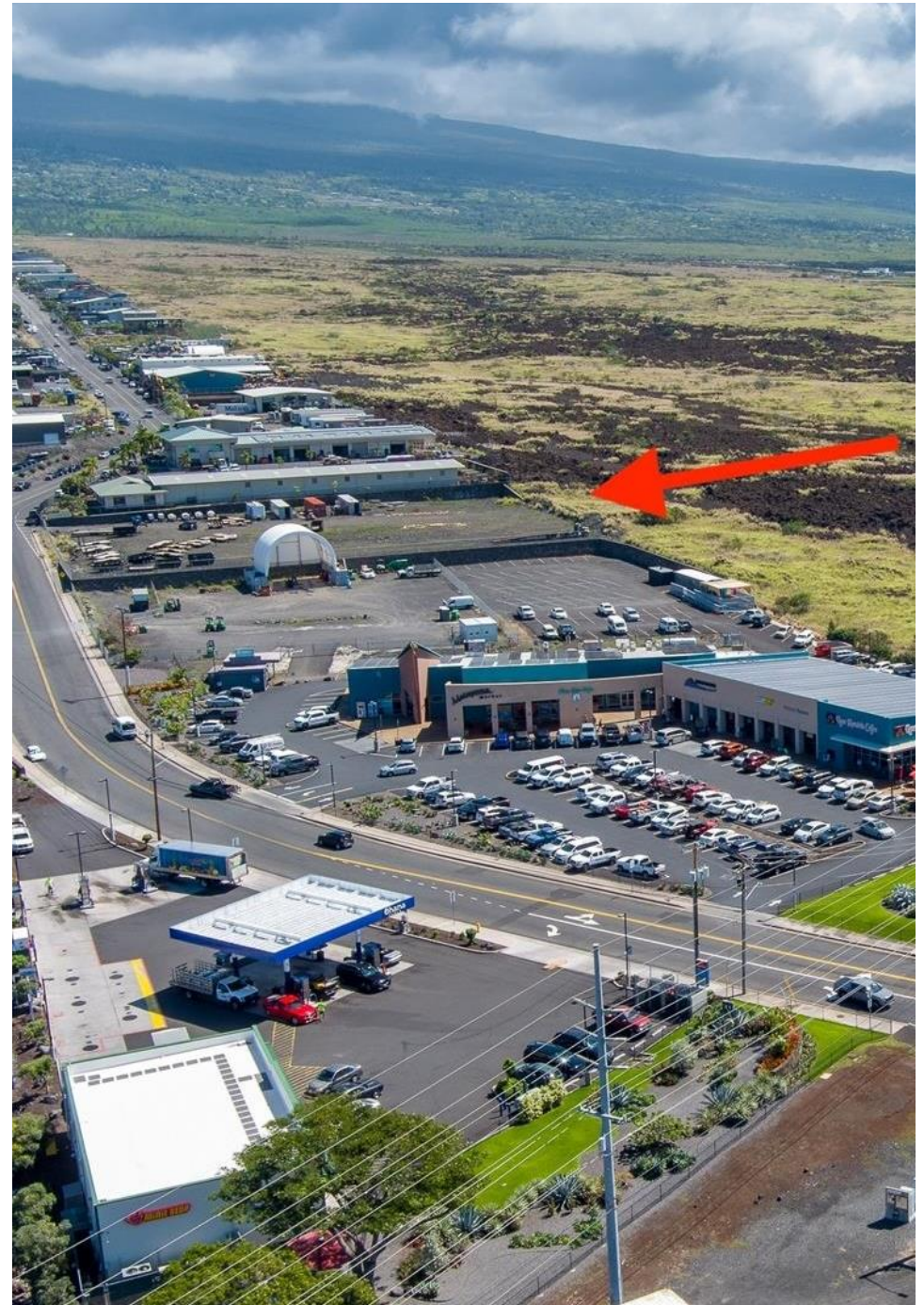
- Property Features
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- Parcel Map
- Property Images

PROPERTY FEATURES

LAND SF	87,730
LAND ACRES	2 1-Acre Parcels
# OF PARCELS	2
ZONING TYPE	CV-20
TOPOGRAPHY	Graded

