

FOR LEASE

7192 Kalaniana'ole Highway • Honolulu, HI 96825



KOKO MARINA CENTER

make life fun!



PROPERTY DESCRIPTION

East Oahu's premiere shopping center featuring Retail and Service Tenants. With visibility to over 2 million visitors annually, this center is positioned to take advantage of both local and visitor markets. Featuring a relaxing Marina atmosphere, Koko Marina provides easy accessibility off Kalaniana'ole Highway. This center provides all banking and service needs. Close to Hanauma Bay.

PROPERTY SNAPSHOT

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 <i>Ground lease applies the following January</i>
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:	581 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

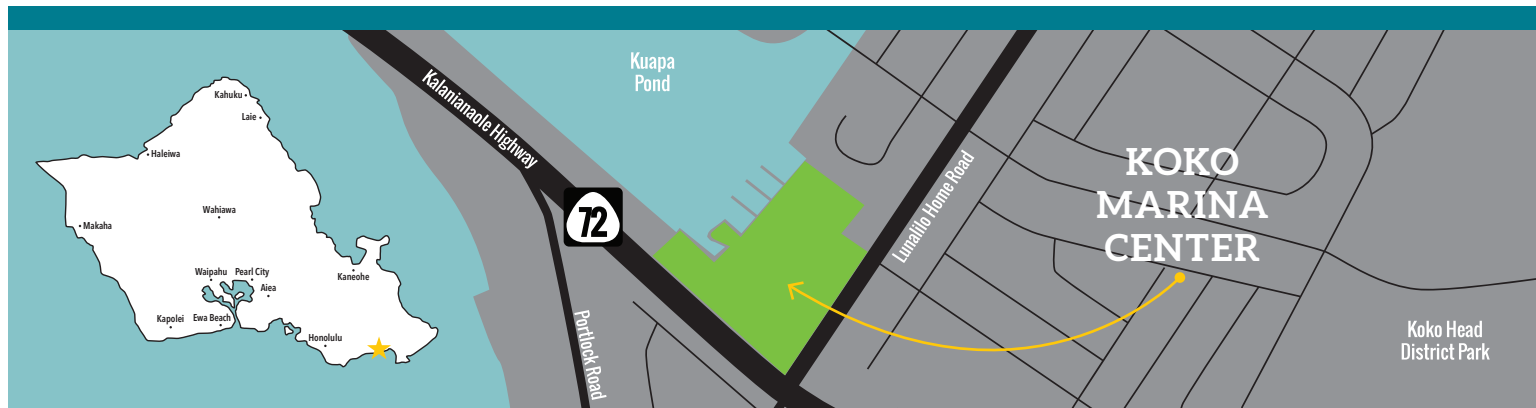
FOR MORE INFORMATION

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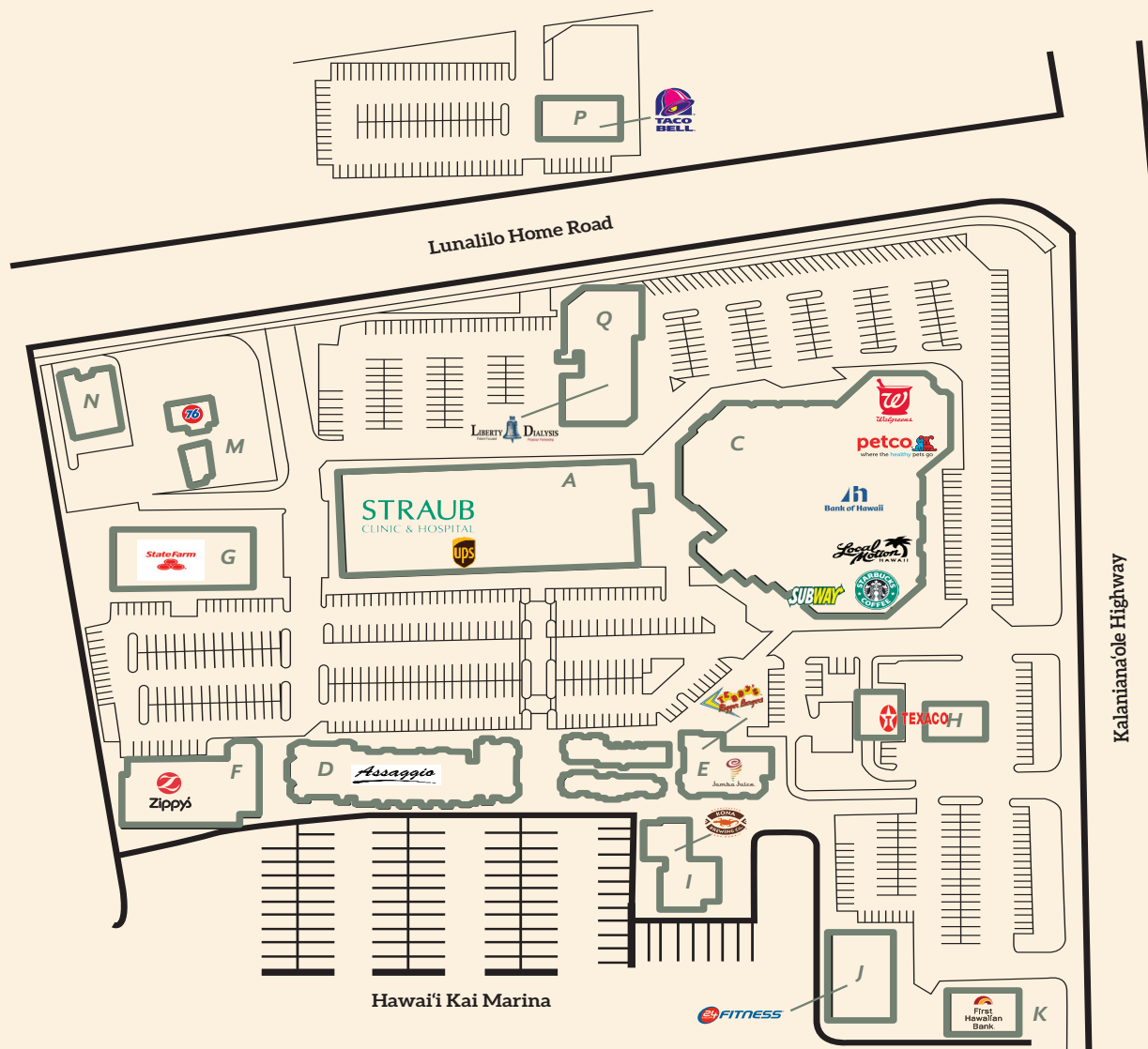
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SITE PLAN



**Site & Floor Plans are for marketing purposes only and may not accurately reflect the property.*

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