

LEASE

Luhia I

74-5605 LUHIA STREET

Kailua Kona, HI 96740

PRESENTED BY:

GREGORY G. OGIN

O: 808.329.6446

gogin@svn.com

HI #RB-16053

SUSIE SCRIBNER

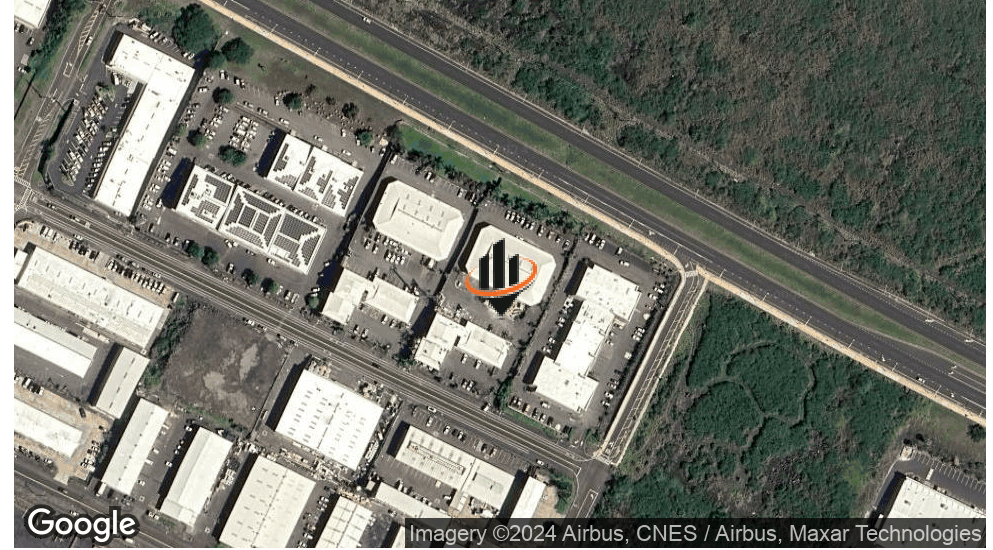
O: 808.731.3149

susie.scribner@svn.com

HI #RS-84227



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.75 SF/month (NNN)
BUILDING SIZE:	30,340 SF
AVAILABLE SF:	720 - 940 SF
LOT SIZE:	1.67 Acres
YEAR BUILT:	1988
ZONING:	MG-1A
APN:	3-7-4-15-20

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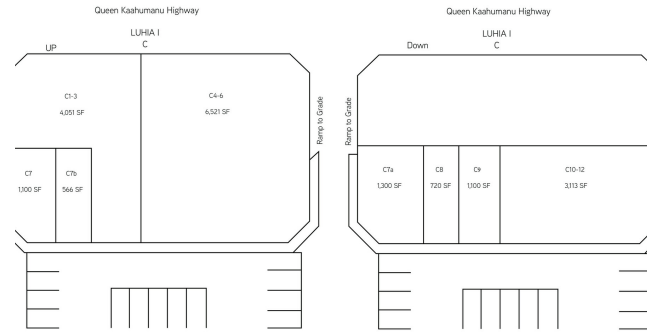
PROPERTY OVERVIEW

Retail/office and warehouse space available in central and prominent location in Old Industrial. Located just below Queen Ka'ahumanu Highway with close proximity to downtown Kona.

PROPERTY HIGHLIGHTS

- Convenient and central location
- Retail/office space and small warehouse available
- Easy access and good street visibility
- Terms Negotiable

ADDITIONAL PHOTOS



Exhibit

GREGORY G. OGIN
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LEASE SPACES

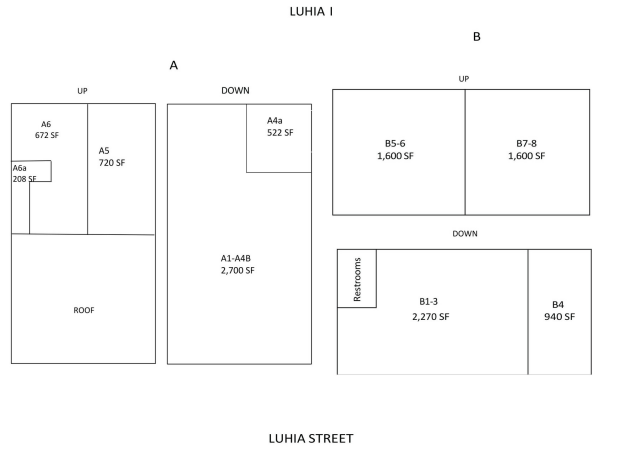


Exhibit A



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	720 - 940 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$1.75 SF/month

