

KEAUHOU LANE RETAIL SHOPS



FOR LEASE | COMMERCIAL CONSULTANTS, INC. | 808.529.0001

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Keauhou Lane is a new mixed-use development consisting of 209 residential units and approximately 34,000 square feet of ground floor restaurant and retail spaces with associated parking. Parking to serve the retail stores will be concentrated at grade and on the first & second floor of the eight floor contiguous parking structure.

The project is located adjacent to Stanford Carr's Keauhou Place, a 40 story residential condo development expected to contain approximately (i) 388 residential units in the tower, and (ii) 35 townhome units, with its main lobby accessed off of Keauhou Lane's pedestrian paseo.

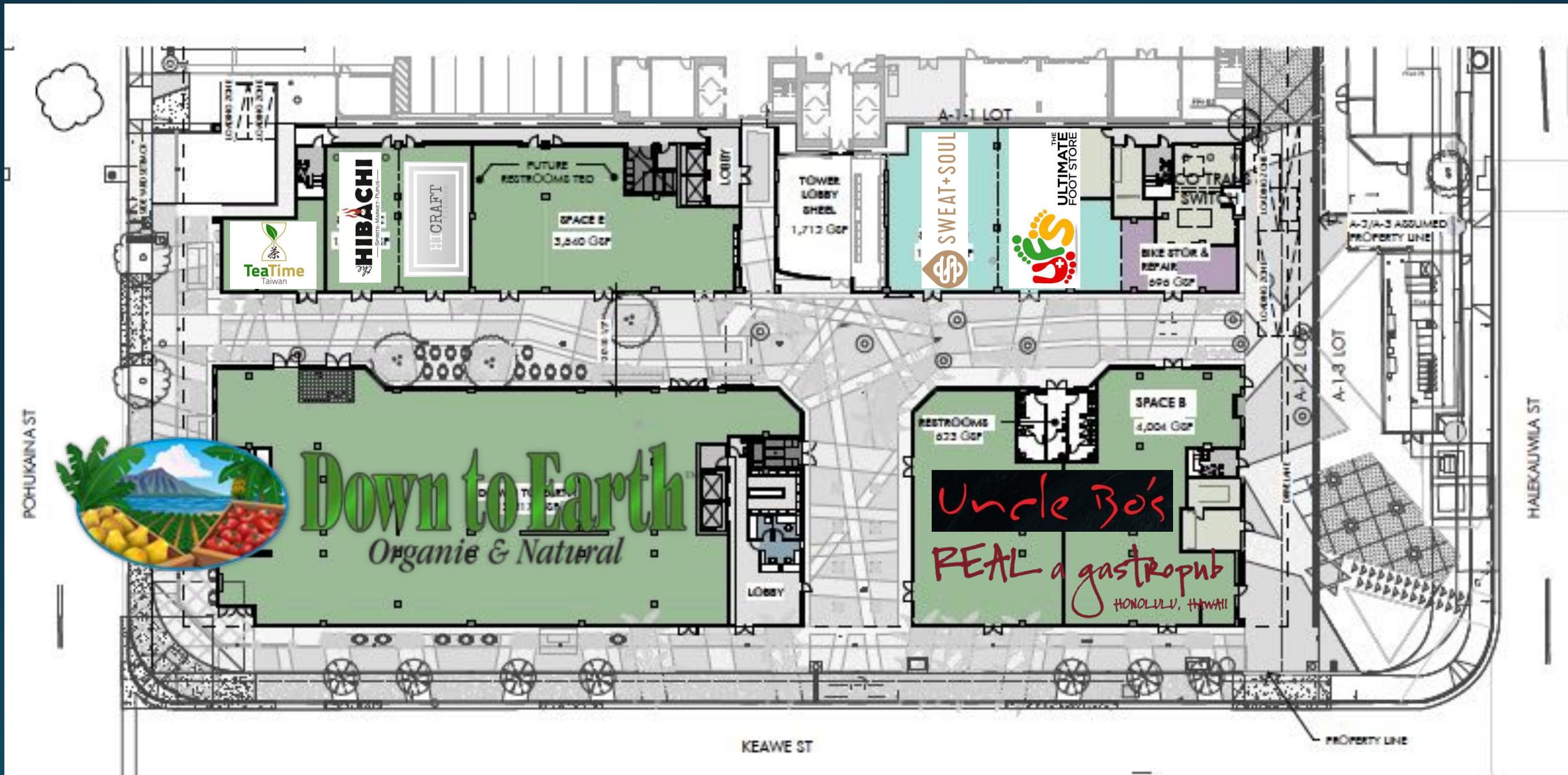
Anchored by [Down to Earth Grocery](#), Keauhou Lane will serve the daily needs of residents of Keauhou Place (adjacent to the project), the [Civic Center Rail Station](#) (contiguous to the project) and the dozen other high rise residential condominiums which will total over 4,500 units within a 5-minute walk.