NEIGHBORING PROPERTIES

NORTH	Keahole Kona International Airport
SOUTH	Costco Warehouse
EAST	Kohanaiki Industrial Park
WEST	Shores at Kohanaiki Luxury Community



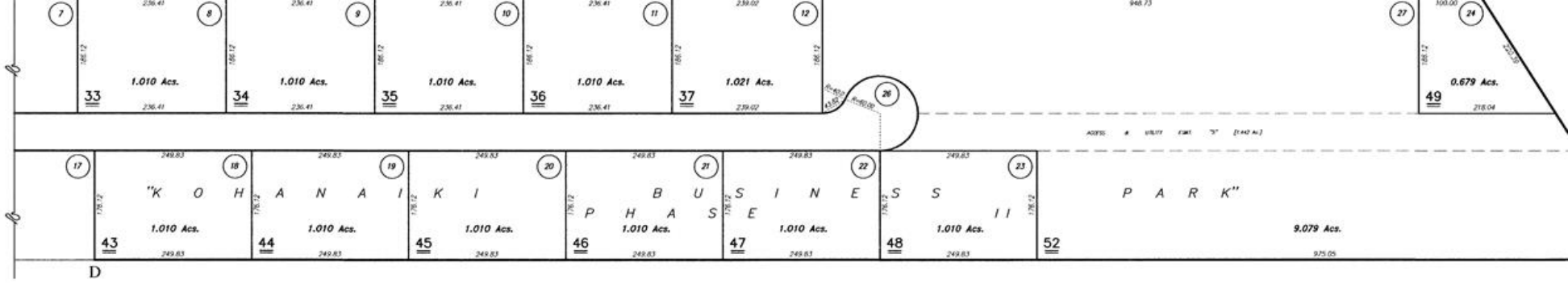


SOURCE F.P. 2248, SUB 7121-A

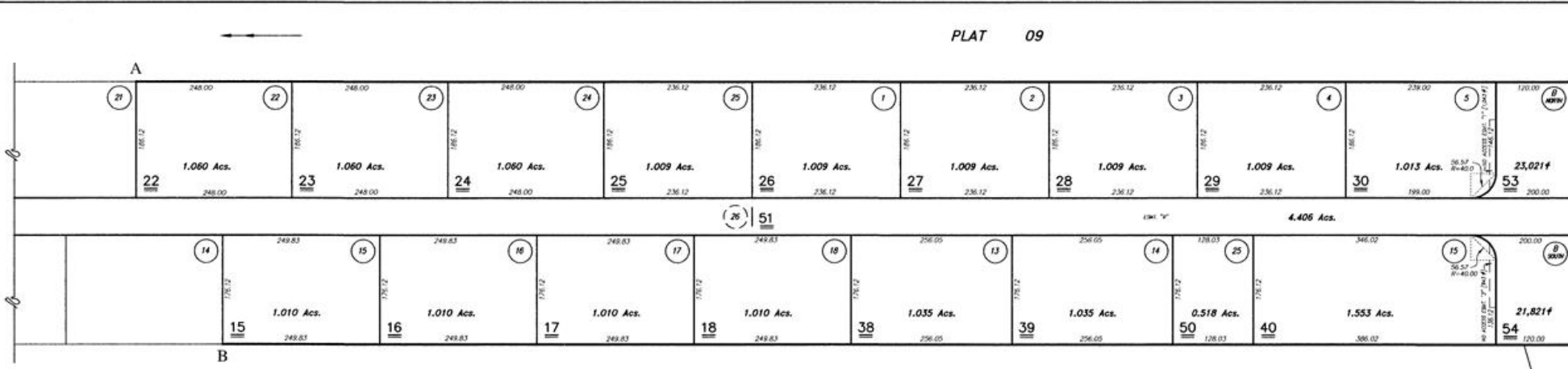
BY RUC/US

DATE SEPT. 14, 1999

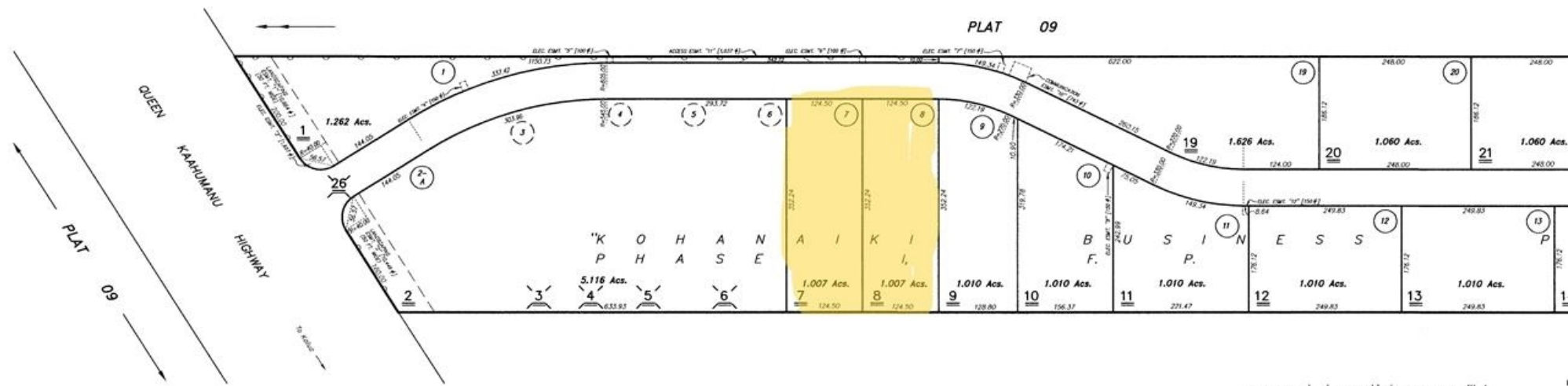
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PLAT 09



PLAT 09



PLAT 09

"KOHANAIKI BUSINESS PARK, PHASE II"
 "KOHANAIKI BUSINESS PARK, PHASE I", F.P. 2248, KOHANAIKI, NORTH KONA, HAWAII (Formally par. 7-3-09)

— denotes no vehicular access permitted.
 - - - denotes vehicular access permitted.

