

# Executive Summary



## LEASE OVERVIEW

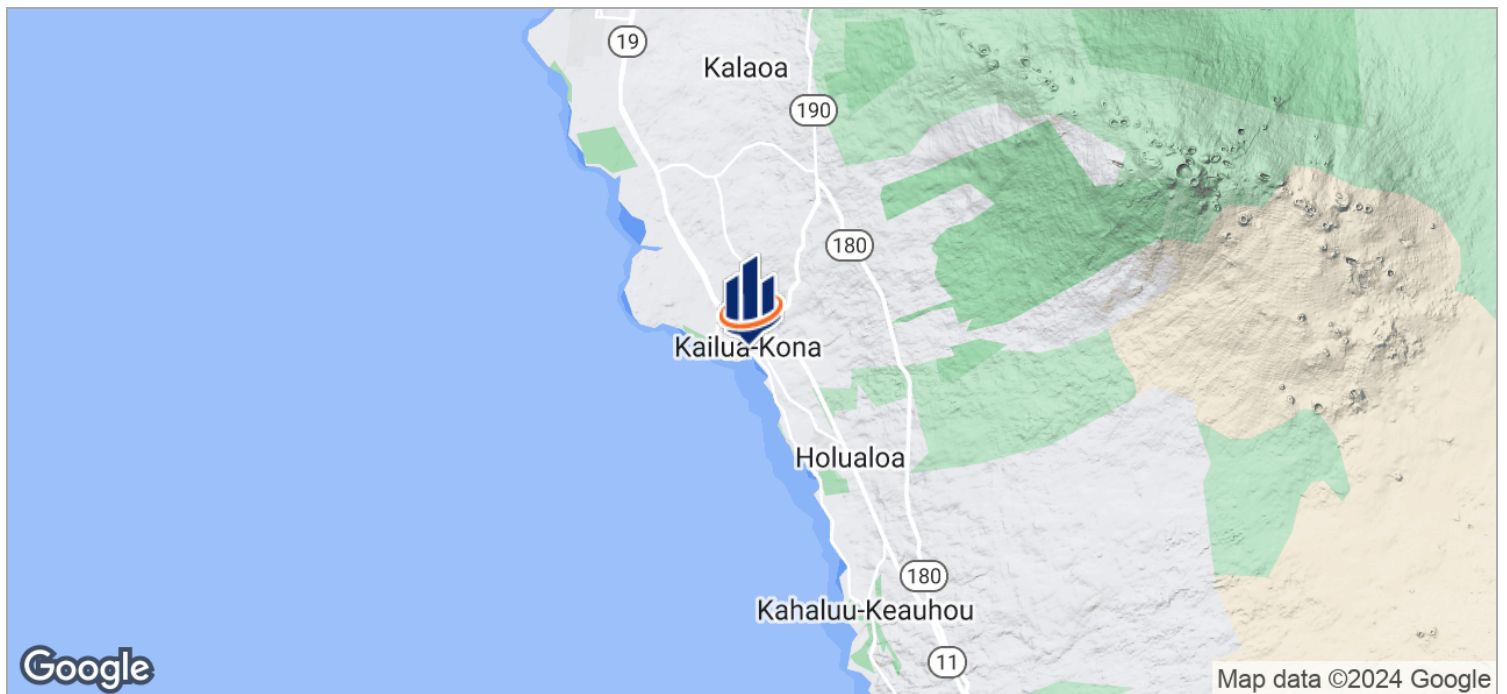
|                |  |
|----------------|--|
| AVAILABLE SF:  | 378 - 1,358 SF                             |
| LEASE RATE:    | \$3.00 - 3,500.00<br>SF/Month (NNN; Gross) |
| LOT SIZE:      | 0 SF                                       |
| BUILDING SIZE: | 6,366 SF                                   |
| YEAR BUILT:    | 1940                                       |
| RENOVATED:     | 2003                                       |
| ZONING:        | V-.75                                      |
| MARKET:        | Island Of Hawaii                           |
| SUB MARKET:    | West Hawaii                                |
| CROSS STREETS: | Alii Drive And Likana<br>Lane              |

## PROPERTY DESCRIPTION

Emma's Marketplace is a freestanding retail/office building located in the heart of Kailua Village on Alii Drive, across the street from the oceanfront! Anchor Tenants include ABC Stores and Pacific Vibrations. Common Area Maintenance is currently \$3.64/sf./month a square foot at this property.



