SVN
GO COMMERCIAL

KALOKO COMMERCIAL CR

MAIAU AND KAMANU STREETS
KAILUA KONA, HI 96740

Gregory G. Ogin



DISCLAIMER

KALOKO COMMERCIAL CR. - LOT 25 | 1.21 ACRES | KAILUA KONA, HI

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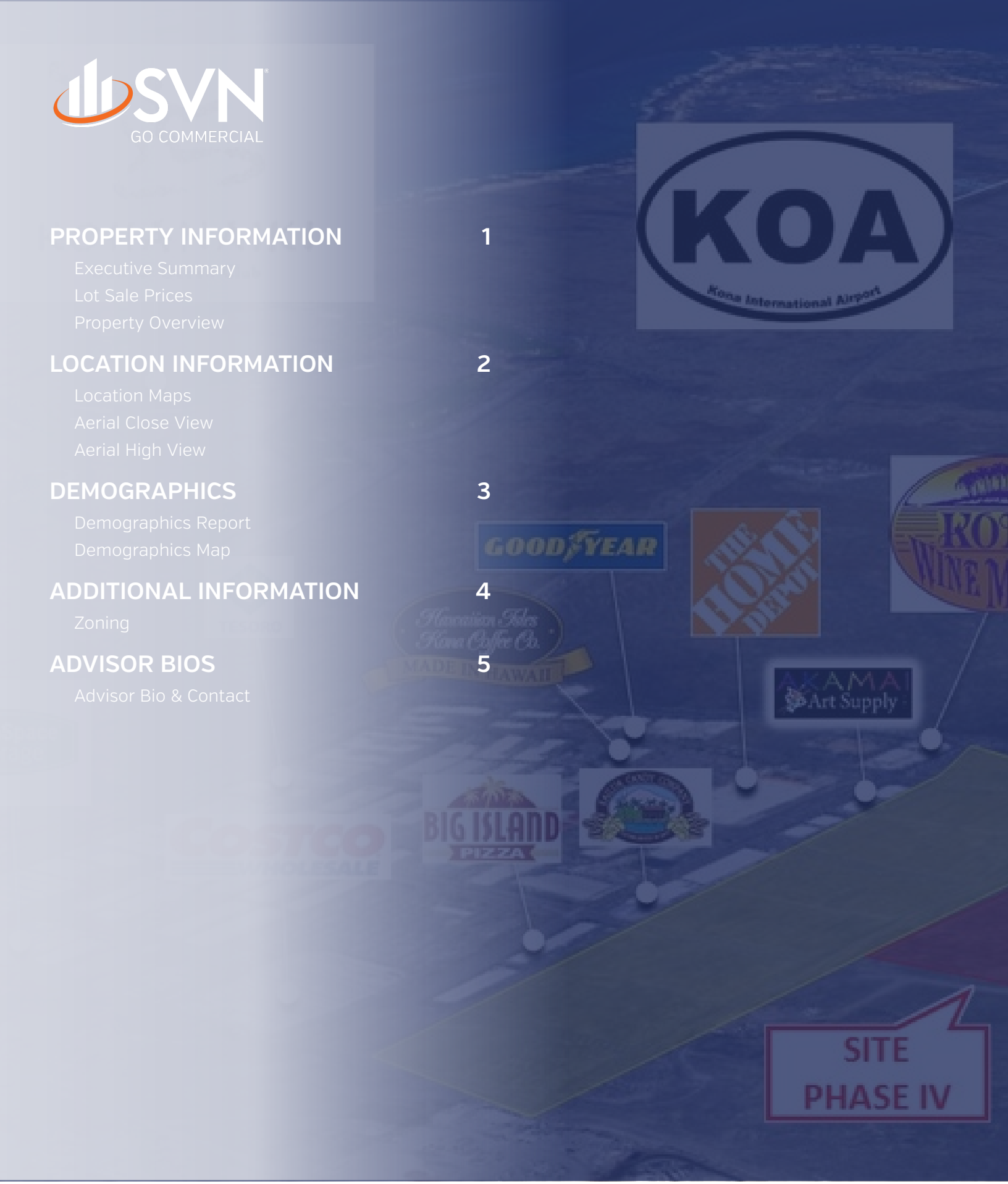
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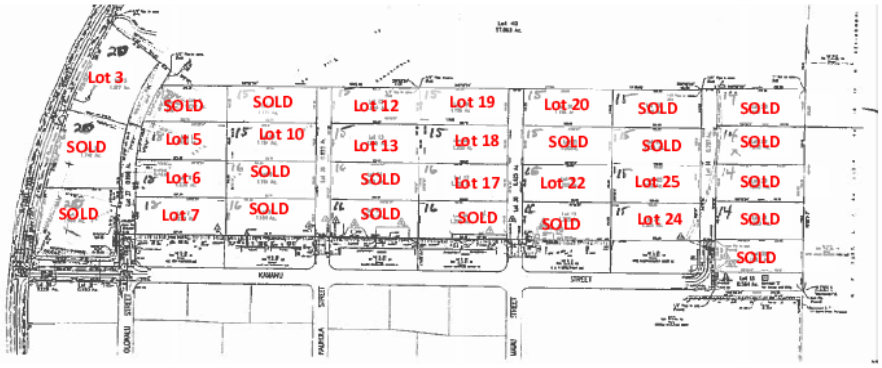
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1 PROPERTY INFORMATION

