

FOR LEASE

7192 Kalaniana'ole Highway • Honolulu, HI 96825



KOKO MARINA CENTER

make life fun!



PROPERTY DESCRIPTION

East O'ahu's premier shopping center offering a vibrant mix of retail and service tenants. With exposure to more than 2 million visitors annually, the center is ideally positioned to serve both the local community and visitor markets, and just minutes from Hanauma Bay. Set against a relaxing marina backdrop, Koko Marina offers convenient access directly off Kalaniana'ole Highway and features a full range of medical, dining, and everyday services.

PROPERTY SNAPSHOT

Location:	Hawaii Kai
Land Area:	~16.748 AC
Gross Leasable Area:	~277,420 SF
Zoning:	B-2 Community Business
Base Rent:	Office & Retail Negotiable Ground lease applies the following January
Percentage Rent:	8% over natural breakpoint
CAM:	\$0.90 / SF
Real Property Taxes:	\$0.32 / SF
Promotional Fee:	\$0.16 / SF
Parking:	Ample parking available

PROPERTY FEATURES

- Great frontage along main highway
- Retail and entertainment center
- Excellent visibility
- Limited competition

TRAFFIC COUNTS

Kalaniana'ole Highway/Portlock Rd: 34,601 VPD

DEMOGRAPHICS

Source: CoStar^{web}

	<u>1 Mile</u>	<u>3 Mile</u>
Population:	12,186	38,010
Total Households:	4,431	13,336
Avg. Household Income:	\$159,520	\$155,368

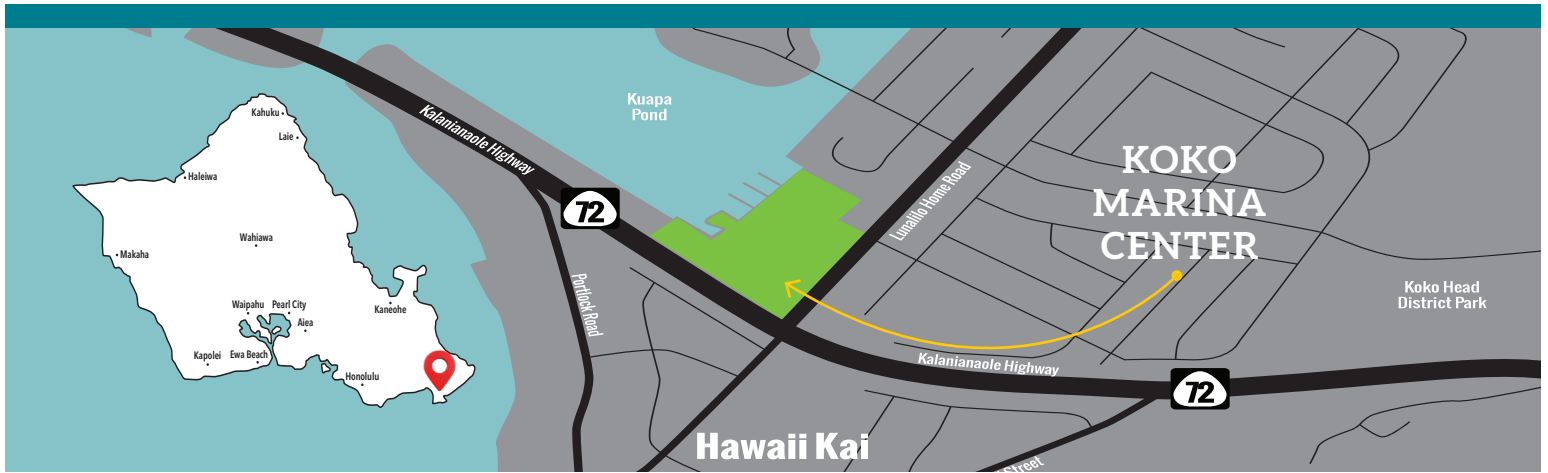
FOR MORE INFORMATION

Nora Bland (S)
Senior Vice President
RS-65997
Investment Sales & Leasing
Sofos Realty Corporation
Phone: (808) 522-5967 Fax: (808) 522-5969
E-mail: nbland@sofosrealty.com