# Location Maps





# Property Description

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## LOCATION OVERVIEW

Located in the heart of Kailua-Kona and in the center of the visitor district. High foot and vehicle traffic and high visibility. Quaint and picturesque area across the street from historic local attractions Hulihee Palace and Mokuaukaia Church!

## PROPERTY HIGHLIGHTS

- High Visibility
- Alii Drive Exposure
- Heavy Foot and Vehicular Traffic
- Quaint, picturesque area in the heart of Kailua-Kona!





# Aerial Map





# Additional Photos



# Available Spaces

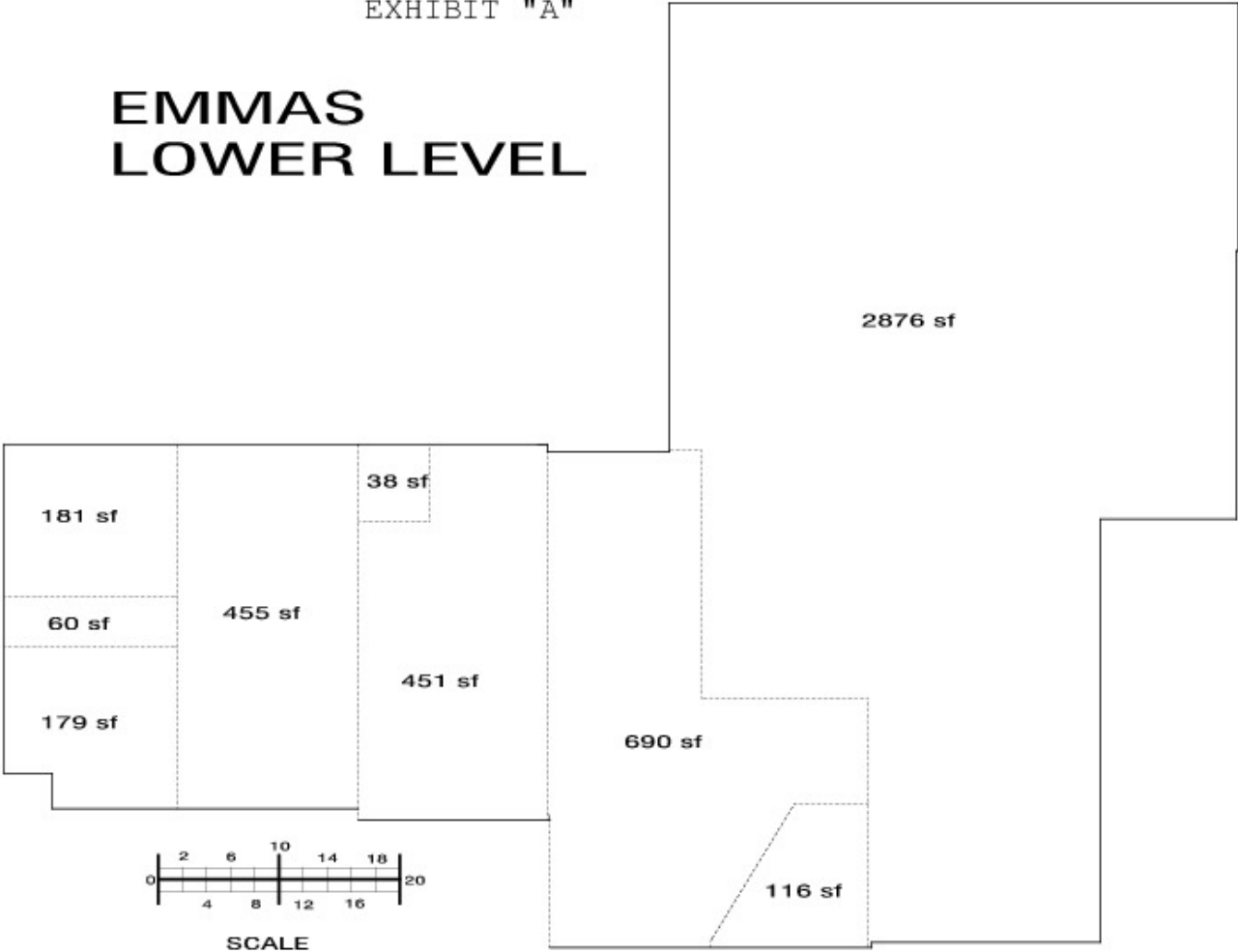
|                    |                                 |                    |                |
|--------------------|---------------------------------|--------------------|----------------|
| <b>Lease Rate:</b> | \$1.99 - 3.00 SF/MONTH PLUS CAM | <b>Total Space</b> | 378 - 1,358 SF |
| <b>Lease Type:</b> | NNN; Gross                      | <b>Lease Term:</b> | 36 Months      |

