

# Executive Summary



## LEASE OVERVIEW

AVAILABLE SF:	2,158 - 7,882 SF
LEASE RATE:	\$1.25 - 1.50 SF/Month (NNN)
LOT SIZE:	2 SF
BUILDING SIZE:	27,840 SF
BUILDING CLASS:	B
YEAR BUILT:	1980
RENOVATED:	2008
ZONING:	CV-7.5
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Halekii Street & Mamalahoa Highway

## PROPERTY DESCRIPTION

This large one-story 27,000 square foot stucco commercial building also known as Central Kona Center, houses several State offices and the West Hawaii Health Center. CAM at this property is currently estimated at \$0.82/sf/month which includes electricity. This Property offers central air conditioning, ample parking and a convenient location. The 2.076 acre site slopes gently to the west. Highly trafficked and with strong street recognition, the Property is located in the heart of Kealahou's bustling business district. 16,000+ VPD.



# DISCLAIMER

KEALAKEKUA BUSINESS PLAZA | 27,840 SF | KEALAKEKUA, HI

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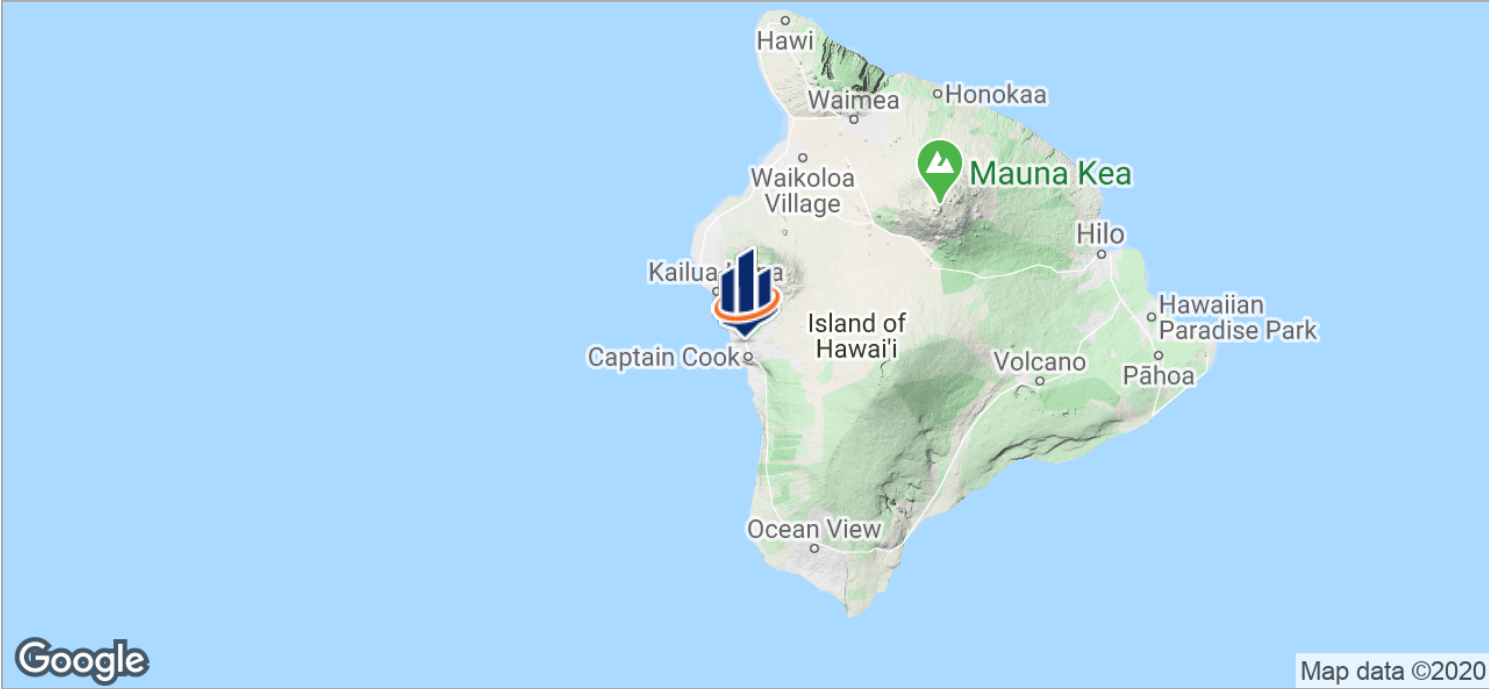
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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly 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.