Maiau And Kamanu Streets
Kailua Kona, HI 96740

Executive Summary



Lot #	Size acres	$/sq/ft	Price	Lot #	Size acres	$/sq/ft	Price	Lot #	Size acres	$/sq/ft	Price
1	1.969	$20.00	SOLD	11	1.173	$15.00	SOLD	22	1.205	$16.00	$839,836.80
2	1.742	$20.00	SOLD	12	1.184	$15.00	$773,625.60	23	1.205	$16.00	SOLD
3	1.827	$20.00	$1,591,682.40	13	1.205	$15.00	$787,347.00	24	1.205	$15.00	$787,347.00
4	1	$18.00	SOLD	14	1.205	$16.00	SOLD	25	1.205	$15.00	$787,347.00
5	1.183	$18.00	$927,566.64	15	1.205	$16.00	SOLD	26	1.205	$15.00	SOLD
6	1.23	$18.00	$964,418.40	16	1.205	$15.00	SOLD	27	1.196	$14.00	SOLD
7	1.23	$18.00	$964,418.40	17	1.205	$16.00	$839,836.80	28	1.18	$14.00	SOLD
8	1.194	$16.00	SOLD	18	1.205	$15.00	$787,347.00	29	1.2	$14.00	SOLD
9	1.194	$16.00	SOLD	19	1.196	$15.00	$781,466.40	30	1.19	$14.00	SOLD
10	1.194	$15.00	$780,159.60	20	1.196	$15.00	$781,466.40	31	1.19	$14.00	SOLD
5/20/2019				21	1.205	$15.00	SOLD	32	1.056	$18.00	SOLD

SALE OVERVIEW

SALE PRICE:	$787,347
LOT SIZE:	1.205 Acres
APN #:	3-7-3-51:123
ZONING:	MCX-1A Industrial-Commercial Mixed Use.
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Hina Lani, Maiau, Olowalu And & Kamanu Streets