| SPACE                  | SPACE USE     | LEASE RATE             | LEASE TYPE | SIZE (SF) | TERM       | COMMENTS  |
|------------------------|---------------|------------------------|------------|-----------|------------|---|
| Emma's Marketplace - 1 | Street Retail | \$2.25 - 2.39 SF/MONTH | NNN        | 378 SF    | Negotiable | Great Visibility and Location in the heart of Kailua Village! CAM is \$3.64 PSF/month |
| Emma's Marketplace - 2 | Street Retail | \$3,500.00 SF/MONTH    | Gross      | 1,358 SF  | Negotiable | Great Visibility and Location in the heart of Kailua Village!                         |

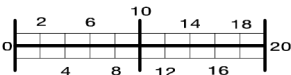
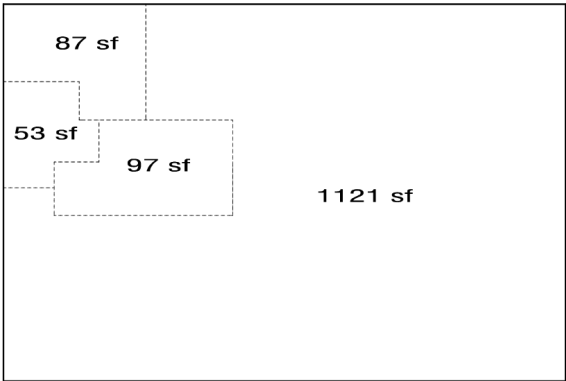
# Floor Plans

EXHIBIT "A"

