



KING KAMEHAMEHA MALL

75-5626 KUAKINI HIGHWAY
KAILUA KONA, HI 96740

Gregory G. Ogin





DISCLAIMER

KING KAMEHAMEHA MALL | 17,337 SF | KAILUA KONA, HI

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The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



LOCATION INFORMATION

1

Location Maps
Retailer Map
Aerial Map
Satellite Map

PROPERTY INFORMATION

2

Executive Summary
Additional Photos
Available Spaces
Site Plan
Demographics Map
Core Covenants
Advisor Bio & Contact

Property Description

PROPERTY OVERVIEW

This charming Retail Shopping Center is located in walking distance from hotels and the visitor/retail/business centers of Kailua Village. The Center includes numerous restaurants and retail shops. Ease of access off of Kuakini Highway, and steps from Kailua Pier -- where thousands of visitors dock year-round. Common Area Maintenance Expense [CAM] at this property is estimated at \$1.29 PSF/month and includes Security. Electricity to the leased Premises is an additional \$0.50 PSF/month.

LOCATION OVERVIEW

Located in the heart of Kailua-Kona's visitor/retail/commercial centers and an easy stroll from Kailua Village's landmark King Kamehameha Kona Beach Hotel, historic Hulihee Palace, the landmark Mokuaikaua Church, and Kailua Pier! Street frontage and high visibility off of highly trafficked Kuakini Highway.

TMK NUMBER

3-7-5-5-5

PROPERTY HIGHLIGHTS

- Amazing Location in the heart of Kailua's visitor district
- Great street frontage and Visibility
- Very Highly Trafficked
- Charming wood construction
- Ample on-site Parking
- Security Provided

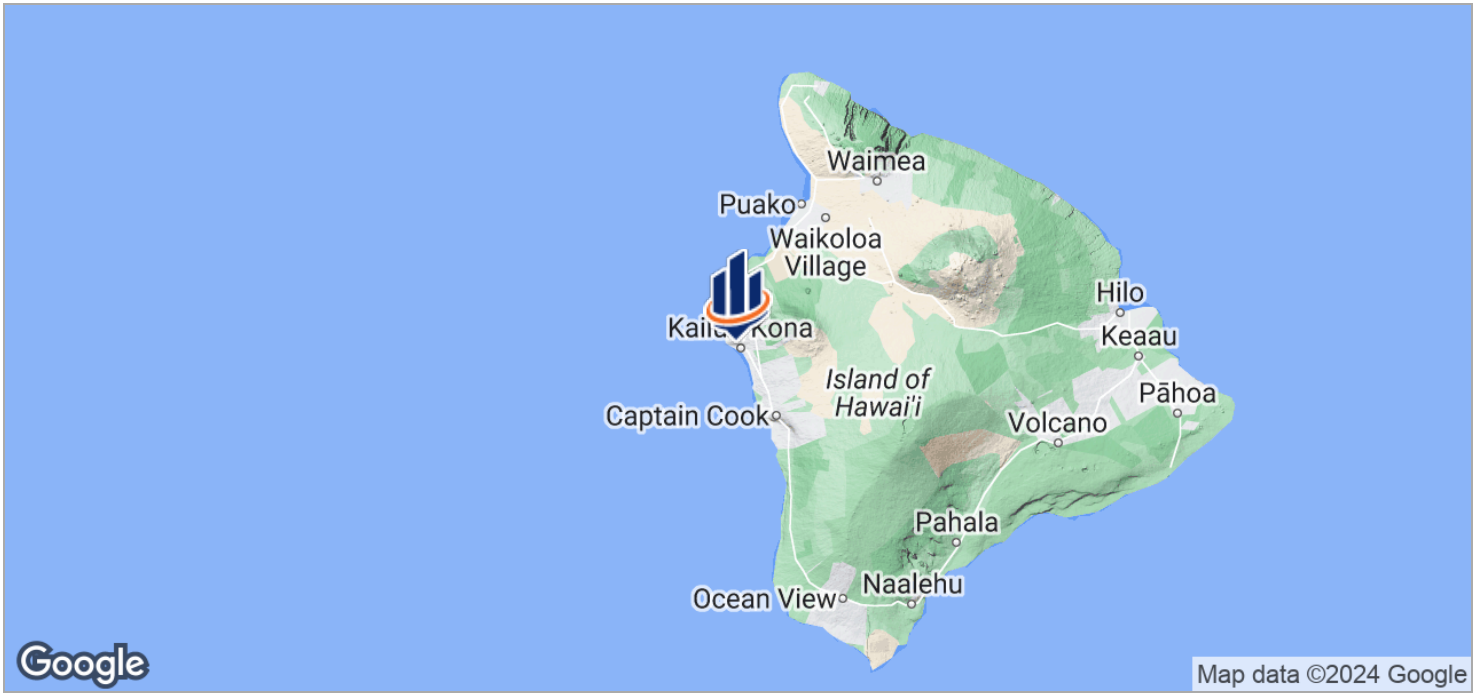




1 LOCATION INFORMATION

75-5626 Kuakini Highway
Kailua Kona, HI 96740

Located In The Heart Of Kailua-Kona -- Hawaii Island



In The Center Of The Visitor/Business Districts



Plenty Of Onsite Parking Available!