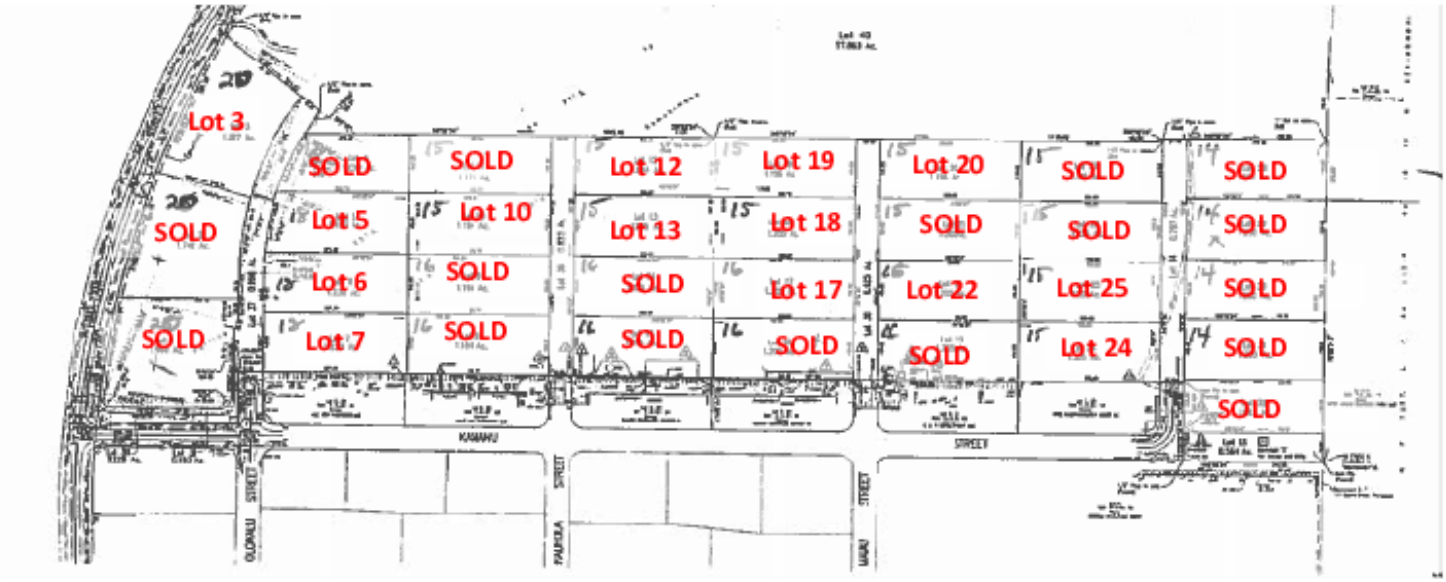
PROPERTY DESCRIPTION

Phase III: -Land: 38+ Acres - Vacant Land available in bulk or individual lots -Tenure: Fee Simple -TMK: 3-7-3-51:99-136 -Zoning: MCX Industrial - Commercial mixed use -Infrastructure: Water, 30 graded lots, paved streets. Located in an Opportunity Zone.

Phase IV: -Land: 57+ Acres vacant land with entitlements -Tenure: Fee Simple -TMK: 3-7-3-51:60 -Zoning: MCX Industrial - Commercial mixed use.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and cor

Lot Sale Prices



Lot #	Size acres	$/sq/ft	Price	Lot #	Size acres	$/sq/ft	Price	Lot #	Size acres	$/sq/ft	Price
1	1.969	$20.00	SOLD	11	1.173	$15.00	SOLD	22	1.205	$16.00	$839,836.80
2	1.742	$20.00	SOLD	12	1.184	$15.00	$773,625.60	23	1.205	$16.00	SOLD
3	1.827	$20.00	$1,591,682.40	13	1.205	$15.00	$787,347.00	24	1.205	$15.00	$787,347.00
4	1	$18.00	SOLD	14	1.205	$16.00	SOLD	25	1.205	$15.00	$787,347.00
5	1.183	$18.00	$927,566.64	15	1.205	$16.00	SOLD	26	1.205	$15.00	SOLD
6	1.23	$18.00	$964,418.40	16	1.205	$15.00	SOLD	27	1.196	$14.00	SOLD
7	1.23	$18.00	$964,418.40	17	1.205	$16.00	$839,836.80	28	1.18	$14.00	SOLD
8	1.194	$16.00	SOLD	18	1.205	$15.00	$787,347.00	29	1.2	$14.00	SOLD
9	1.194	$16.00	SOLD	19	1.196	$15.00	$781,466.40	30	1.19	$14.00	SOLD
10	1.194	$15.00	$780,159.60	20	1.196	$15.00	$781,466.40	31	1.19	$14.00	SOLD
19				21	1.205	$15.00	SOLD	32	1.056	$18.00	SOLD