Located In The Heart Of Kealakekua, West Side Of Hawaii Island





# Property Description

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This large one-story 27,000 square foot stucco commercial building also known as Central Kona Center, houses several State offices and the West Hawaii Health Center. CAM at this property is currently estimated at \$0.82/sf/month which includes electricity. This Property offers central air conditioning, ample parking and a convenient location. The 2.076 acre site slopes gently to the west. Highly trafficked and with strong street recognition, the Property is in the heart of Kealahou's bustling business district.

## LOCATION OVERVIEW

Located below the Kealahou U.S. Post Office in the former Foodland Building in the heart of Kealahou and just minutes from banks, offices and retail. The 2.076 acre site slopes gently to the west and is at the crossroads of highly trafficked Halekii Street and Mamalahou Highway. Immediately below McDonald's.

## PROPERTY HIGHLIGHTS

Central Air Conditioning

Ample Parking

Convenient, Central Location

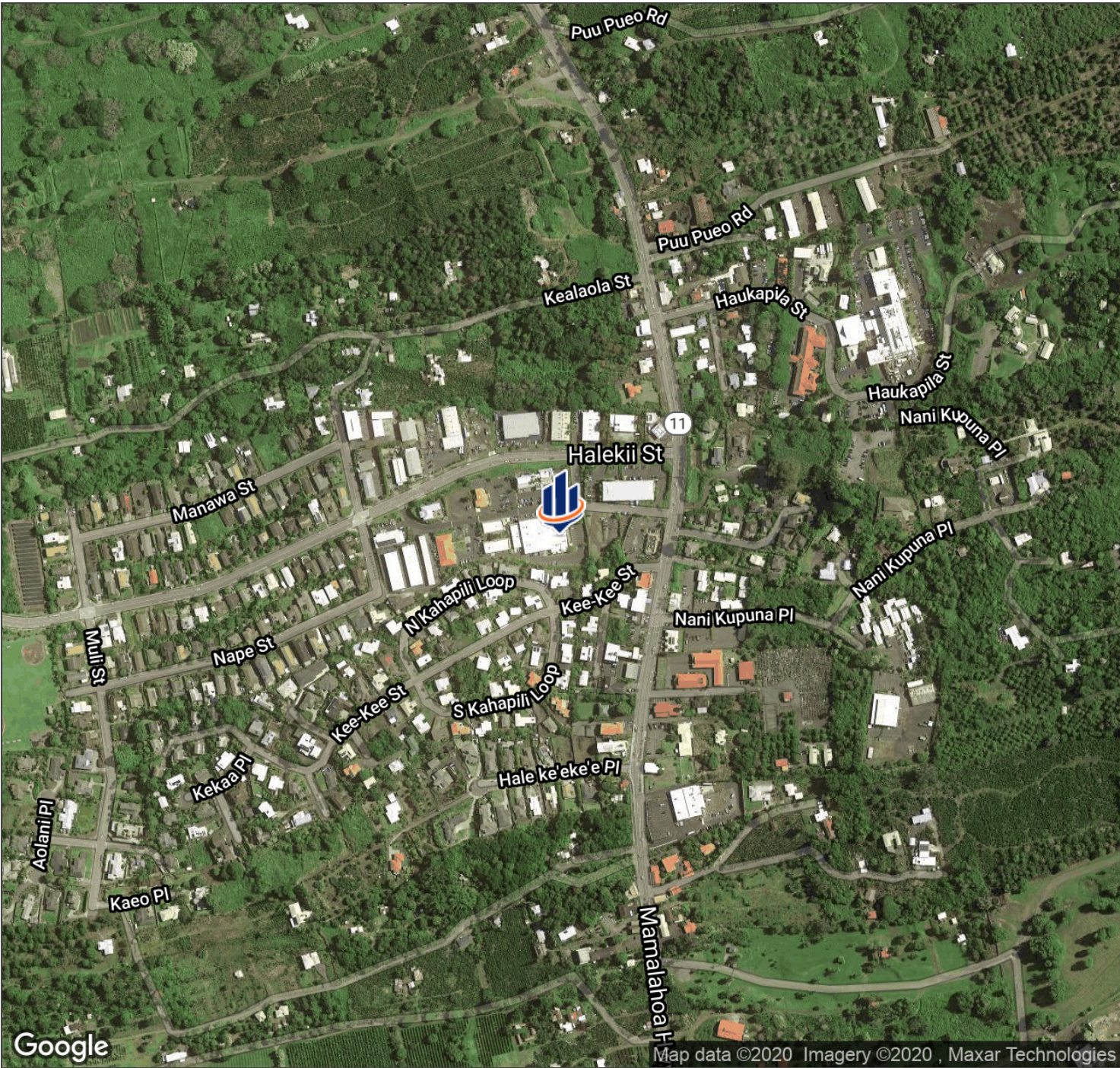
High Recognition and Traffic -- 16,000 VPD