Located one block away are Waterfront Plaza - a sprawling 555,025 square foot office project and the Federal Building and Federal and State circuit courts.

Keauhou Lane is ideally positioned to serve the residents of Kaka'ako, the surrounding areas as well as the rail transit travelers.



KEAUHOU LANE SITE PLAN

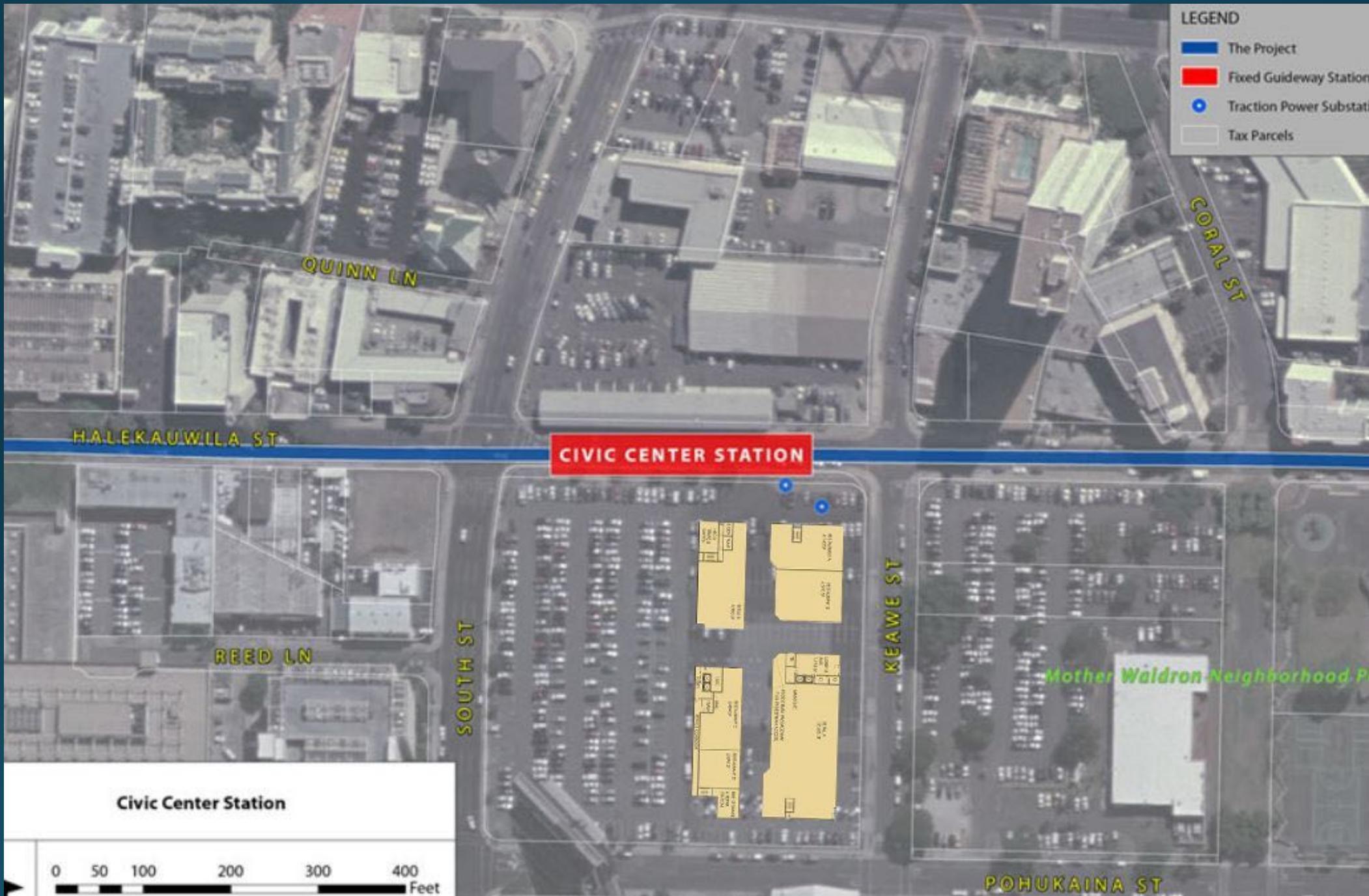


Kaka'ako Master Plan

The Keauhou Lane Development will be located on Block A2 and surrounded by multiple residential and commercial developments. The three major commercial developments are as follows:

1. SALT: a 85,000 square foot mixed-use development that is predominantly street-front retail shops (no anchor tenant).