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE



2 One Acre Lots Zoned CV-20



Prime location

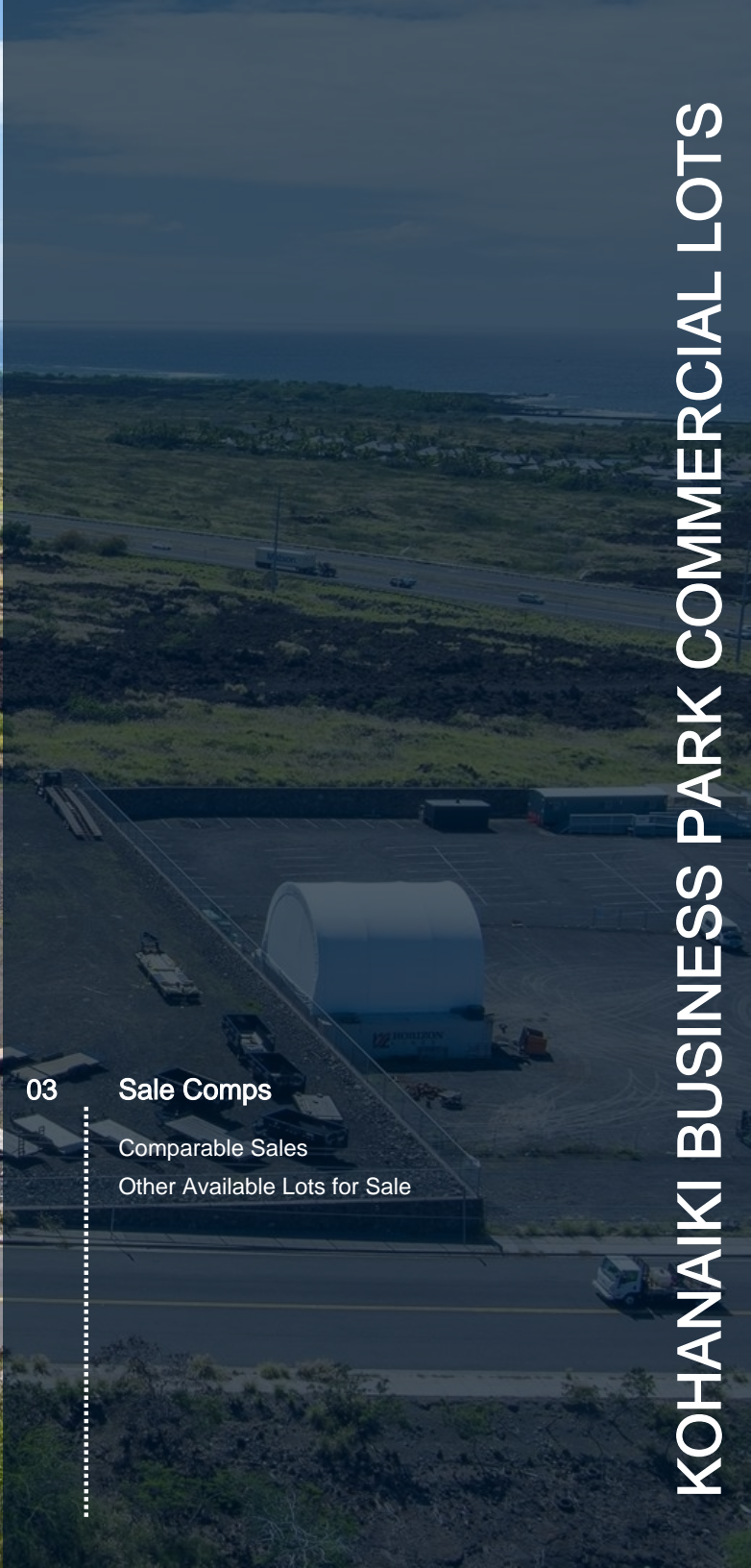


03

Sale Comps

Comparable Sales

Other Available Lots for Sale



Market Comps for Commercial Land
Kailua Kona

TMK	Subdiv/Condo		Address	Owner/Lessee	SQ FT	Acreage	Last Sale	Price	Price/SQ FT
3-7-4-8-98	HONOKAHAU BUSINESS PARK	Raw Land	HONOKAHAU	AMERCO REAL ESTATE COMPANY	187,134.00	4.29	11/1/2021	\$7,485,350	\$40.00
3-7-3-58-34	KOHANAIKI BUSINESS PARK	Raw Land	KONAHANAIKI	FLOWING MINERAL FARM LLC	43,996.00	1.01	12/12/2022	\$1,700,000	\$38.64
3-7-3-51-137	KALOKO LIGHT INDUSTRIAL SUBDIVISION	Raw Land	73-5651 OLUWALU ST	ESS STORAGE ACQUISITION 83 LLC	81,501.00	1.87	6/26/2023	\$3,000,000	\$36.81
								Average Price and Average Price per Sq Ft	\$3,930,507
3-7-5-4-13	LANIHAU 1ST - HIENALOLI 1ST	Improved Land	75-5697 ALAHOU ST	HAWAII LUBE CO LLC*	77,419.00	1.78	3/17/2023	\$3,536,678	\$45.68
								Average Price and Average Price per Sq Ft	\$3,536,678
NOTES:	*TMK: 3-7-5-4-13 - There are archaeological sites on this property that are not usable. The archaeology sites square footage have been deducted from the total square footage of the land. 102,061 sq ft - 16,142 sq ft - 8,500 sq ft = 77,419 square feet.								
