

WINDWARD Town & Country Plaza I

GROCERY ANCHOR OPPORTUNITY



DISCOVER KAILUA



Hahani Street

Hamakua Drive

Located on Oahu's Windward coast, you will find a buzzing beach community. Kailua, known for its sparkling turquoise waters and pristine white sand beaches, is a trendy neighborhood on the rise. It's combination of chic boutiques and local eats in laid-back beach setting makes Kailua the perfect destination for visitors and locals alike. Just 30 minutes outside of downtown Honolulu, paradise awaits. Escape the hustle and bustle of city life and discover Kailua.

GROCERY ANCHOR OPPORTUNITY

WINDWARD TOWN & COUNTRY PLAZA I

392 Aoloa Street | Kailua, HI 96734

CORE KAILUA TOWN SITE

- Once in 30 years opportunity
- Prime location and site plan
- Turnkey grocery anchor layout
- Sub-tenant income upside
- Tremendous goodwill value



 **TARGET**

AVAILABLE
41,650 SF

Hamakua Drive

Hahani Street

 **KAISER
PERMANENTE**



PROPERTY DESCRIPTION

This is a rare and special grocery anchor opportunity with large footprint of 41,650 SF in the premium Kailua community. The space is adjacent to Target with heavy foot traffic.

Located in Windward Oahu, Kailua is an affluent suburb with the world's top beaches, making it a "must do" for tourists.

The center is conveniently located on Hamakua Drive in Kailua's centralized commercial district and is densely populated and surrounded by many rooftops.

FEATURES

- Large military population
- A favorite every day center for local families
- A variety of well-known quick service restaurants including Panda Express, Ninja Sushi, Subway, and financial institutions including American Savings Bank and Aloha Pacific Credit Union.

PROPERTY DETAILS

TMK Number:	1-4-2-1-56
Available Space:	Building A (41,650 SF)
Base Rent:	Negotiable
Operating Expense:	\$2.07 PSF/Mo (Estimated)
Term:	20 years
GLA:	51,196 SF

SITE PLAN



DEMOGRAPHIC SUMMARY (2021)

	1-MILE	3-MILE	5-MILE
Population	17,018	47,099	93,475
Average HH Income	\$108,012	\$118,686	\$107,294
Median Age	43.1 yrs	44.3 yrs	38.7 yrs
Bachelor Degree or Higher	27.2%	27.4%	25.2%

Colliers



VALUEROCK

ValueRock Realty Partners is one of the nation's leading real estate investment and operating companies. With a focus on retail, ValueRock believes that to be successful, a retail center needs to have a prime location, strategic leasing, hands-on management and a creative business plan to enable it to compete effectively in its marketplace. With that vision at the forefront, ValueRock has assembled a portfolio of retail properties across the major Hawaiian islands and is one of Hawaii's largest retail property owners, offering its tenants a unique opportunity to locate in multiple key markets in Hawaii.



Kona Crossroads Shopping Center



Kona Coast Shopping Center



Hawaii Kai Executive Plaza



Piilani Village Shopping Center



Hawaii Kai Corporate Plaza



Kahana Gateway Professional Building



Kahana Gateway Shopping Center



Hawaii Kai Towne Center



Windward Town & Country Plaza I



Windward Town & Country Plaza II



Waialae Center

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