

SALE / LEASE

Hilo Plaza

180 KINOOLE ST

Hilo, HI 96720

PRESENTED BY:

GREGORY OGIN

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gogin@svn.com

HI #RB-16053

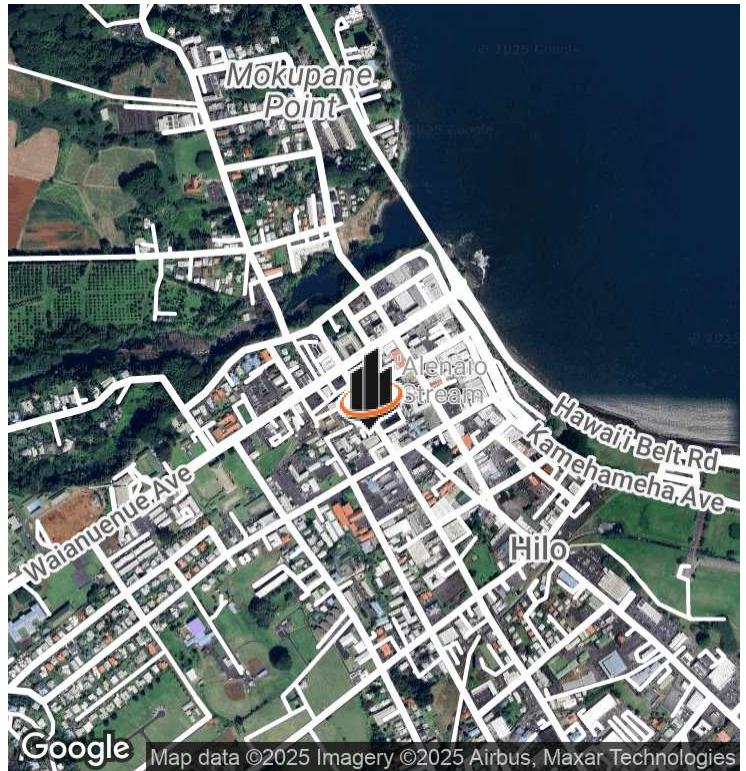
SUSIE SCRIBNER

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Hawaii #RS-84227

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,300,000
LEASE RATE:	\$1.50 - 1.75 SF/month (NNN)
NUMBER OF UNITS:	19
AVAILABLE SF:	313 - 2,940 SF
BUILDING SIZE:	21,252 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at 180 Kinoole St in Hilo, HI. This impressive 21,252 SF office building, constructed in 1967, is perfectly suited for discerning office building investors. Zoned CDH, this property offers ample potential for a wide range of professional uses. Situated in the thriving East Hawaii area, it promises both strategic positioning and significant growth prospects. With an eye to the past and future, this property embodies timeless appeal and enduring potential for commercial success. Estimated 2025 CAM is \$0.80/SF/Mo.

PROPERTY HIGHLIGHTS

- 21,252 SF of versatile office space
- Well-maintained building with historic charm
- Zoned CDH for a range of commercial uses
- Strategic location in East Hawaii
- Prominent street frontage for visibility
- Ideal for professional services and office tenants

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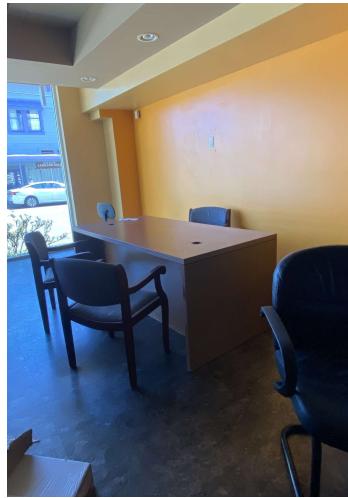
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ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	313 - 2,940 SF	LEASE RATE:	\$1.50 - \$1.75 SF/month