	Improved land includes rock walls and subgrade pad ready.								

PARCEL	DESCRIPTION	GROSS ACRES	SIZE (SF)	PRICE SF	ASKING PRICE	STATUS
H	Corner lot at North entrance Kaula'ili Street intersection	2.459	107,114	\$50	\$5,355,702	AVAILABLE
J	Corner lot at North entrance Kaula'ili Street intersection	1.497	65,209	\$45	\$2,934,419	IN NEGOTIATIONS
K	Highway frontage	8.708	379,320	\$40	\$15,172,819	AVAILABLE
L	Corner lot at Kimo Drive	2.083	90,735	\$45	\$4,083,097	AVAILABLE
M	Corner lot at signalized intersection of Queen Kaahumanu & Kimo Drive, highway frontage	1.433	64,421	\$50	\$3,121,074	AVAILABLE
N	Corner lot at Kimo Drive	2.024	88,165	\$45	\$3,967,445	AVAILABLE
P	Corner lot at signalized intersection of Queen Kaahumanu & Kimo Drive, highway frontage	1.622	70,654	\$50	\$3,532,746	IN NEGOTIATIONS
Q	Lot with Highway frontage not on a corner	4.296	187,134			SOLD
R	Large lot that seller would consider subdividing	24.217	1,054,893	\$25	\$26,372,313	AVAILABLE

NEIGHBORHOOD MAP



Historically a retreat for Hawaiian royalty, Kailua-Kona is now a sunny destination spot for both Hawaiian residents and tourists, offering excellent local eateries, a variety of shopping, and a vibrant nightlife.