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Property Overview

Physical Description

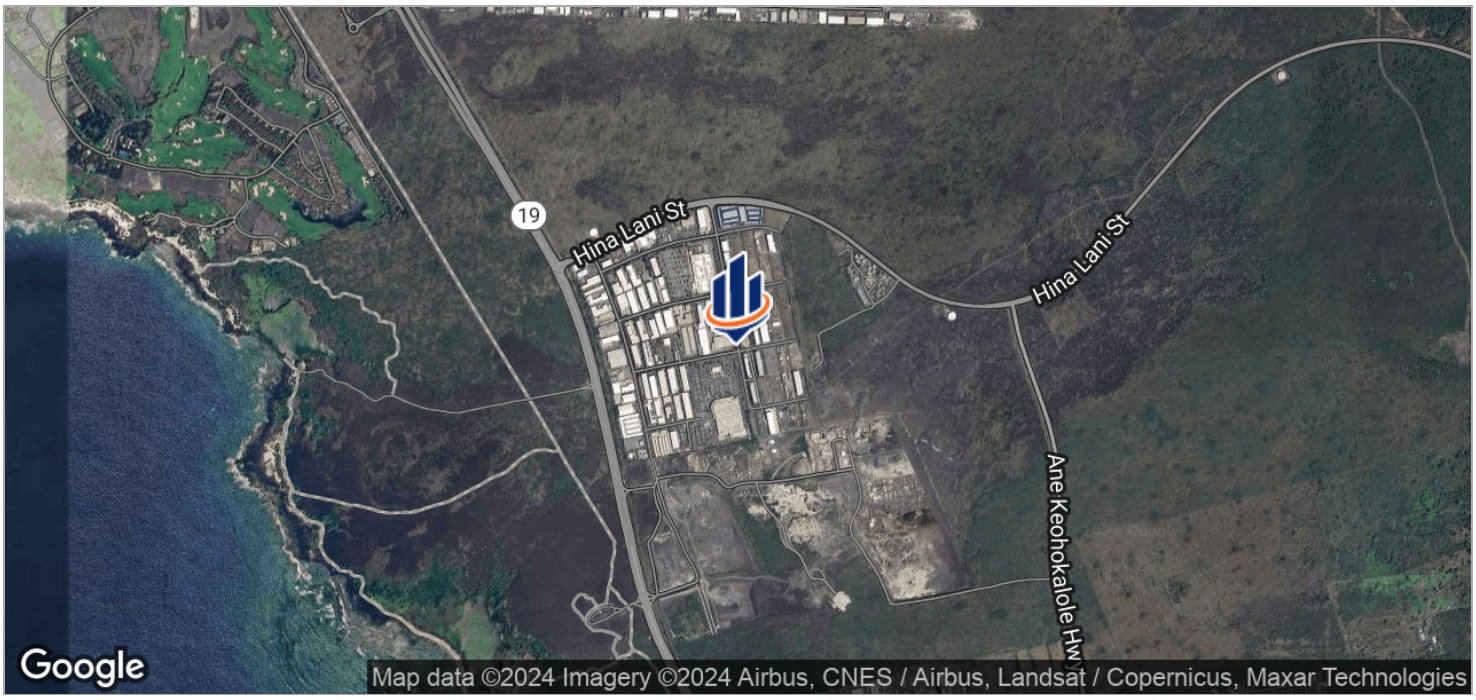
Property Name:	Kaloko Commercial Cr. - Lot 25
APN:	3-7-3-51:123
Zoning:	MCX Industrial-Commercial Mixed Use Agricultural, Amusement, Art Studios, Automobile, Bars, nightclubs, Broadcasting, Business Services, Car washing, Catering, Churches, Cleaning Plants, Commercial parking, Community Buildings, Convenience store, Data processing facilities, Display rooms, Equipment sales, Farmers markets, Financial, Food manufacturing, Home improvement, Food manufacturing, medical clinic, meeting facilities, Mortuaries, Motion picture & television, Offices, Personal services, Photographic processing and studio, Plant nurseries, Restaurant, Repair establishments Restaurants, Retail.

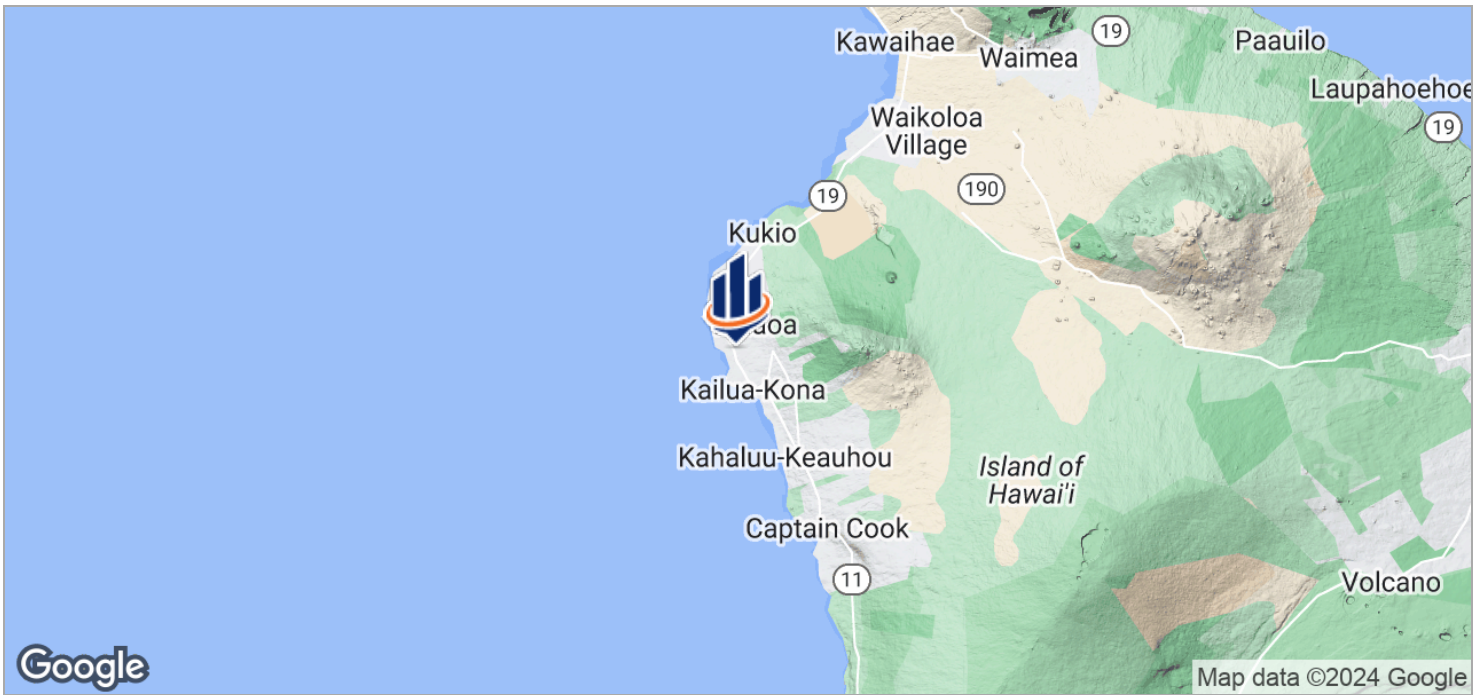
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2 LOCATION INFORMATION