## EMMAS LOWER LEVEL



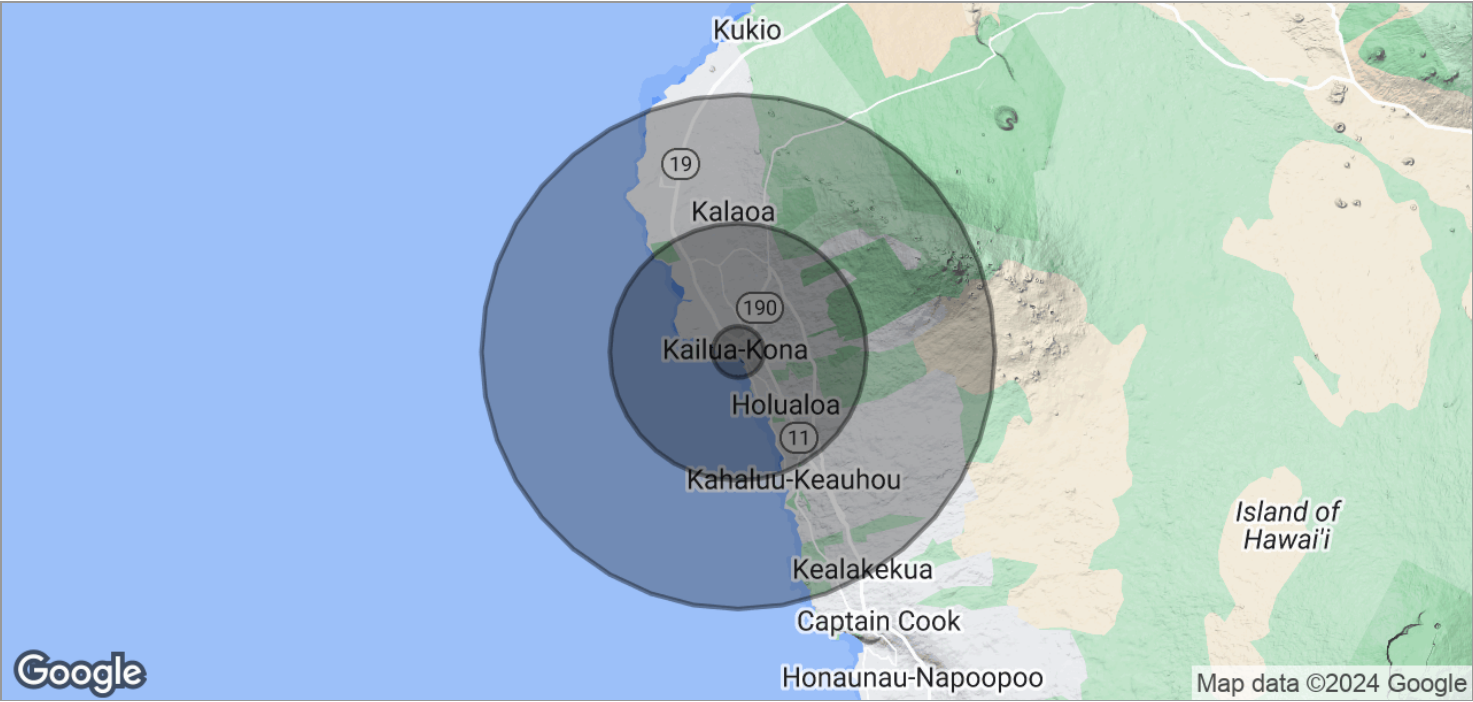
EMMAS  
UPPER LEVEL



SCALE



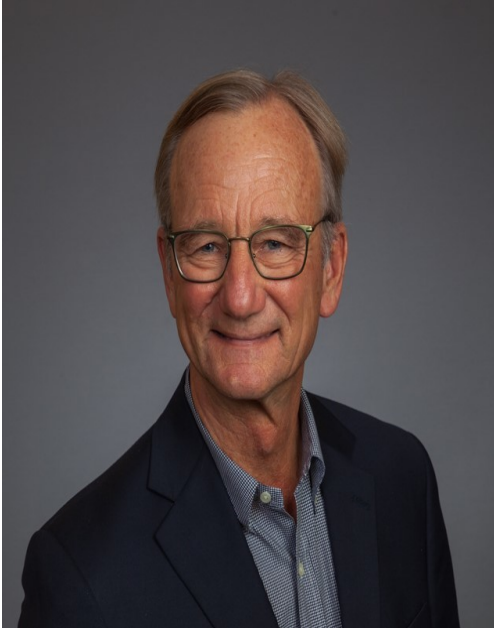
# Demographics Map



| POPULATION          | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| TOTAL POPULATION    | 1,410  | 18,552  | 23,675   |
| MEDIAN AGE          | 43.8   | 42.5    | 44.0     |
| MEDIAN AGE (MALE)   | 42.7   | 41.9    | 43.4     |
| MEDIAN AGE (FEMALE) | 43.6   | 42.6    | 44.2     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 526       | 6,781     | 8,873     |
| # OF PERSONS PER HH | 2.7       | 2.7       | 2.7       |
| AVERAGE HH INCOME   | \$71,058  | \$76,953  | \$77,138  |
| AVERAGE HOUSE VALUE | \$530,135 | \$575,050 | \$575,307 |

# Advisor Bio & Contact



## Gregory G. Ogin

Principal & Managing Director  
SVN | GO Commercial

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.

### Memberships & Affiliations

CCIM, CPM

HI #RB-16053

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