Aerial View Of The King Kamehameha Mall





2 PROPERTY INFORMATION

75-5626 Kuakini Highway
Kailua Kona, HI 96740

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

LOT SIZE: 1.335 Acres

BUILDING SIZE: 17,337 SF

YEAR BUILT: 1986

ZONING: CV-7.5

MARKET: Hawaii Island

SUB MARKET: North Kona

CROSS STREETS: Kuakini Highway And
Palani Road

PROPERTY DESCRIPTION

This charming Retail Shopping Center is located in walking distance from hotels and the visitor/retail/business centers of Kailua Village. The Center includes numerous restaurants and retail shops. Ease of access off of Kuakini Highway, and steps from Kailua Pier -- where thousands of visitors dock year-round. Monthly rent at this Property is derived from the greater of Percentage Rent or Monthly Base Rent. CAM at this property is estimated at \$1.29 psf/month and includes Security. Electricity to the leased Premises is an additional \$0.50 PSF/month. Adjacent to the historic King Kamehameha Kona Beach Hotel.

Property Photos



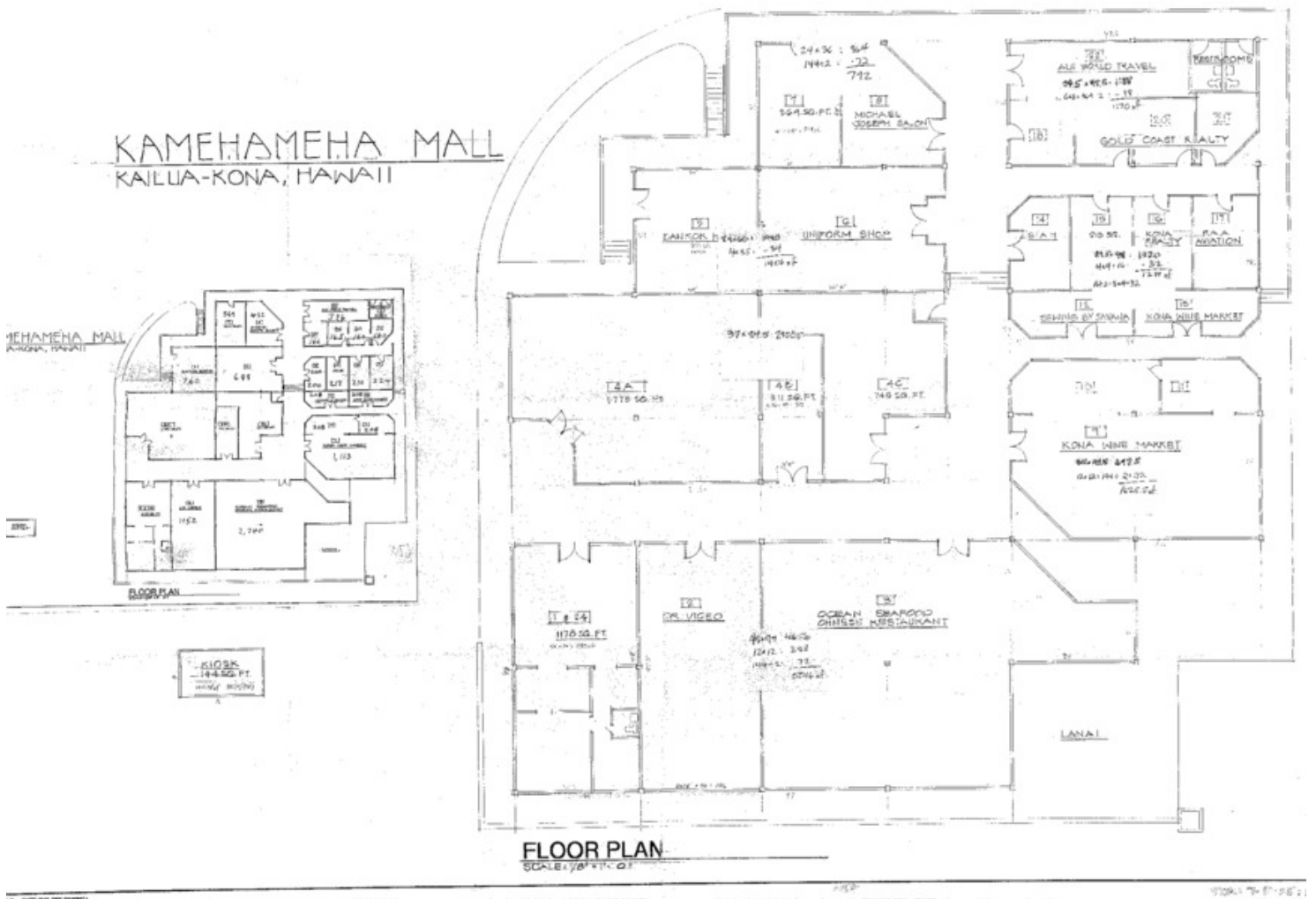
Available Spaces -- \$1.71 PSF For Retail Space!