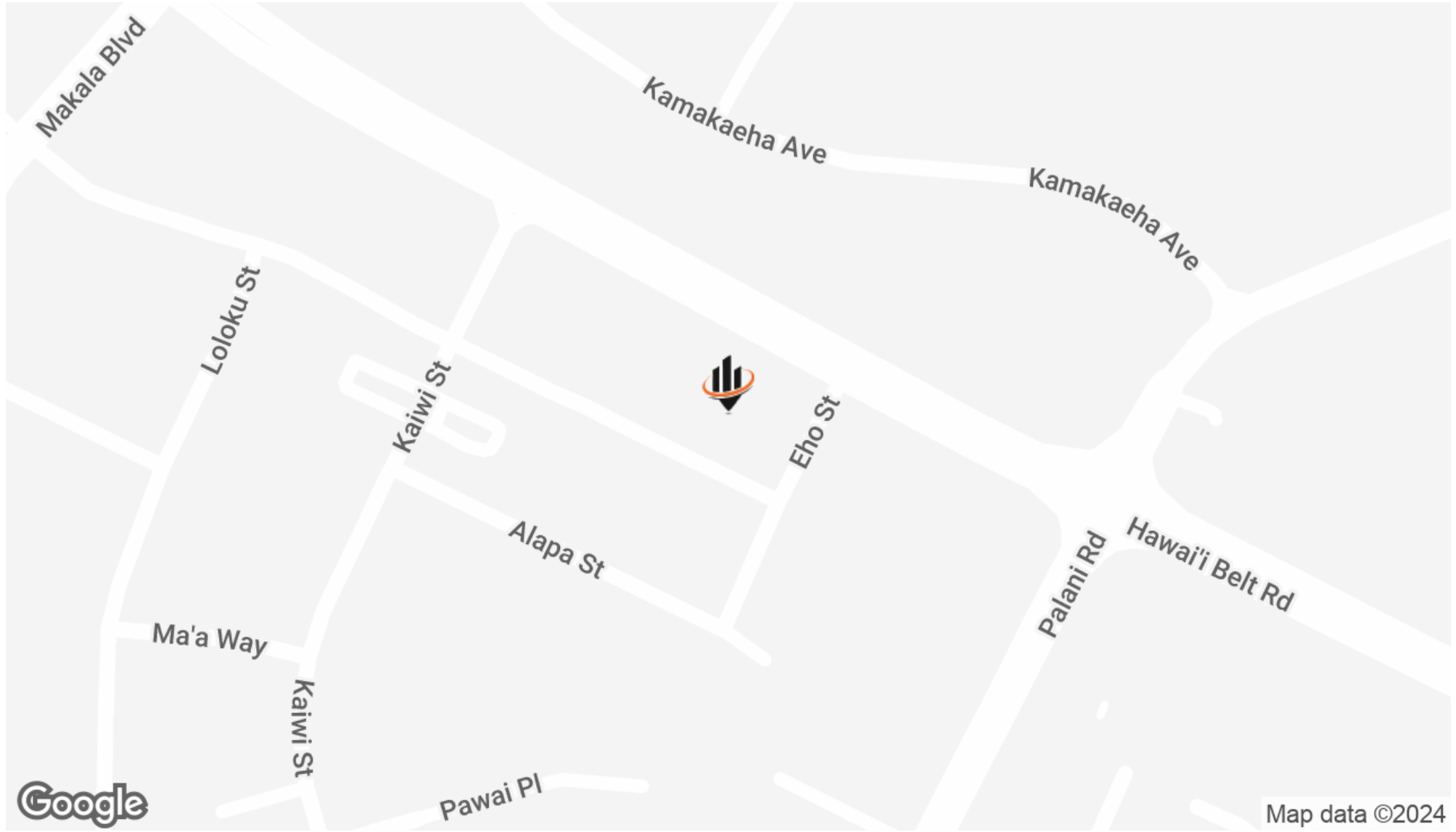
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit B4	Available	940 SF	NNN	\$1.75 SF/month	Retail/Office space.
Unit C8	Available	720 SF	NNN	\$1.75 SF/month	Industrial/warehouse space.

