

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	730 - 2,112 SF
LEASE RATE:	\$2.25 SF/Month (NNN)
LOT SIZE:	2.701 Acres
BUILDING SIZE:	33,184 SF
YEAR BUILT:	1990
RENOVATED:	2009
ZONING:	CG-20
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Kopiko Street And Ololi Road

PROPERTY DESCRIPTION

Located in the center of Kailua-Kona! Well designed and maintained commercial building. U-shaped shopping center with covered walkways and centralized parking. Ample parking and in walking distance to the visitor/retail/business centers of Kailua. Anchor Tenants include The UPS Store, Dr. Garrett Oka, Westside Wines, The Club, and 808 Grindz. CAM at this Property is currently \$0.81 PSF/month. Retail tenants to pay the greater of Base Rent or Percentage Rent. Great tenant mix provides ample exposure and traffic.

Conveniently located in the retail/business center of Kailua-Kona, and minutes from the visitor district of Kailua Village. Immediately adjacent to Longs Drug Store, Burger King, Fitness Forever and The Club. In walking distance to Kailua Pier and the heart of the visitor center.

Fantastic Location

Located in the heart of Kailua-Kona's Business District

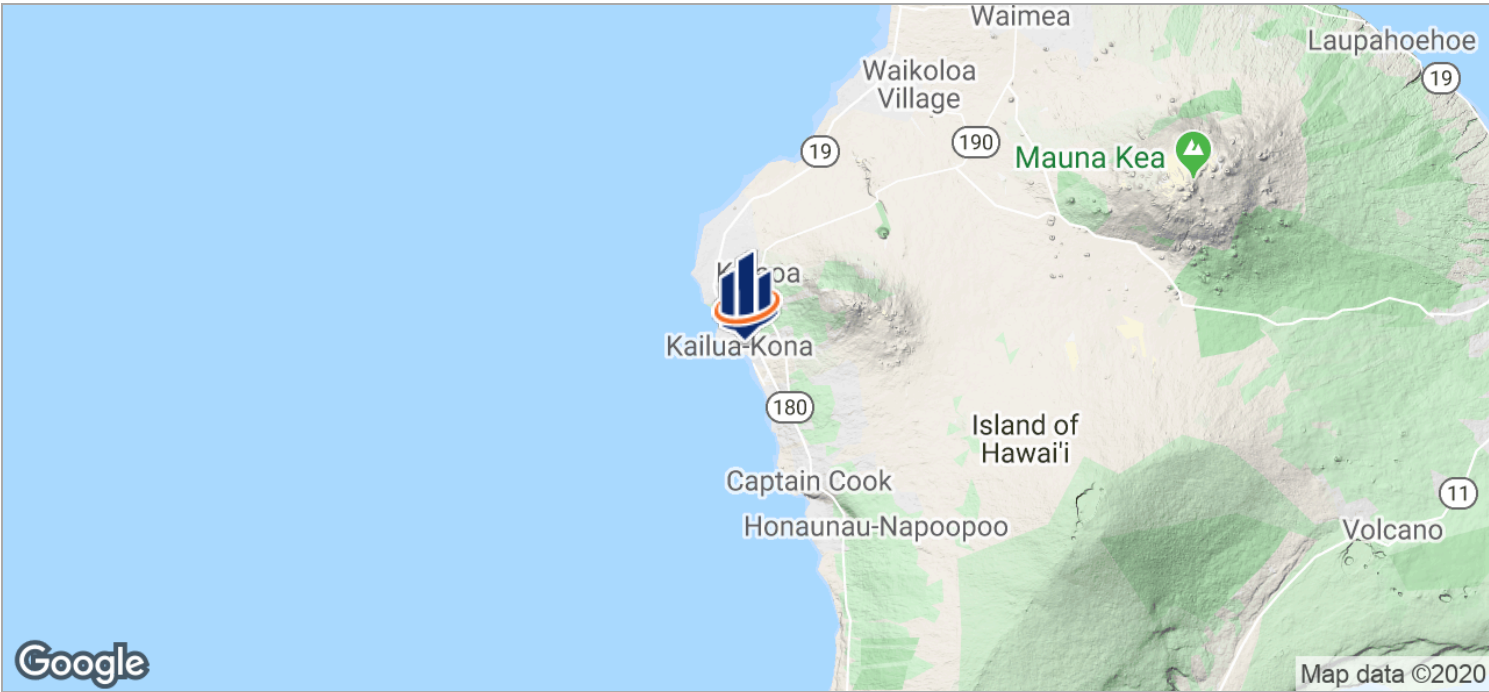
Strong Anchor Tenants

Highly Trafficked

Plenty of On-site Parking

Immediate Occupancy

Located In The Heart Of Kailua-Kona, On The West Side Of Hawaii Island



Right In The Center Of Kailua-Kona's Retail Activity



Adjacent To The Club, Fitness Forever And Long's Drugs



Additional Photos



Available Spaces

LEASE TYPE | NNN

TOTAL SPACE | 730 - 2,112 SF

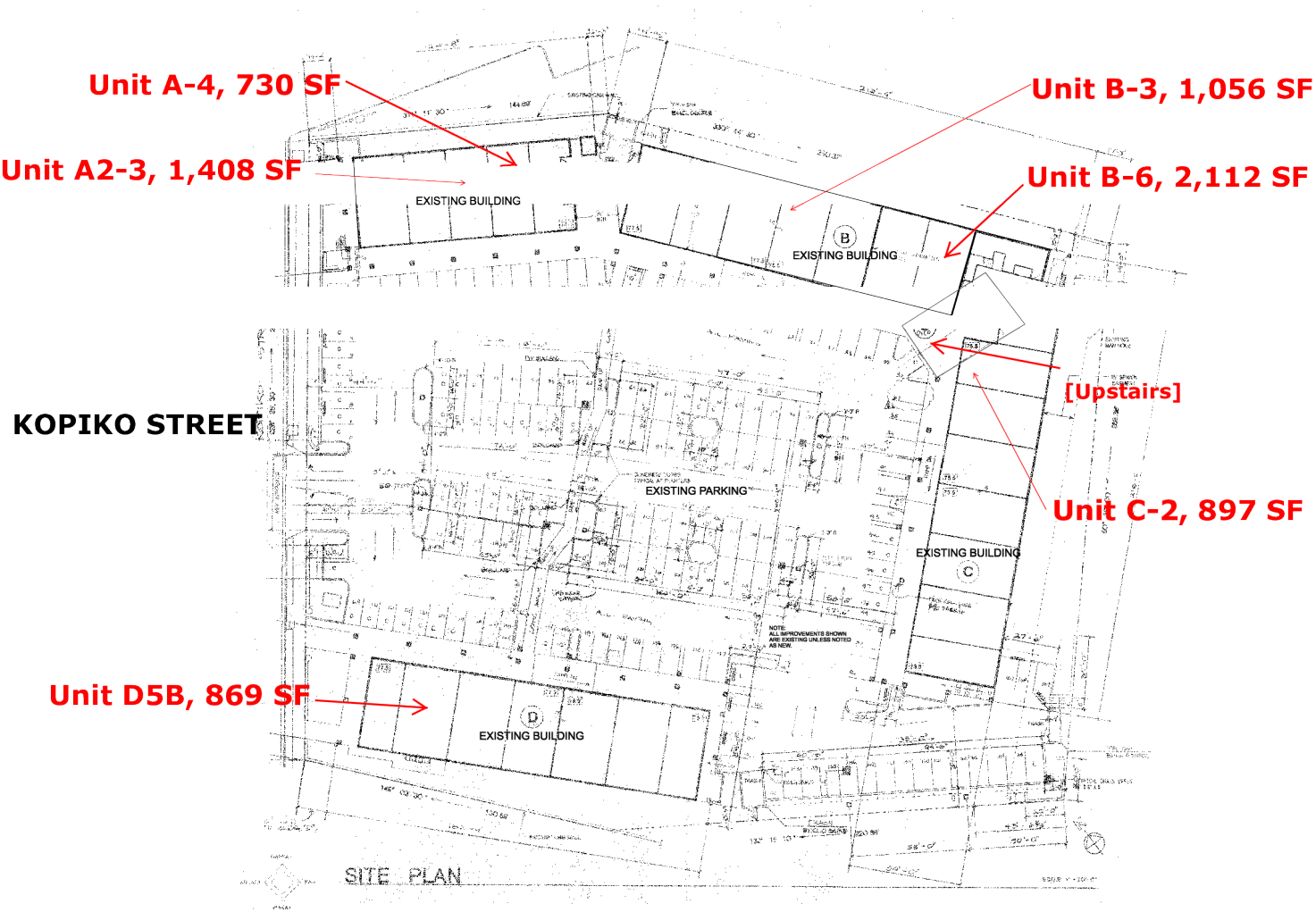
LEASE TERM | 36 months

LEASE RATE | \$2.25 SF/mo. plus % Rent for Retail. CAM is \$0.81 SF/mo.