Immediate Occupancy





# Aerial Map



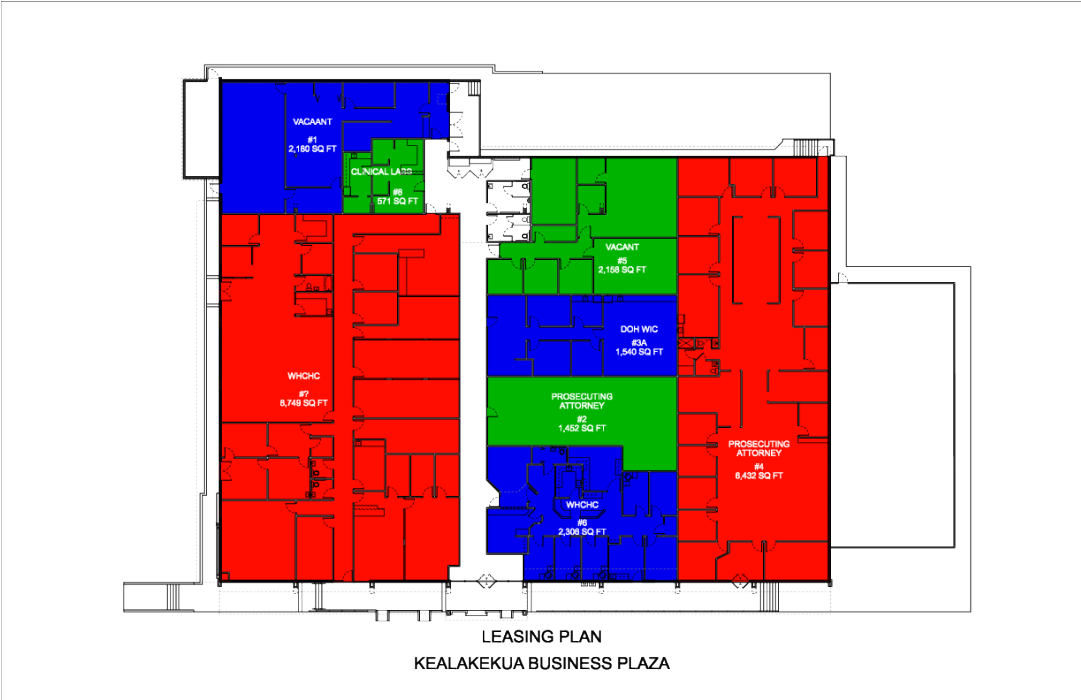


# Retailer Map



# Available Spaces

LEASE TYPE | NNN    TOTAL SPACE | 2,158 - 7,882 SF    LEASE TERM | 36 months    LEASE RATE | \$1.25 - \$1.50 SF/month