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

104	Available	1,512 SF	NNN	\$1.75 SF/month	Ground floor commercial space with water access. Great for coffee shop, cafe, Street front visibility, walk by traffic.
106	Available	1,000 SF	NNN	\$1.75 SF/month	Ground floor commercial space. Retail/Office.
107	Available	700 SF	NNN	\$1.75 SF/month	Ground floor retail/office.
117	Available	2,940 SF	NNN	\$1.75 SF/month	Ground floor commercial office/retail space with water access. Street front entrance, visibility, walk by traffic.
201	Available	392 SF	NNN	\$1.50 SF/month	Small 2nd story office space close proximity to elevator.
208/210	Available	1,557 SF	NNN	\$1.50 SF/month	Second floor office space perfect for medical office, clinic, classroom/training. Includes water access and restroom.
Suite 209	Available	313 SF	NNN	\$1.50 SF/month	Small office space, natural light, wood floors

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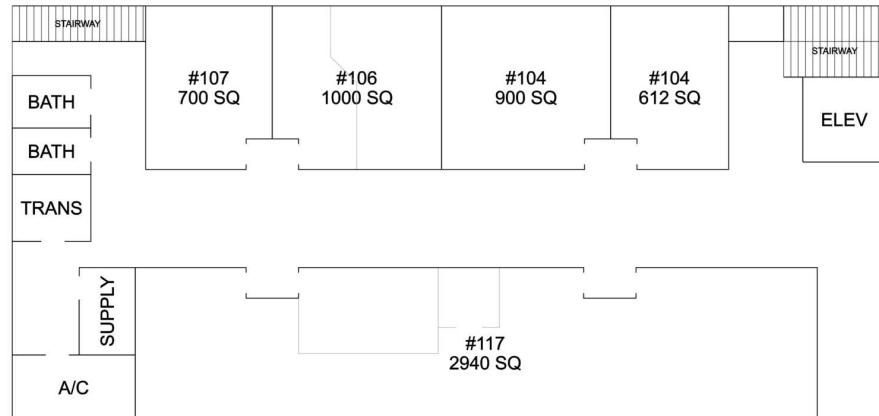
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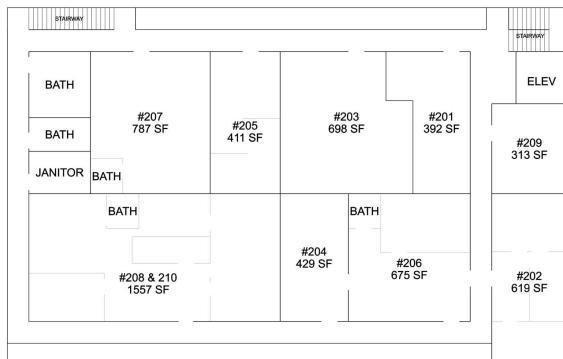
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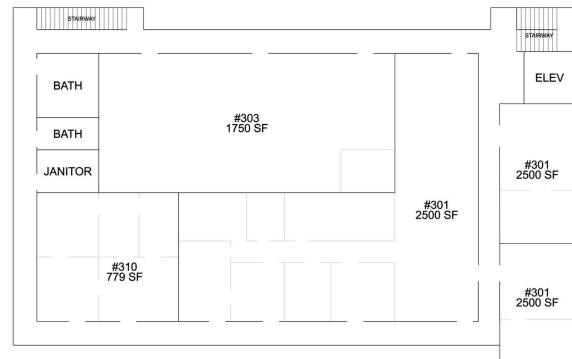
SITE PLANS