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

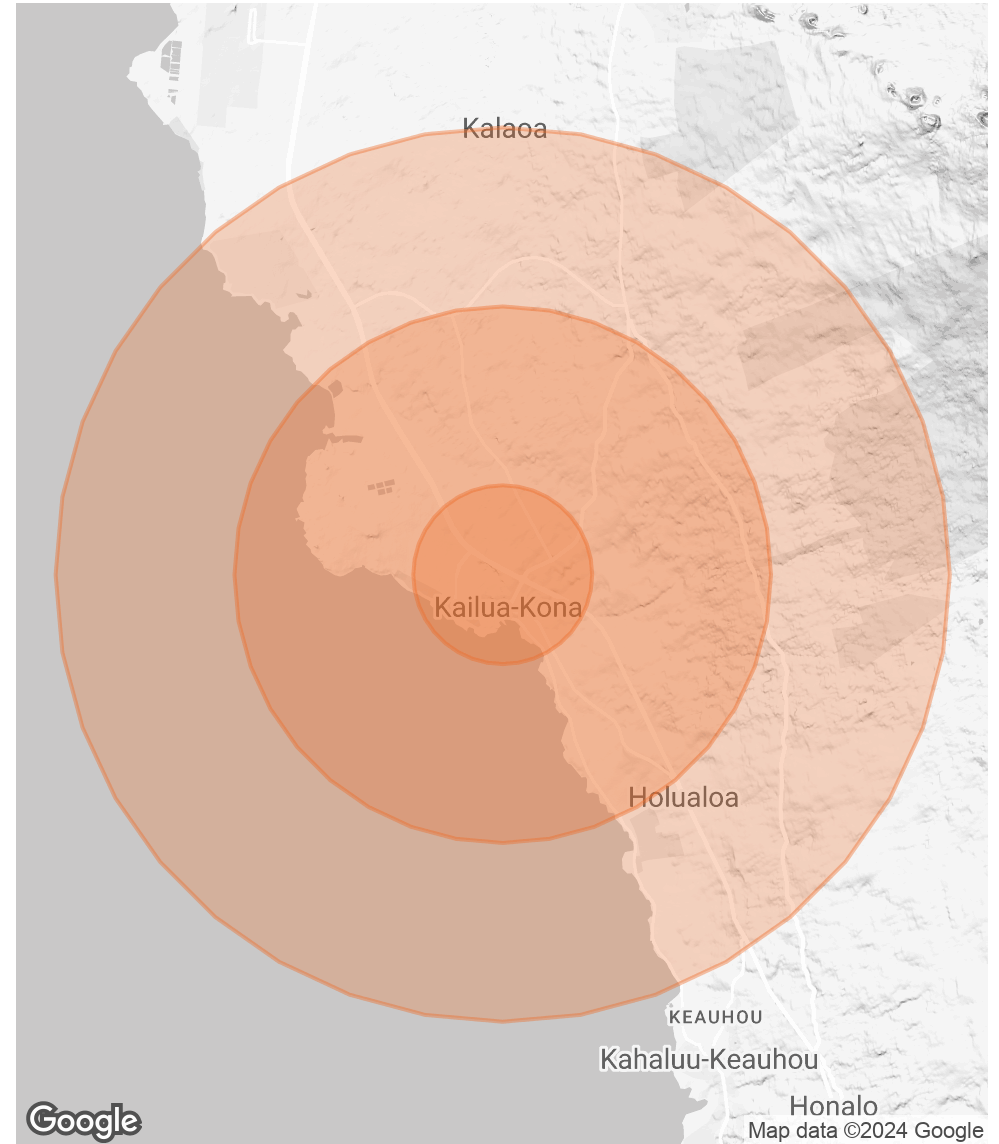
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	953	17,137	33,301
AVERAGE AGE	34.2	39.0	42.0
AVERAGE AGE (MALE)	32.3	35.6	40.2
AVERAGE AGE (FEMALE)	38.1	42.2	43.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	352	6,823	14,157
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$69,777	\$79,155	\$81,745
AVERAGE HOUSE VALUE	\$375,218	\$463,016	\$568,116

* Demographic data derived from 2020 ACS - US Census



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