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | \$1.71 SF/month CAM:\$1.29 SF/mo Elect:\$0.50 SF/mo.

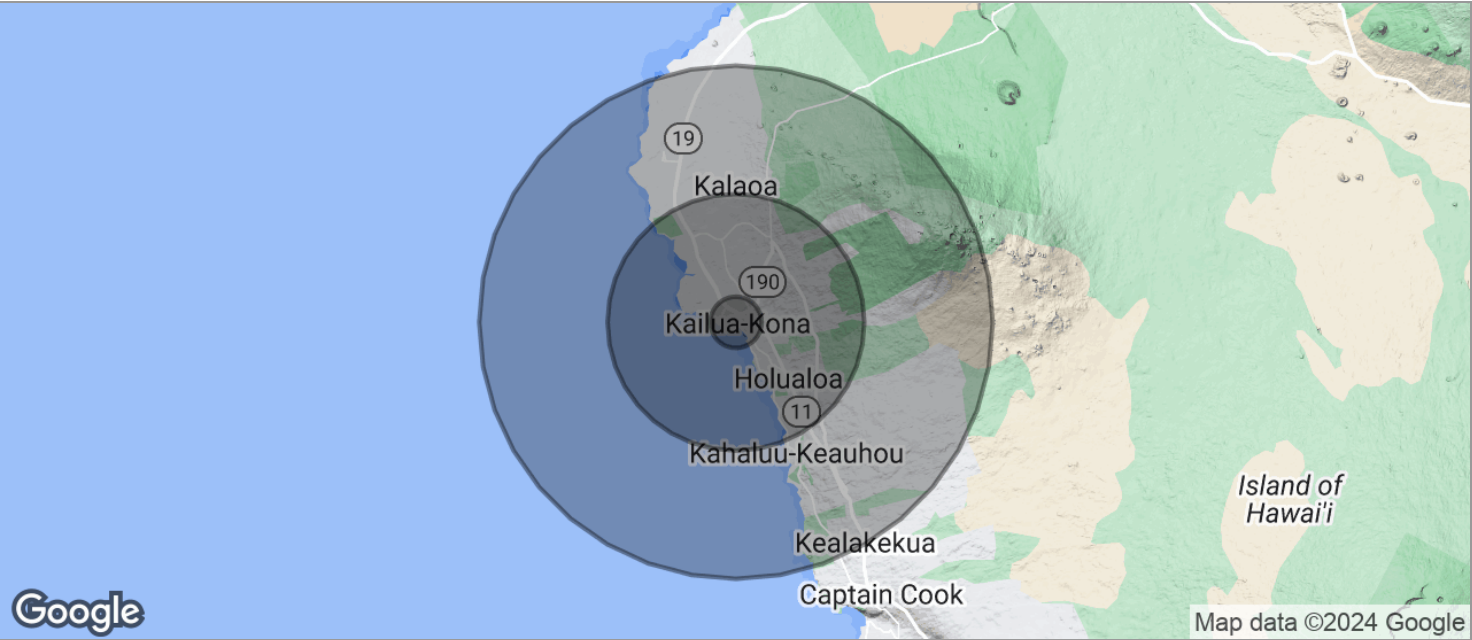


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
King Kamehameha Mall - Unit 7, 8	-	801 SF	NNN	\$1.71 SF/month	-

Property Site Plan



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,185	18,354	23,054
MEDIAN AGE	42.2	42.4	44.0
MEDIAN AGE (MALE)	41.3	41.7	43.4
MEDIAN AGE (FEMALE)	41.8	42.5	44.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	430	6,693	8,642
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$73,177	\$76,979	\$77,216
AVERAGE HOUSE VALUE	\$530,212	\$575,181	\$574,625

* Demographic data derived from 2020 ACS - US Census

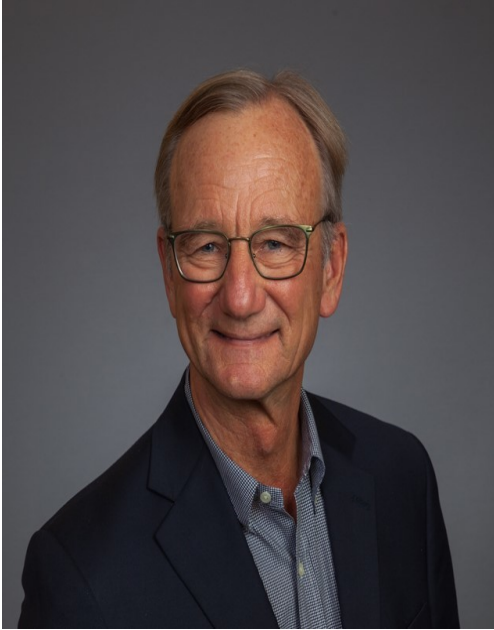
Our Core Covenants



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 I SHOW RESPECT AND SUPPORT TO ALL.
- 3 I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 I HONOR MY COMMITMENTS.
- 8 I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.

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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PRESENTED BY:

GREGORY G. OGIN

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