HILO PLAZA - LEASING PLAN
1ST FLOOR



HILO PLAZA - LEASING PLAN
2ND FLOOR



HILO PLAZA - LEASING PLAN
3RD FLOOR

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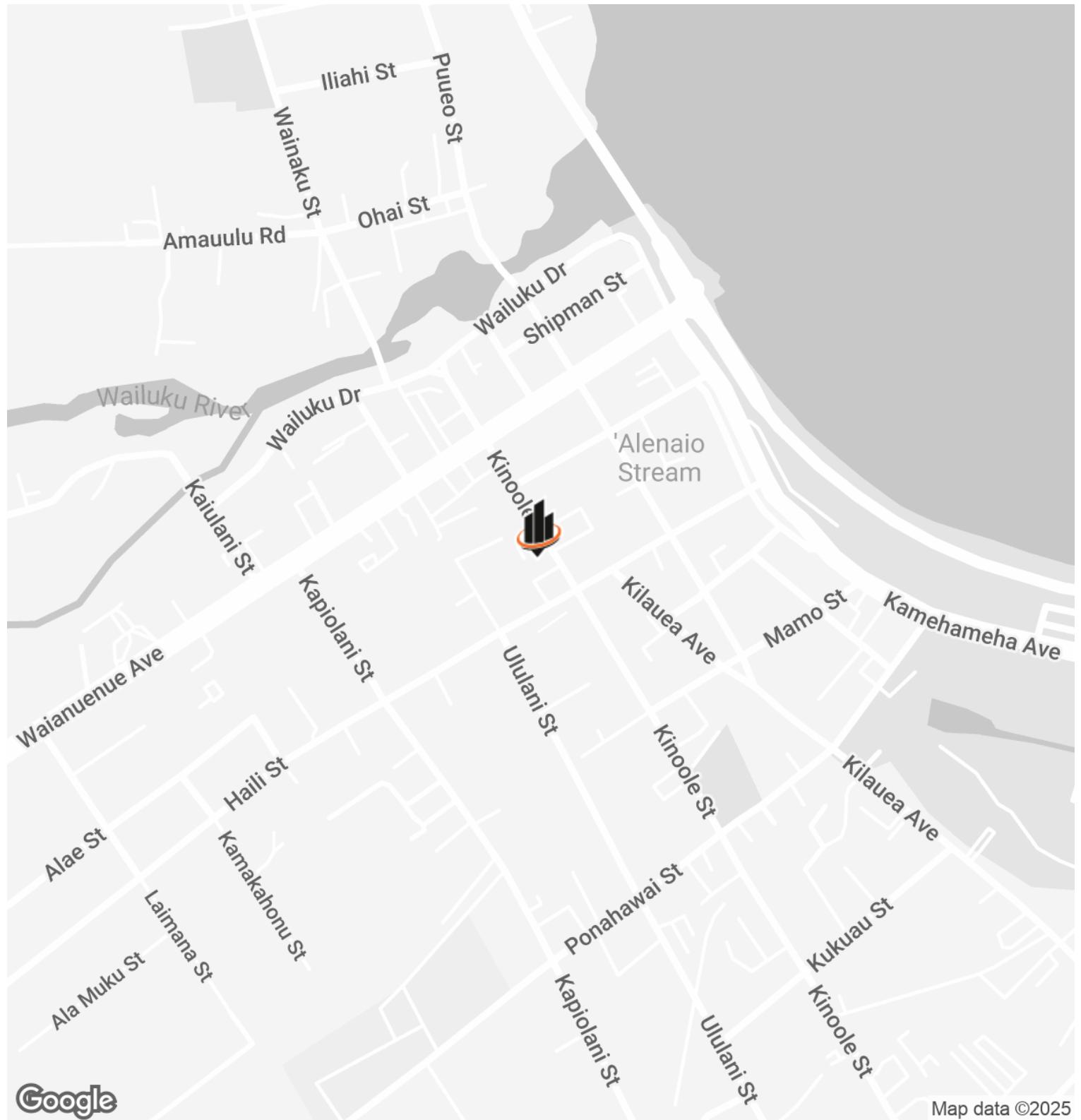
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LOCATION MAP



