



Hawaii Kai Towne Center

333 Keahole Street, Honolulu, Hawaii 96825



VALUEROCK

INVESTMENT SUMMARY

BUILDING SIZE:

458,696 SF

LOT SIZE:

27+ AC

PARKING SPACES:

1,346 spaces

LOCATION:

333 Keahole Street, Honolulu, Hawaii 96825

INVESTMENT HIGHLIGHTS

- Hawaii Kai Towne Center is located in one of the most upscale areas in the State
- Dominant center - waterfront mixed-use development
- Best In Class retailers and office users in the center create great synergy attributing to the constant flow of vehicular and foot traffic in the area
- Most office spaces offer open layouts, providing for space planning flexibility for any business
- Great ocean and mountain views from the center
- Ample customer parking and 24/7 security services
- Surrounded by many natural tourist attractions
- High income demographics

DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION:	13,183	37,993	62,089
AVG HHI:	\$145,481	\$146,568	\$143,939



Henry J. Kaiser High School

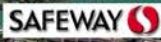
Koko Head Elementary School



Koko Marina Center



56,732 VPD



HAWAII KAI TOWNE CENTER

KEAHOLE STREET

CITY MILL

19,970 VPD



KCAA Preschools of Hawaii

HAWAII KAI DRIVE

72

Kalaniana'ole Highway

Boat Dock
Waterfront Stage
Marina Courtyard

ExtraSpace Storage

Lot 9

COSTCO
WHOLESALE

1

ROSS
DRESS FOR LESS

Hawaii Kai Executive Plaza

EP-II

CITY MILL

2

Cane's
CHICKEN FRIED

3

ALONA
Pad Site

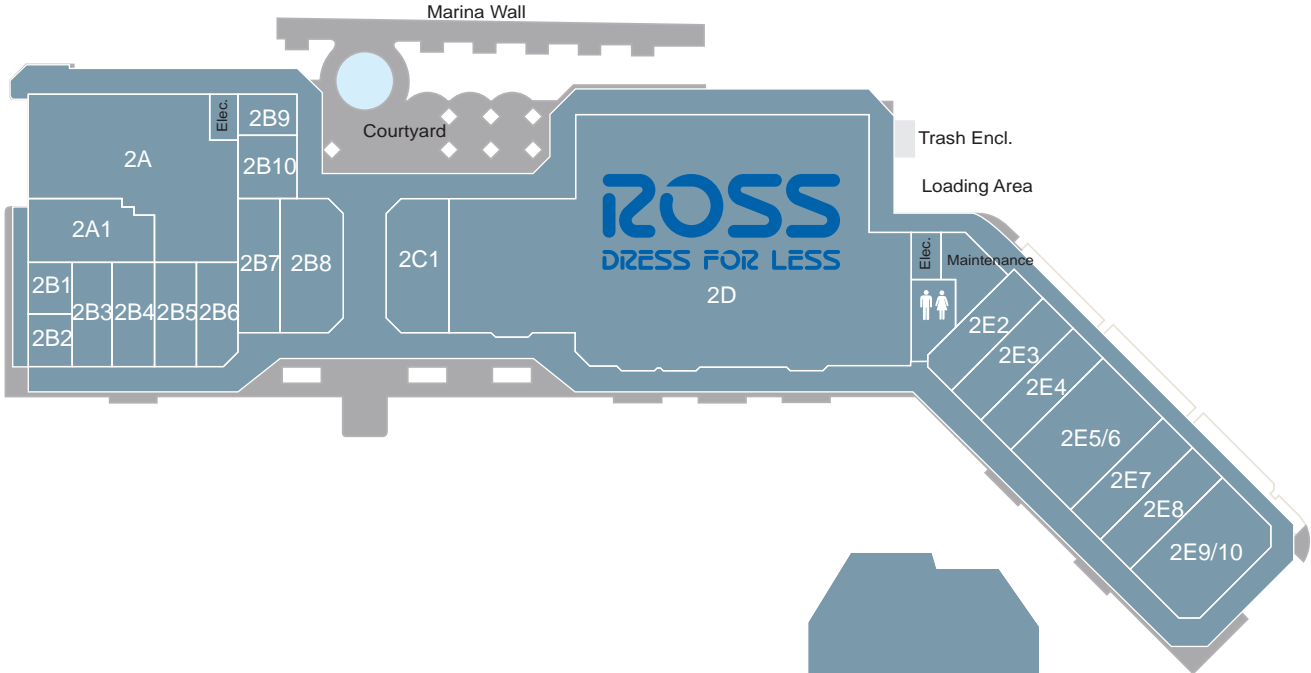
Roy's
Hawaii Kai Corporate Plaza

Keahole Street

Hawaii Kai Park & Ride



HAWAII KAI TOWNE CENTER

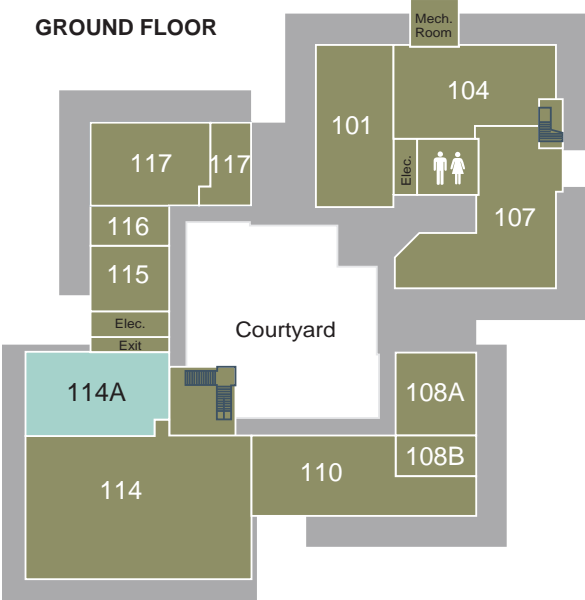


Tenant	SF
1 Costco Wholesale	138,859
2A Costco Tire	5,790
2A1 Diagnostic Laboratory Services	1,987
2B1 Bits & Bites Cafe	517
2B2 Go Wireless - Verizon	524
2B3 Great Clips	946
2B4 Lanikai Juice	992
2B5 Paradise Poke	992
2B6 Starbucks Coffee	958
2B7 Starbucks Coffee	1,294
2B8 Maile's Thai Bistro	1,868
2B9 Off The Hook	570

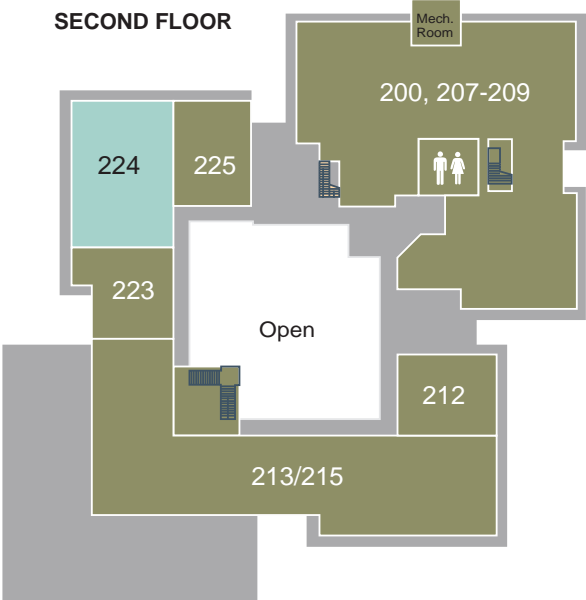
Tenant	SF
2B10 Sushman	849
2C1 Panda Express	1,871
2D Ross Dress For Less	22,013
2E2 T-Mobile	1,219
2E3 Ramen-Ya	1,233
2E4 Nailery Hawaii	1,240
2E5-6 American Savings Bank	2,466
2E7 Domino's	1,240
2E8 Koa Pancake House	1,227
2E9-10 Chopsticks and Rice	2,442
3 City Mill	36,627
4 Raising Cane's Chicken Fingers	3,025

HAWAII KAI CORPORATE PLAZA

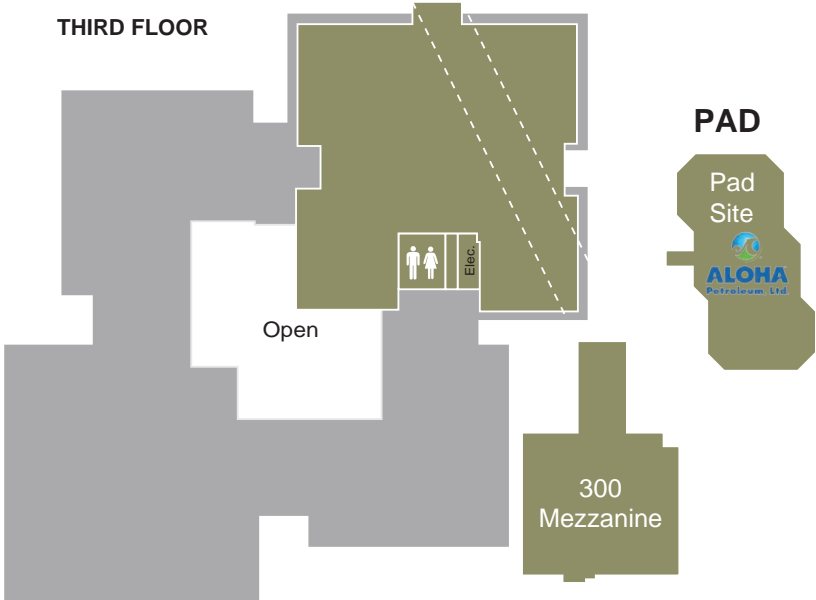
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR

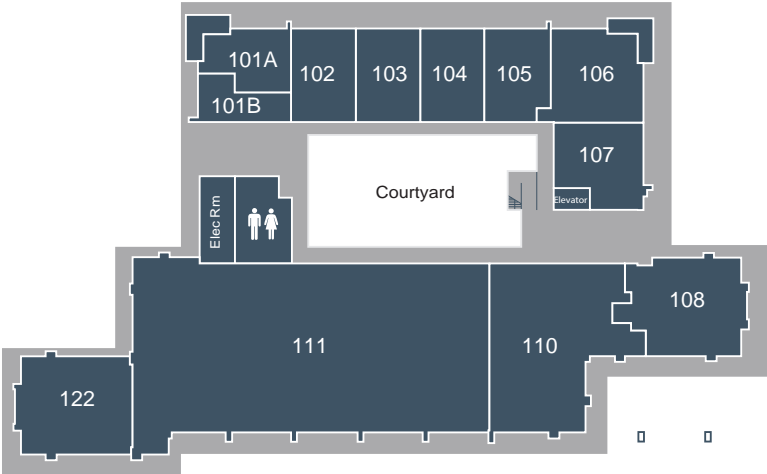


Tenant	SF
First Floor	
101	Satellite City Hall 1,877
104	Larry's Auto Parts 2,019
107	Central Pacific Bank 2,323
108A	Title Guaranty Escrow 951
108B	Mission Financial Group 402
110	Roy's Restaurant 2,000
114	Gather CoWork & Oahu Lux 2,508
114A	Available 2,127
114C	Eye Doctors Hawaii 1,966
116	Paws Up Boutique 470
117	Surf Paws Animal Hospital 1,856

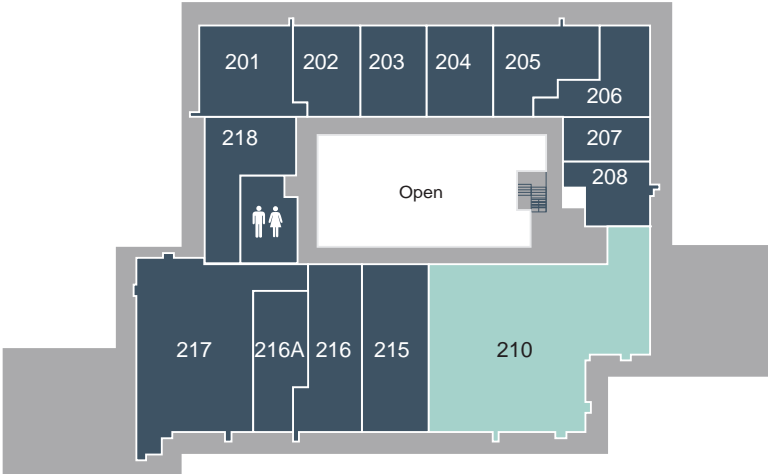
Tenant	SF
Second Floor	
200, 207-209	ProService Hawaii 8,256
212	Van Buren & Shimizu 1,155
213-215	Roy's Restaurant 8,150
223	Hawaii Life 1,173
224	Available 2,014
225	Season Thai Massage 1,104
Third Floor	
300	ProService 10,806
300	ProService - Mezzanine 2,524
Pad	
Pad	Aloha Gas/ Aloha Island Mart 21,440

HAWAII KAI EXECUTIVE

GROUND FLOOR



SECOND FLOOR



PADS



Tenant	SF
First Floor	
101A Hawaii Kai Salon & Day Spa	773
101B Security/Maintenance Office	489
102 Douglas Wrobel, DDS	915
103 Aloha Personal Training	916
104 Edward Jones	914
105 Hawaii Kai Family Dentistry	883
106 Hawaii Kai Health Care	1,300
107 Koko Head Dental	1,101
108 Mikinola	1,645

Tenant	SF
110 Hawaii State Federal Credit Union	2,988
111 Kaiser Permanente	9,121
122 OsteoStrong	2,006
Second Floor	
201 Cambe Corp	1,212
202 Lyle Matsuo DDS	845
203 Insurance Professionals of Hawaii	875
204 Serenity and Massage	876
205 HKTC Management Office	1,133

Tenant	SF
206 Hawaii American Water	923
207 Hawaii Kai Chiropractic	523
208 Dawson Dermatology	659
210 Available	4,962
215 Hawaii Mortgage Experts	1,630
216 Hawaii Pacific Dental Group	1,095
216A Periodontics Hawaii	1,328
217 Hawaii Dermatology Centers	3,095
218 Frith-Smith & Archibald	1,104
Pads	
EP-II Bank of Hawaii	7,005
Lot 9 Extra Space Storage	120,000

EXCLUSIVE LEASE ADVISORS:

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