Located just south of the Kona International Airport, Kaloko-Honokohau National Park expands over 1160 acres. Hawaiian fishponds, beach and wildlife can all be explored within the breathtaking park.



04

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24	3,928	12,862
2010 Population	24	5,538	16,927
2023 Population	54	8,323	21,285
2028 Population	54	8,431	21,653
2023 African American	0	51	104
2023 American Indian	0	31	88
2023 Asian	3	1,161	3,126
2023 Hispanic	6	862	2,258
2023 Other Race	2	227	643
2023 White	13	3,179	7,925
2023 Multiracial	17	2,310	5,866
2023-2028: Population: Growth Rate	0.00 %	1.30 %	1.70 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1	168	417
\$15,000-\$24,999	1	257	479
\$25,000-\$34,999	1	106	235
\$35,000-\$49,999	1	294	678
\$50,000-\$74,999	5	517	1,397
\$75,000-\$99,999	4	352	965
\$100,000-\$149,999	2	441	1,224
\$150,000-\$199,999	2	404	902
\$200,000 or greater	1	318	1,028
Median HH Income	\$75,000	\$79,954	\$85,122
Average HH Income	\$94,001	\$114,787	\$122,821

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	17	1,381	4,750
2010 Total Households	8	1,884	5,829
2023 Total Households	18	2,857	7,324
2028 Total Households	18	2,926	7,515
2023 Average Household Size	2.94	2.88	2.87
2000 Owner Occupied Housing	5	901	2,712
2000 Renter Occupied Housing	3	395	1,732
2023 Owner Occupied Housing	16	2,099	4,849
2023 Renter Occupied Housing	2	758	2,475
2023 Vacant Housing	19	264	824
2023 Total Housing	37	3,121	8,148
2028 Owner Occupied Housing	17	2,207	5,079
2028 Renter Occupied Housing	2	719	2,436
2028 Vacant Housing	19	255	805
2028 Total Housing	37	3,181	8,320
2023-2028: Households: Growth Rate	0.00 %	2.40 %	2.60 %