Maiau And Kamanu Streets
Kailua Kona, HI 96740

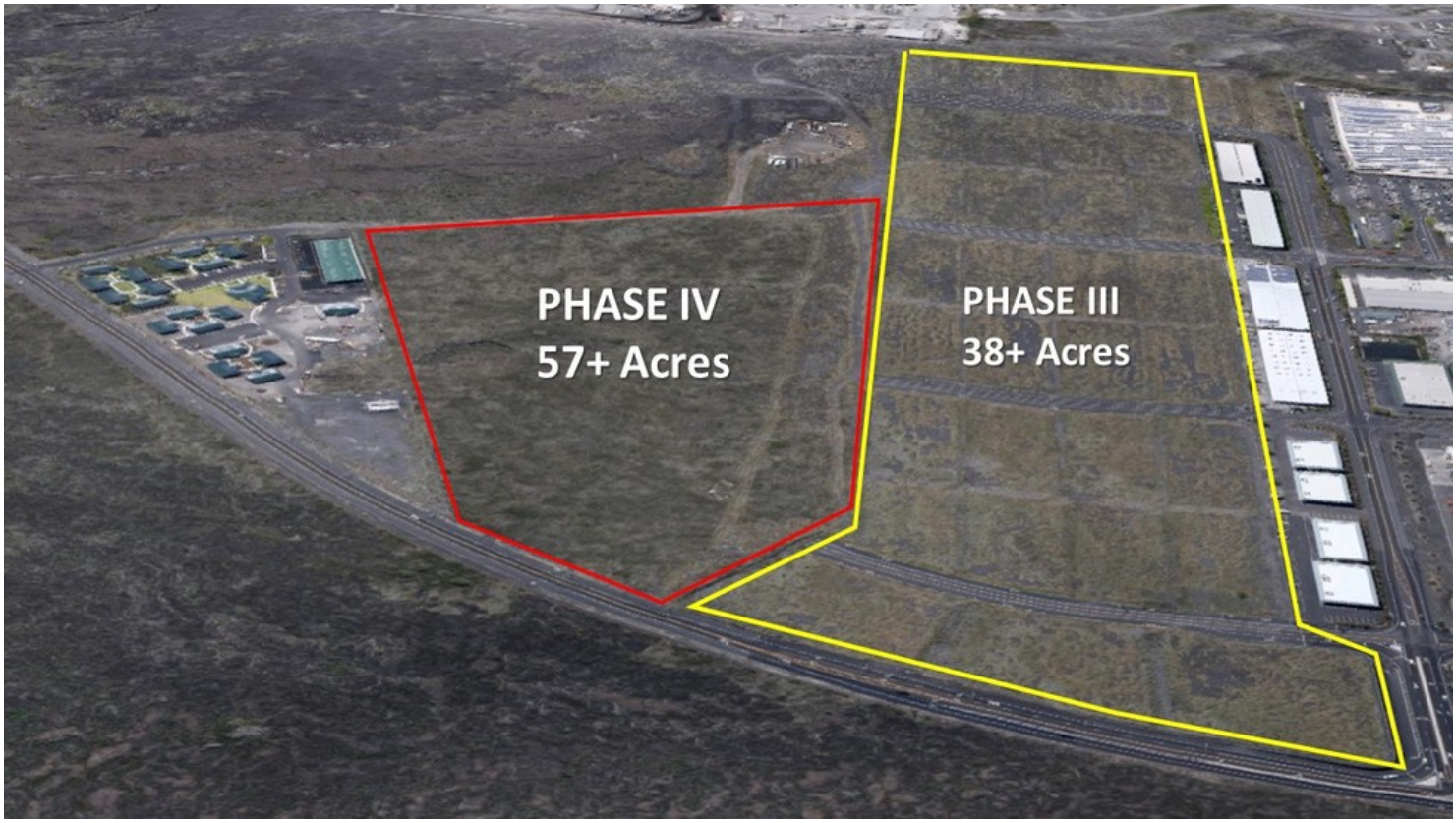
Location Maps





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Aerial Close View



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Aerial High View



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3
DEMOGRAPHICS

Maiau And Kamanu Streets
Kailua Kona, HI 96740

Demographics Report

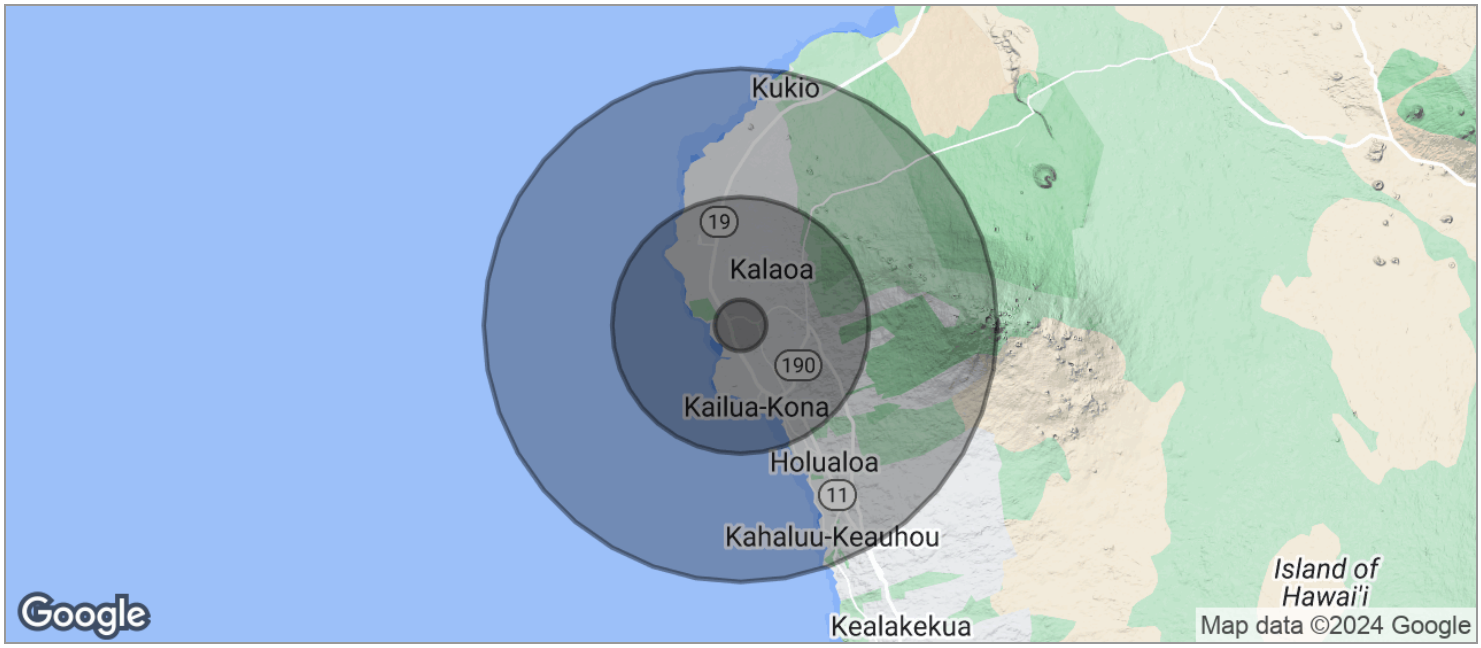
	1 MILE	5 MILES	10 MILES
Total households	210	3,609	7,438
Total persons per hh	3.3	2.8	2.7
Average hh income	$88,335	$75,719	$77,466
Average house value		$533,327	$574,365

	1 MILE	5 MILES	10 MILES
Total population	693	10,225	20,187
Median age	32.7	40.6	43.1
Median age (male)	33.1	40.0	42.5
Median age (female)	30.6	40.0	43.2

** Demographic data derived from 2020 ACS - US Census*

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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	693	10,225	20,187
MEDIAN AGE	32.7	40.6	43.1
MEDIAN AGE (MALE)	33.1	40.0	42.5
MEDIAN AGE (FEMALE)	30.6	40.0	43.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	210	3,609	7,438
# OF PERSONS PER HH	3.3	2.8	2.7
AVERAGE HH INCOME	$88,335	$75,719	$77,466
AVERAGE HOUSE VALUE		$533,327	$574,365

** Demographic data derived from 2020 ACS - US Census*

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4 ADDITIONAL INFORMATION

Maiau And Kamanu Streets
Kailua Kona, HI 96740

The minimum building site area in the CV district shall be seven thousand five hundred square feet.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-125. Minimum building site average width.