2. The Collection: a 14,734 square foot retail development which is located in the ground floor of the Collection high-rise condominiums (no anchor tenant).
3. 400/440 Keawe Street: a 32,549 square foot development which is on the ground floor of the 400 Keawe condominium development (no anchor tenant).



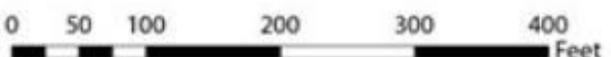


LEGEND

-  The Project
-  Fixed Guideway Station
-  Traction Power Substation
-  Tax Parcels

CIVIC CENTER STATION

Civic Center Station



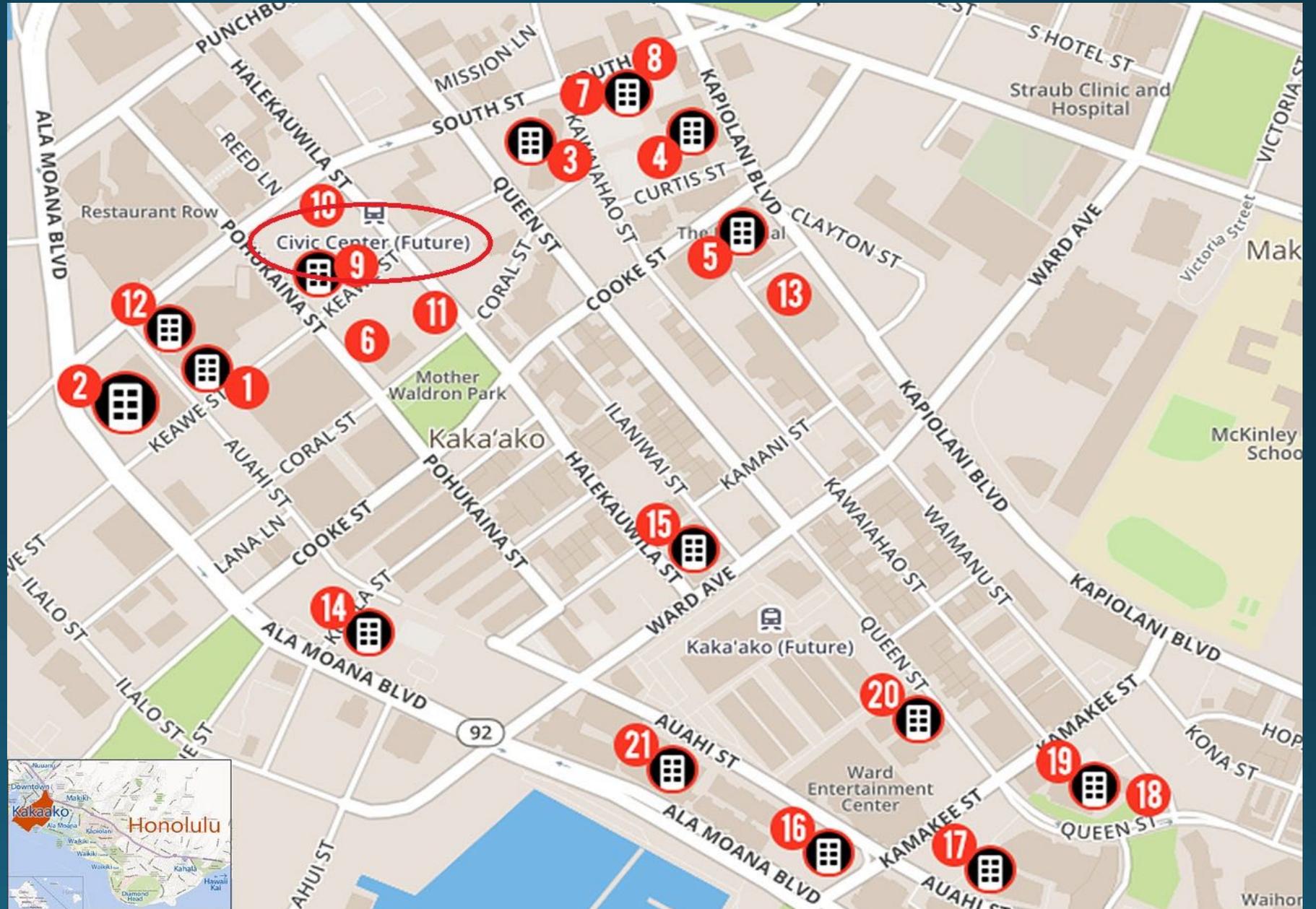
Residential Developments within a 5-Minute Walk of Keauhou Lane