Source: esri

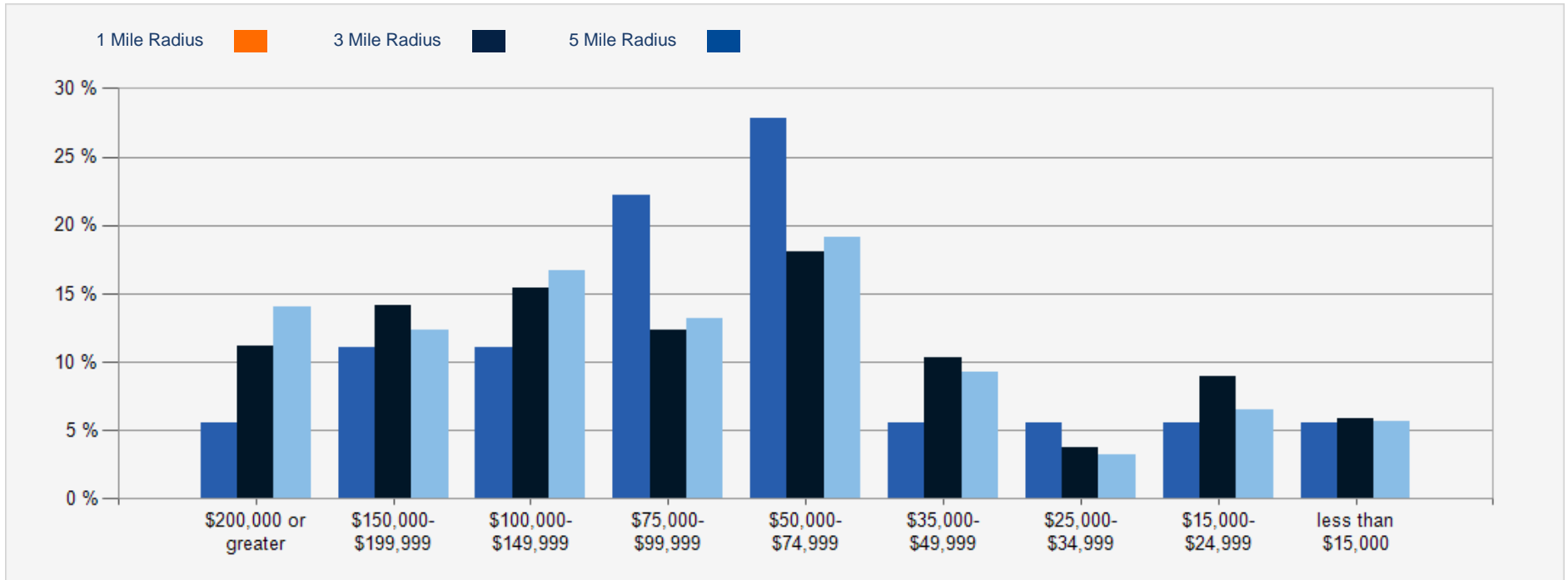
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	4	561	1,484
2023 Population Age 35-39	4	550	1,498
2023 Population Age 40-44	3	549	1,375
2023 Population Age 45-49	3	470	1,162
2023 Population Age 50-54	3	502	1,305
2023 Population Age 55-59	3	557	1,458
2023 Population Age 60-64	3	633	1,521
2023 Population Age 65-69	3	642	1,503
2023 Population Age 70-74	2	500	1,056
2023 Population Age 75-79	2	310	649
2023 Population Age 80-84	1	148	316
2023 Population Age 85+	1	123	274
2023 Population Age 18+	41	6,585	16,566
2023 Median Age	36	43	40

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$82,353	\$84,523
Average Household Income 25-34	\$104,104	\$108,898	\$115,667
Median Household Income 35-44	\$84,511	\$101,754	\$100,998
Average Household Income 35-44	\$92,953	\$135,409	\$138,612
Median Household Income 45-54	\$75,000	\$106,921	\$109,286
Average Household Income 45-54	\$109,113	\$139,993	\$147,580
Median Household Income 55-64	\$75,000	\$96,578	\$98,891
Average Household Income 55-64	\$115,914	\$133,626	\$139,408
Median Household Income 65-74	\$37,500	\$59,109	\$65,492
Average Household Income 65-74	\$90,318	\$90,634	\$102,682
Average Household Income 75+	\$74,044	\$70,567	\$81,028