Each building site in the CV district shall have a minimum building site average width of sixty feet.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-126. Minimum yards.

The minimum yards in the CV district shall be as follows:

(1) Front or rear yards, fifteen feet; and

(2) Side yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side yard adjoins the side yard of a building site in an RS, RD, RM or RCX district, there shall be a side yard which conforms to the side yard requirements for dwelling use of the adjoining district.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-127. Landscaping of yards.

(a) All front yards in the CV district shall be landscaped, except for necessary access drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.

(b) Where any required side or rear yard in the CV district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-155, sec. 14.)

Section 25-5-128. Other regulations.

(a) Plan approval shall be required for all new structures and additions to existing structures in the CV district, except for construction of one single-family dwelling and any accessory buildings per lot.

(b) Exceptions to the regulations for the CV district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-155, sec. 15.)

Division 13. MCX, Industrial-Commercial Mixed Districts.

Section 25-5-130. Purpose and applicability.

The purpose of the MCX (industrial-commercial mixed use) district is to allow mixing of some industrial uses with commercial uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. This district is intended to promote and maintain a viable mix of light industrial and commercial uses.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-131. Designation of MCX districts.

Each MCX (industrial-commercial mixed use) district shall be designated by the symbol "MCX" followed by a number which indicates the minimum land area, in number of thousands of square feet, required for each building site.
(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

KALOKO COMMERCIAL CR. - LOT 25 | MAIAU AND KAMANU STREETS KAILUA KONA, HI 96740 SVN | GO Commercial | Page 16
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and cor

(1) Agricultural products processing, minor.
(2) Amusement and recreation facilities, indoor.
(3) Art galleries, museums.
(4) Art studios.
(5) Automobile sales and rentals.
(6) Automobile service stations.
(7) Bars, nightclubs and cabarets.
(8) Broadcasting stations.
(9) Business services.
(10) Car washing.
(11) Catering establishments.
(12) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
(13) Churches, temples and synagogues.
(14) Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleaning agent.
(15) Commercial parking lots and garages.
(16) Community buildings, as permitted under section 25-4-11.
(17) Convenience stores.
(18) Data processing facilities.
(19) Display rooms for products sold elsewhere.
(20) Equipment sales and rental yards.
(21) Farmers markets.
(22) Financial institutions.
(23) Food manufacturing and processing.
(24) Home improvement centers.
(25) Ice storage and dispensing facilities.
(26) Kennels in sound-attenuated buildings.
(27) Laboratories, medical and research.
(28) Laundries.
(29) Manufacturing, processing and packaging establishments, light.
(30) Medical clinics.
(31) Meeting facilities.
(32) Model homes.
(33) Mortuaries.
(34) Motion picture and television production studios.
(35) Offices.
(36) Personal services.
(37) Photographic processing.
(38) Photography studios.
(39) Plant nurseries.
(40) Public uses and structures, as permitted under section 25-4-11.
(41) Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops.
(42) Repair establishments, minor.
(43) Restaurants.
(44) Retail establishments.

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(47) Schools, photography, art, music and dance.
(48) Schools, vocational.
(49) Self-storage facilities.
(50) Telecommunications antennas, as permitted under section 25-4-12.
(51) Temporary real estate offices, as permitted under section 25-4-8.
(52) Theaters.
(53) Utility substations, as permitted under section 25-4-11.
(54) Veterinary establishments in sound-attenuated buildings.
(55) Warehousing.
(56) Wholesaling and distribution operations.

(b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the MCX district, provided that a use permit is issued for each use:
(1) Crematoriums.
(2) Major outdoor amusement and recreation facilities.
(3) Yacht harbors and boating facilities.

(c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the MCX district.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2003, Ord. No. 03-113, sec. 1.)

Section 25-5-133. Height limit.

The height limit in the MCX district shall be forty-five feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-134. Minimum building site area.

The minimum building site area in the MCX district shall be twenty thousand square feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-135. Minimum building site average width.

Each building site in the MCX district shall have a minimum building site average width of ninety feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-136. Minimum yards.

The minimum yards in the MCX district shall be as follows:
(1) Front yards, twenty feet; and
(2) Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-137. Landscaping of yards.

(a) All front yards in the MCX district shall be landscaped, except for necessary access drives and walkways.
(b) Any required side or rear yard in the MCX district adjoining a building site in an RS, RD, RM or RCX district, shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

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district.