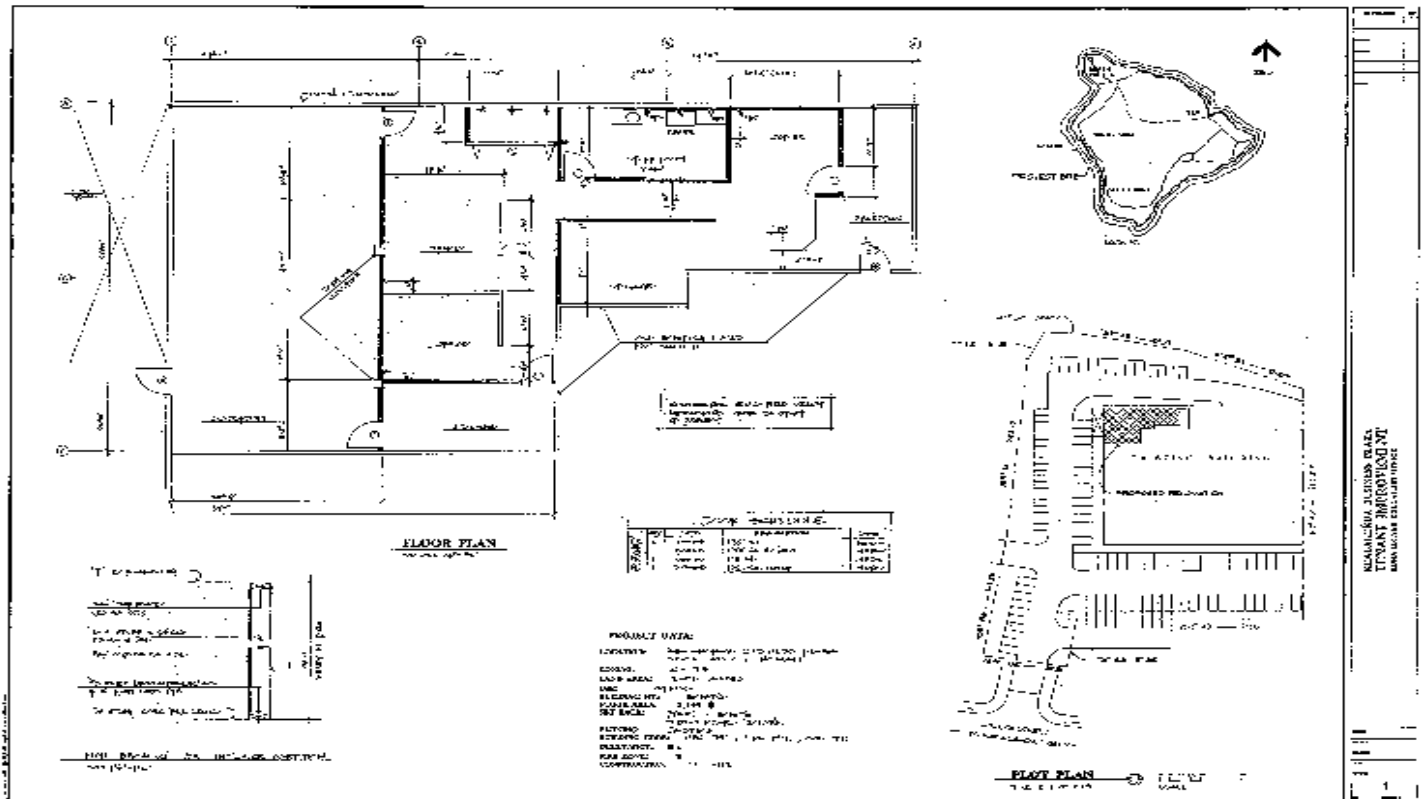
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Central Kona Center - 1	Available	2,180 SF	NNN	\$1.25 SF/month	Plus CAM of \$0.82 PSF/month
Central Kona Center - 5	Available	2,158 SF	NNN	\$1.25 SF/month	Plus CAM of \$0.82 PSF/month