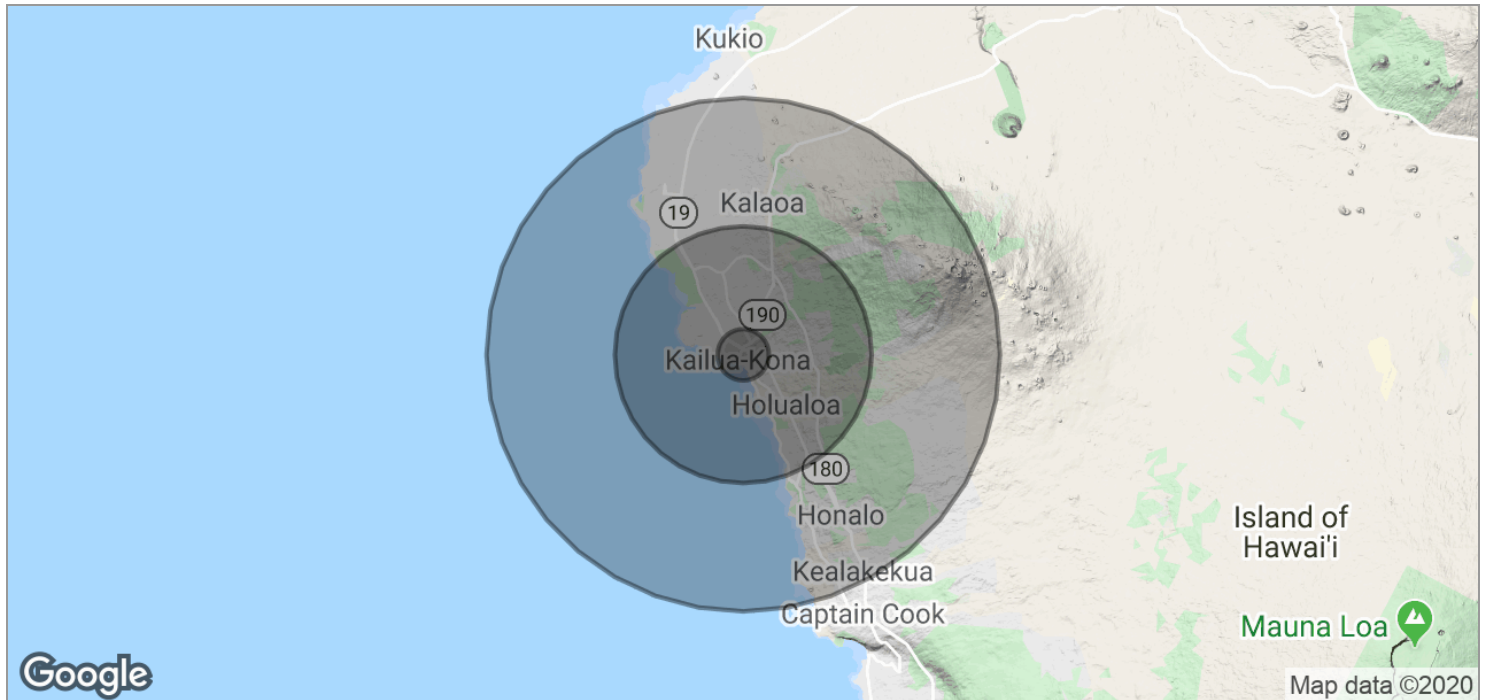


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Kopiko Plaza - A2-3	Available	1,408 SF	NNN	\$2.25 SF/month	Although currently leased, this unit is available upon 60-days advance notice.
Kopiko Plaza - A4	Available	730 SF	NNN	\$2.25 SF/month	-
Kopiko Plaza - B2	Available	1,100 SF	NNN	\$2.25 SF/month	-
Kopiko Plaza - B3	Available	1,056 SF	NNN	\$2.25 SF/month	-
Kopiko Plaza - B6	Available	2,112 SF	NNN	\$2.25 SF/month	Former Thai Restaurant. Outfitted for restaurant use, in a centrally located shopping center.
Kopiko Plaza - C2	Available	897 SF	NNN	\$2.25 SF/month	-
Kopiko Plaza - D5B	Available	869 SF	NNN	\$2.25 SF/month	-

Site Plan - Available Spaces



Demographics Map



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,520	18,518	23,637
MEDIAN AGE	43.2	42.4	44.0
MEDIAN AGE (MALE)	42.1	41.8	43.4
MEDIAN AGE (FEMALE)	42.9	42.5	44.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	561	6,760	8,861
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$71,827	\$76,961	\$77,178
AVERAGE HOUSE VALUE	\$529,301	\$574,923	\$575,225

Advisor Bio & Contact



Gregory G. Ogin, CCIM, CPM

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

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