(b) Exceptions to the regulations for the MCX district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Division 14. ML, Limited Industrial Districts.

Section 25-5-140. Purpose and applicability.

The ML (limited industrial) district applies to areas for business and industrial uses which are generally in support of but not necessarily compatible with those permissible activities and uses in other commercial districts.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-141. Designation of ML districts.

Each ML (limited industrial) district shall be designated by the symbol "ML" followed by a number which indicates the minimum land area, in thousands of square feet, required for each building site.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-142. Permitted uses.

(a) The following uses shall be permitted in the ML district:

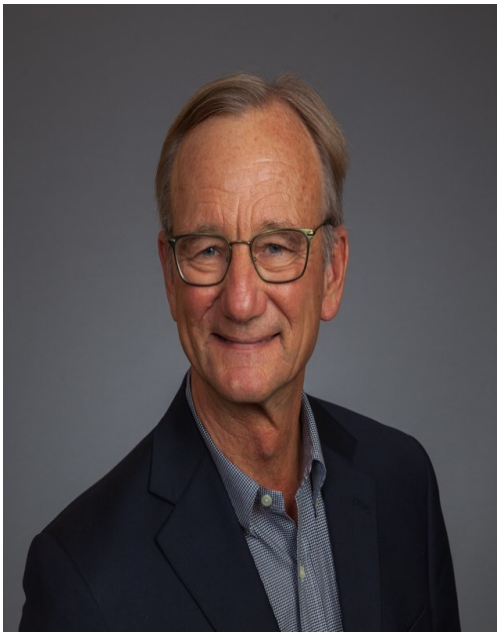
(1) Agricultural products processing, minor.
(2) Airfields, heliports and private landing strips.
(3) Animal hospitals.
(4) Animal quarantine stations.
(5) Aquaculture activities.
(6) Automobile and truck storage facilities.
(7) Automobile and truck sales and rentals.
(8) Automobile service stations.
(9) Bakeries.
(10) Bars.
(11) Broadcasting stations.
(12) Car washing.
(13) Carpentry, hardwood products and furniture manufacturing and storage establishments.
(14) Catering establishments.
(15) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
(16) Churches, temples and synagogues.
(17) Cleaning and dyeing plants.
(18) Commercial parking lots and garages.
(19) Community buildings, as permitted under section 25-4-11.
(20) Contractors' yards for equipment, material, and vehicle storage, repair, or maintenance.
(21) Day care centers.
(22) Financial institutions.
(23) Food manufacturing and processing facilities.
(24) Greenhouses, plant nurseries.
(25) Heavy equipment sales, service and rental.

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5 ADVISOR BIOS

Maiau And Kamanu Streets
Kailua Kona, HI 96740

Advisor Bio & Contact



Memberships & Affiliations

CCIM, CPM

HI #RB-16053

Phone: 808.329.6446

Fax: 808.854.2924

Cell: 808.987.6446

Email: gogin@svn.com

Address: 75-5722 Kuakini Highway
Suite 214
Kailua Kona, HI 96740

Gregory G. Ogin

Principal & Managing Director
SVN | GO Commercial

EXPERIENCE PRESIDENT CLARK COMMERCIAL GROUP
1996 - PRESENT
Brought the division from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

OWNER KONA KOHALA COMMERCIAL
1992 - 1996
Small independent commercial real estate firm. Started as a division of Gerry Rott and Associates.

DEPUTY MANAGING DIRECTOR COUNTY OF HAWAII
1990 - 1992
Appointed by the mayor to be in charge of County operations in West Hawaii.
GROUP MANAGER LIBERTY HOUSE OF HAWAII ISLAND OF HAWAII
1981 - 1990
Supervised and managed five resort stores plus one 10,000 square foot resort department store.

EDUCATION
UNIVERSITY OF HAWAII, ISLAND OF OAHU, HI
NORTH HENNEPIN COMMUNITY COLLEGE, BROOKLYN PARK, MN

LEADERSHIP
Chair, Kona Community Development Plan
Chair, Hokulia Parks and Cultural Services Association
Board Member, Lai Opua 2020
Past President, Kauai Road Runners
March of Dimes Director, Island of Kauai, HI
Jaycees, Island of Kauai, HI
President, Amfac Community Council
President, Rotary Club, Kailua-Kona, HI
President, Kona Kohala Chamber of Commerce
Chair, Kailua Village Improvement Plan
Board Member and past Chair, Kona Family YMCA
Board Member, Hawaii Disciplinary Board (Hawaii BAR)
Board Member, Hawaii Island United Way
Founding President, Children's Advocacy Center

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