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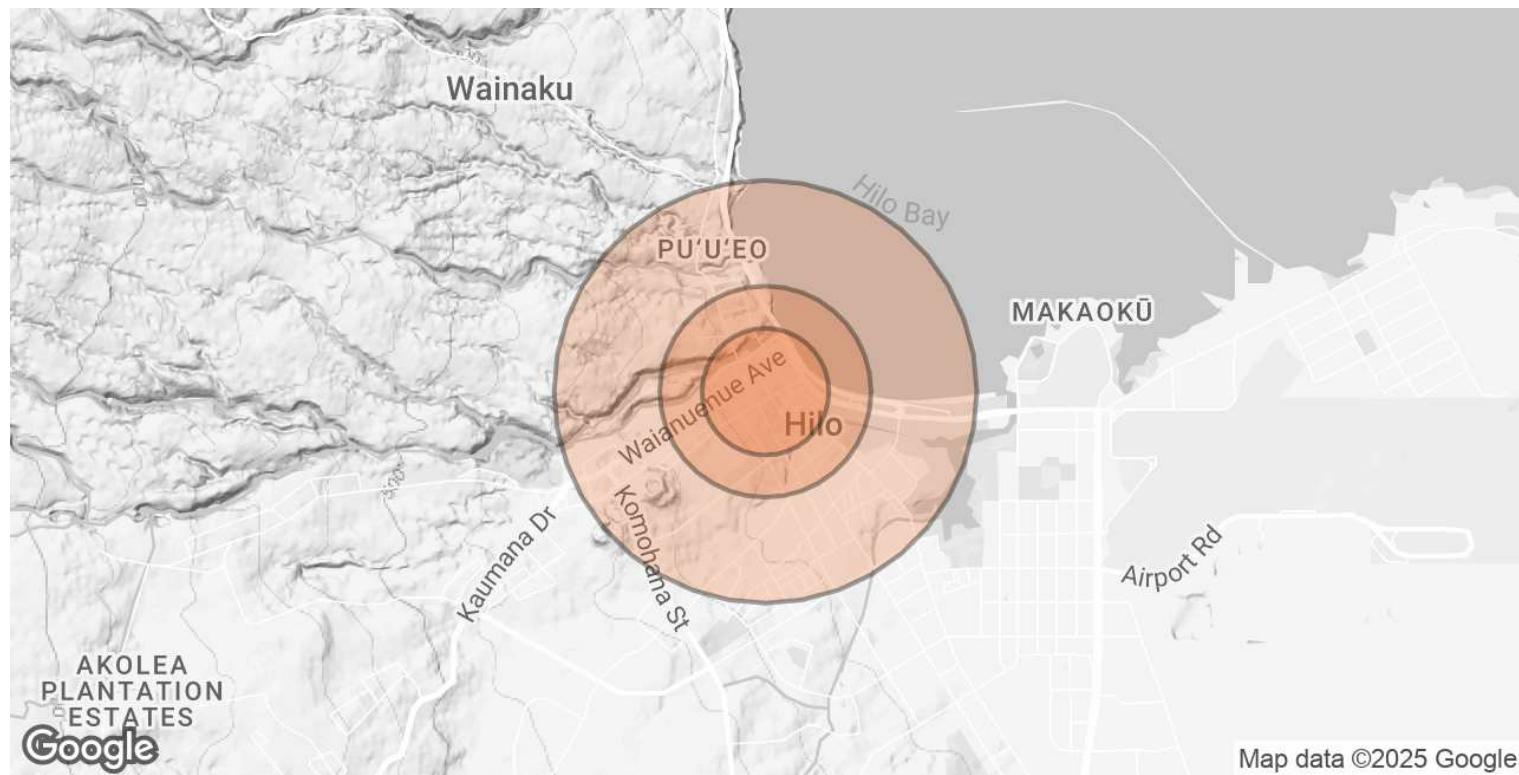
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DEMOGRAPHICS MAP & REPORT



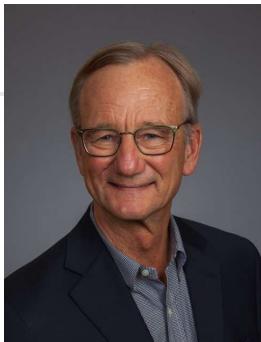
Map data ©2025 Google

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	860	2,363	6,456
AVERAGE AGE	44	44	43
AVERAGE AGE (MALE)	43	43	42
AVERAGE AGE (FEMALE)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	385	1,070	2,702
# OF PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$64,854	\$68,203	\$75,691
AVERAGE HOUSE VALUE	\$561,182	\$511,668	\$502,674

Demographics data derived from AlphaMap

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ADVISOR BIO 1



GREGORY OGIN

Principal & Managing Director

gogin@svn.com

Direct: **808.329.6446** | Cell: **808.987.6446**

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PROFESSIONAL BACKGROUND

Gregory G. Ogin, CCIM, CPM, serves as Principal and Managing Director of SVN | GO Commercial, a division of GO Commercial, LLC. Since 1996, he has brought the commercial division of the former Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board (Hawaii BAR). He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

EDUCATION

North Hennepin State University
University of Hawaii

MEMBERSHIPS

CCIM, CPM

SVN | GO Commercial

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