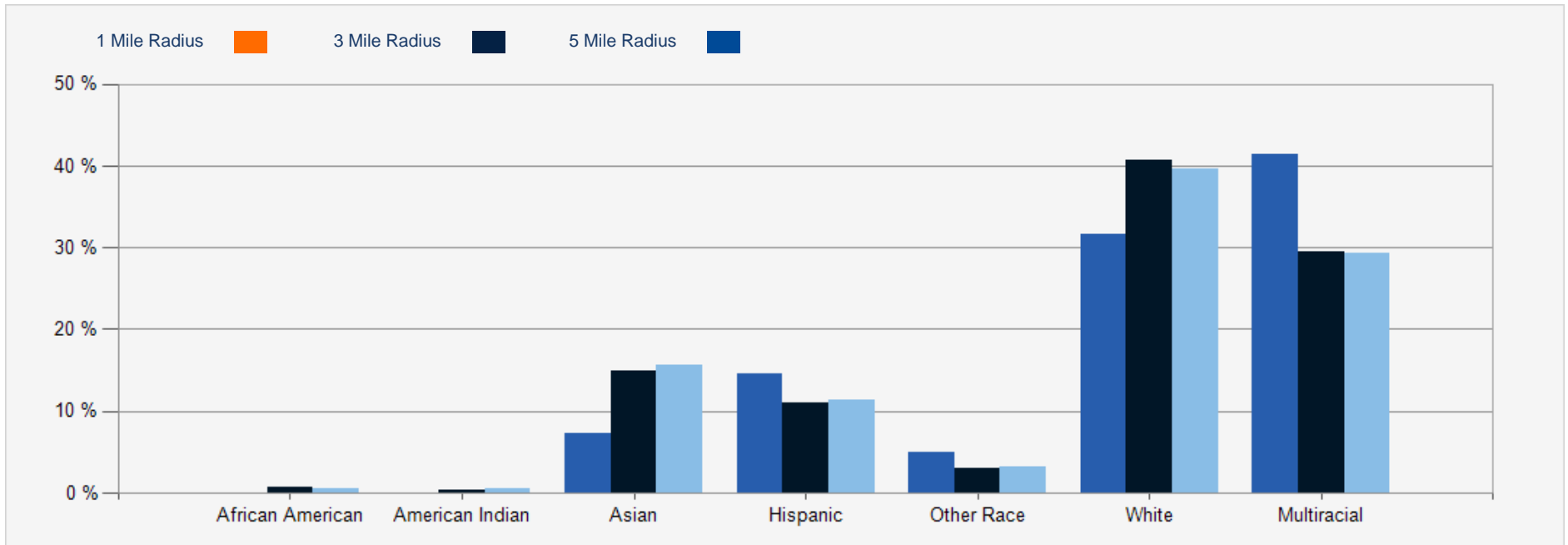
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	4	509	1,434
2028 Population Age 35-39	4	580	1,465
2028 Population Age 40-44	4	555	1,482
2028 Population Age 45-49	3	545	1,353
2028 Population Age 50-54	3	462	1,176
2028 Population Age 55-59	3	486	1,357
2028 Population Age 60-64	3	503	1,288
2028 Population Age 65-69	3	578	1,382
2028 Population Age 70-74	3	568	1,229
2028 Population Age 75-79	2	422	862
2028 Population Age 80-84	1	249	535
2028 Population Age 85+	1	147	328
2028 Population Age 18+	41	6,674	16,900
2028 Median Age	38	43	41

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$89,182	\$89,816
Average Household Income 25-34	\$115,004	\$123,029	\$128,503
Median Household Income 35-44	\$84,511	\$115,266	\$112,227
Average Household Income 35-44	\$120,456	\$152,569	\$155,861
Median Household Income 45-54	\$75,000	\$119,890	\$120,408
Average Household Income 45-54	\$123,205	\$158,241	\$166,127
Median Household Income 55-64	\$75,000	\$108,070	\$109,751
Average Household Income 55-64	\$115,616	\$152,439	\$157,910
Median Household Income 65-74	\$75,000	\$67,597	\$74,821
Average Household Income 65-74	\$105,470	\$106,564	\$119,152
Average Household Income 75+	\$108,251	\$81,107	\$93,153