Project Name/Marker	Location	Total Units	Status	Sales Prices
1. 400 Keawe Street	400 Keawe St	183	Under Construction- Del 2017	\$452,000-\$767,000
2. The Collection	600 Ala Moana Blvd	470	Under Construction	\$300,000-\$1,700,000
3. Keola Lai	600 Queen St	350	Completed	\$690k-\$1,170,000
4. Royal Capitol Plaza	876 Curtis St	299	Completed	\$395,000-\$599,000
5. Imperial Plaza	725 Kapiolani Blvd	261	Completed	\$578,000-4,800,000
6. 690 Pohukaina	690 Pohukaina St	800	In Permits	TBD
7. 801 South Street A	801 South St	635	Under construction	\$253,300-\$501,300
8. 801 South Street B	801 South St	410	Permitted	\$253,300-\$501,300
9. Keauhou Place	555 South Street	388	Under construction	\$400,000-\$900,000
10. Keauhou Lane	South Street & Halekawila	209	In Permits- To begin Q 1 2016	Rental only
11. Halekauwila Place	665 Halekauwila St	204	Opened in April	Rental only
12. One Waterfront Towers	One Waterfront	310	Opened in 1990	\$370k-\$889,000
Total Units within 5 Minute walk:		4519		
13. 803 Waimanu	803 Waimanu	153	Permitted	
14. Vida	888 Ala Moana	265	Deliverable 2018	TBD
15. 404 Ward	404 Ward	424	Deliverable 2017	TBD
16. Waiea	1122-1140 Ala Moana Blvd	171	Deliverable 2016	TBD
17. Anaha	1108 Auahu St	311	Deliverable 2016	\$2M and Up- TBD
18. Waihonua	1189 Waimanu St	345	Under construction- Del 2015	\$878K-\$3M
19. 1133 Waimanu	1133 Waimanu st.	282	Constructed 1996	\$650,000-\$1,400,000
20. AE'O	1001 Queen St.	466	Deliverable 2018	\$817k-\$1,760,000
21. Gateway Towers	1050 Ala Moana Blvd	236	Deliverable 2018	\$2.5M-\$5.5M
Total Units outside of 5 minute walk:		2653		
Total New Units/Kaka'ako:		7172		

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Project Name/Marker

1. 400 Keawe Street
2. The Collection
3. Keola Lai
4. Royal Capitol Plaza
5. Imperial Plaza
6. 690 Pohukaina
7. 801 South Street A
8. 801 South Street B
9. Keauhou Place
10. Keauhou Lane
11. Halekauwila Place
12. One Waterfront Towers
13. 803 Waimanu
14. Vida
15. 404 Ward
16. Waiea
17. Anaha
18. Waihonua
19. 1133 Waimanu
20. AE'O
21. Gateway Towers



Kaka'ako Demographics

In the next 5 years the population of Kaka'ako is projected to increase from about 12,000 to 22,000+.

- Annual HH Income
 - 1-mile: \$79,099
 - 3 mile: \$69,895
 - 5 mile: \$75,665
- Population By Radius:
 - 1-mile: 21,128
 - 3-mile: 202,606
 - 5-mile: 325,696

The total population of Oahu is approximately 953,000 and therefore more than 35% of the total population of Oahu reside within 5-mile of the project.