# Leasing Plan

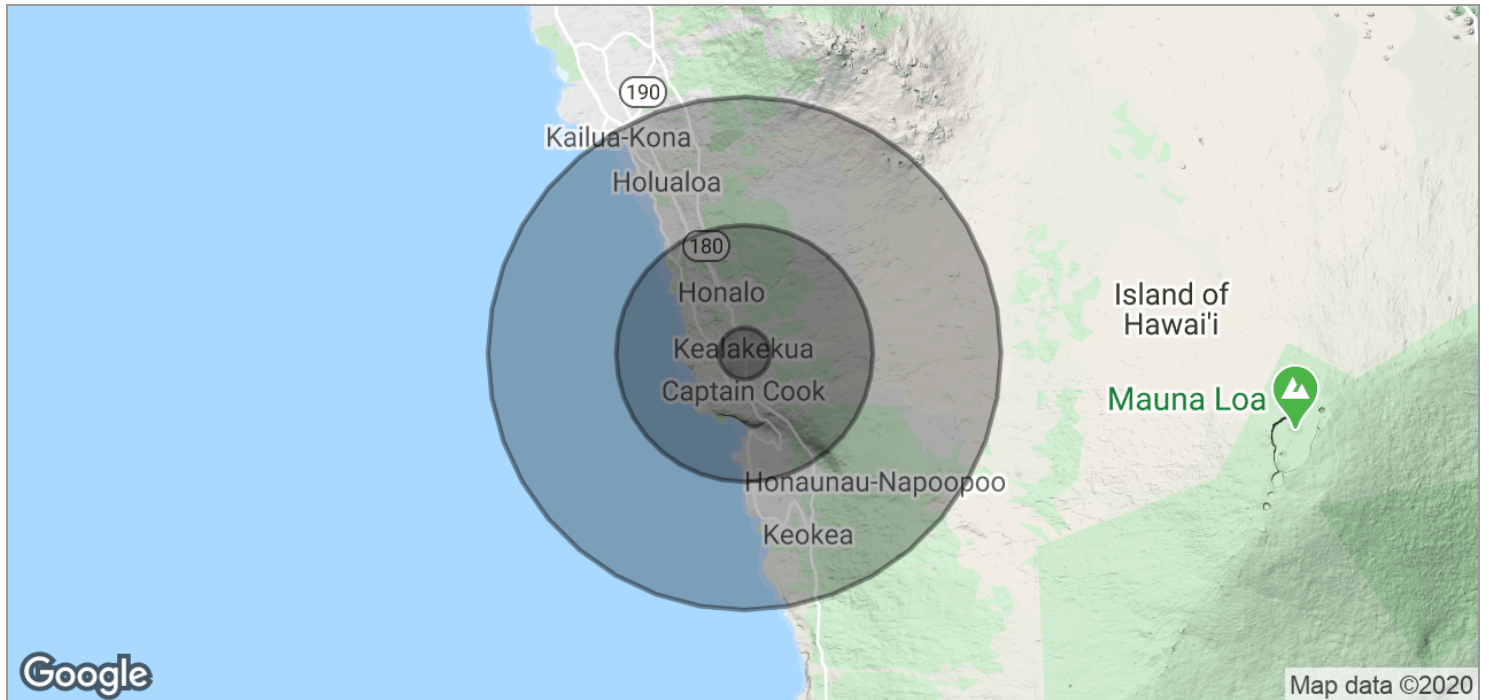


LEASING PLAN  
KEALAKEKUA BUSINESS PLAZA





# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	671	6,714	20,511
MEDIAN AGE	47.1	48.6	46.3
MEDIAN AGE (MALE)	46.1	47.9	45.6
MEDIAN AGE (FEMALE)	47.9	49.3	47.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	262	2,717	7,941
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$70,213	\$72,626	\$75,230
AVERAGE HOUSE VALUE		\$515,037	\$575,814



# Advisor Bio & Contact



## Gregory G. Ogin, CCIM, CPM

Principal & Managing Director  
SVN | GO Commercial

Gregory G. Ogin, CCIM, CPM, serves as President of SVN | GO Commercial, a division of Elepaio Group, Inc. Since 1996, he has brought the commercial division of 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

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