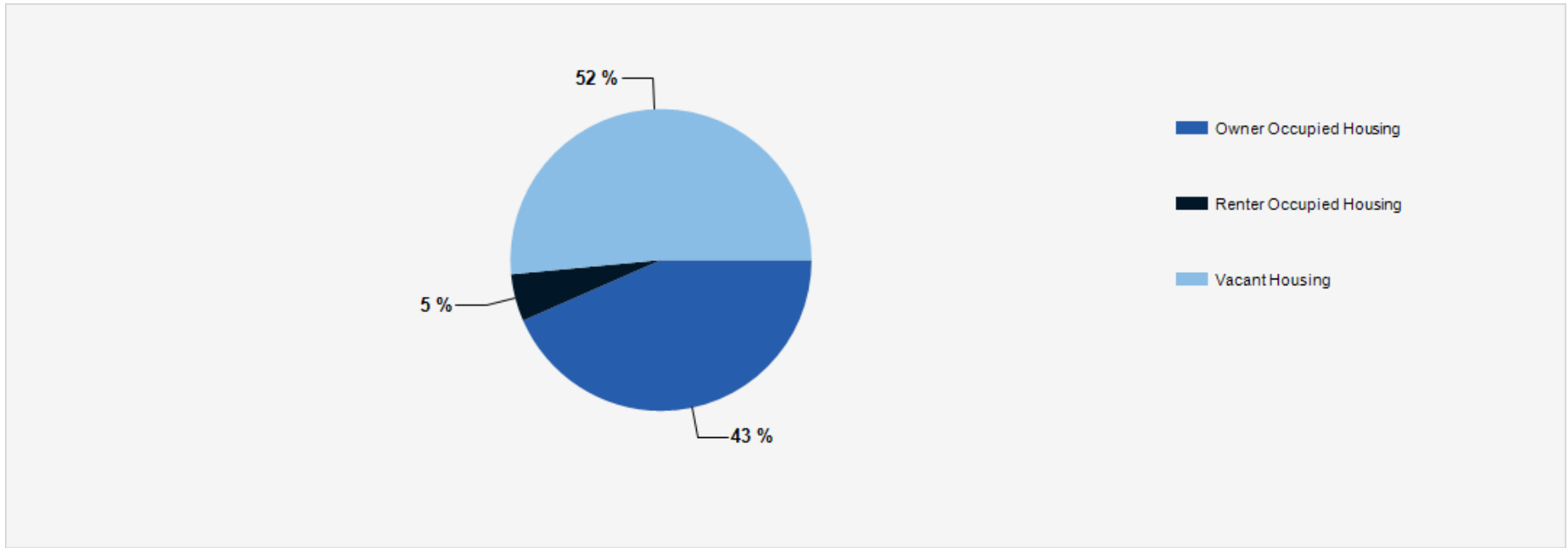
2023 Household Income



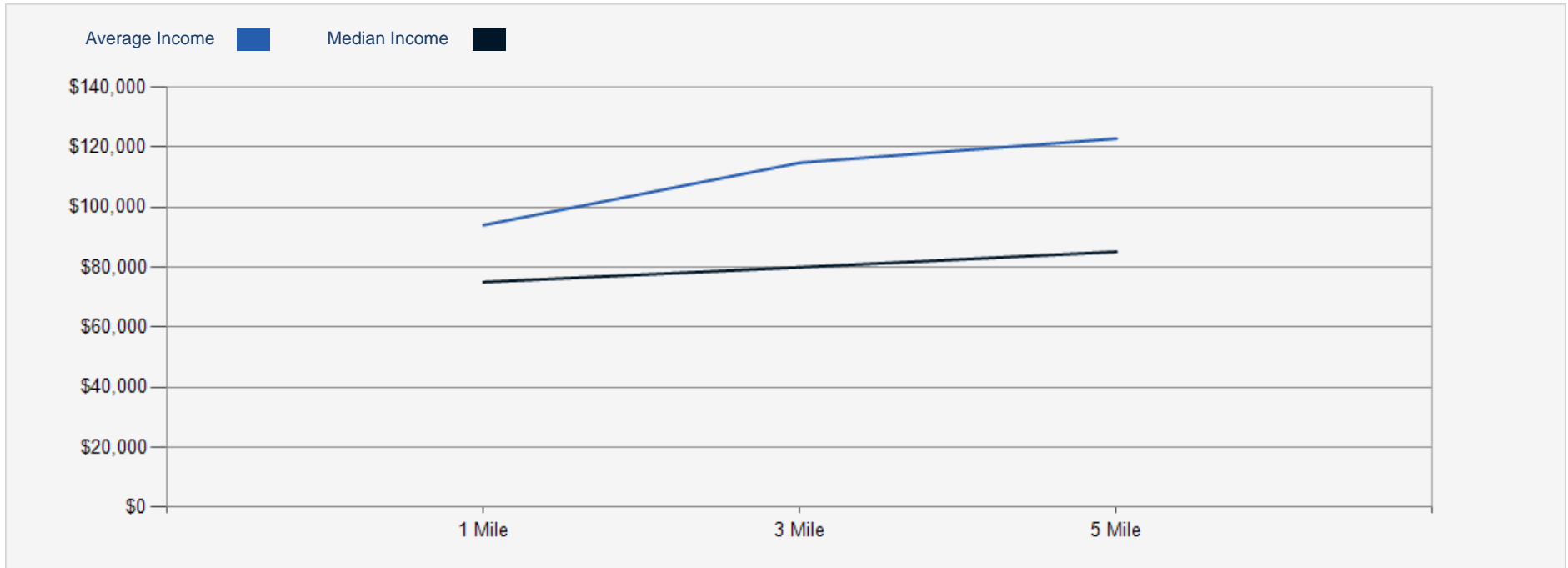
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Kohanaiki Business Park Commercial Lots

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