600 KAPIOLANI BOULEVARD, SUITE 200 • HONOLULU, HAWAII 96813 • (808) 522-5999 • WWW.SOFOSREALTY.COM

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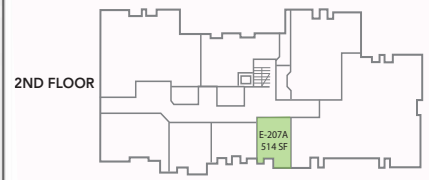
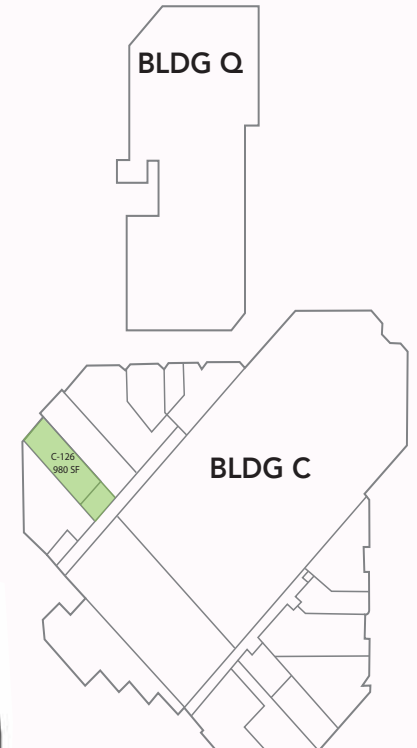
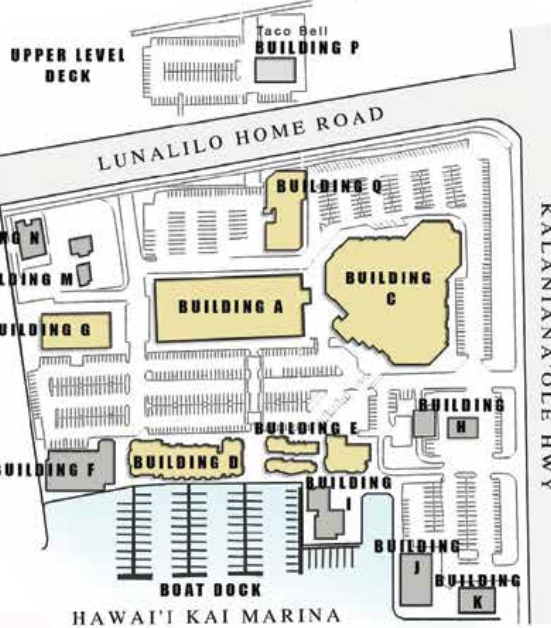
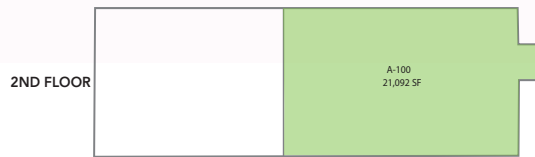
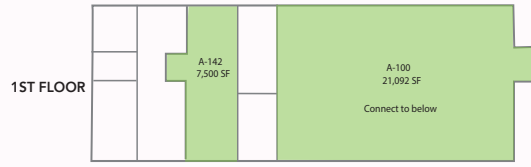
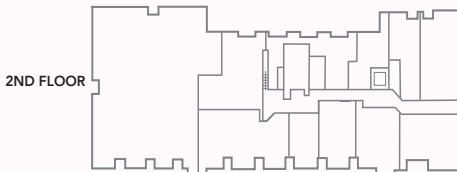
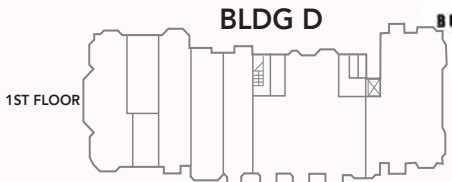
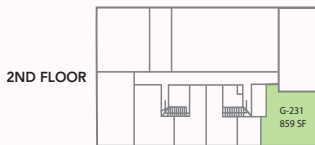
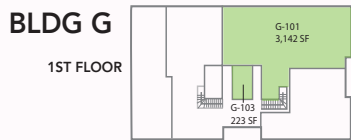
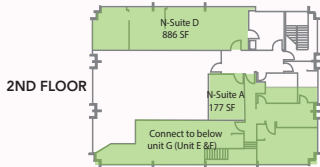
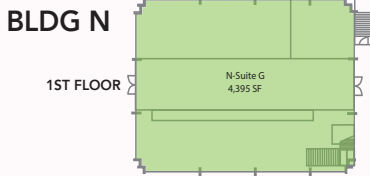
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SITE PLAN with AVAILABLE SPACE



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*Site & Floor Plans are for marketing purposes only and may not accurately reflect the property.