

# Executive Summary



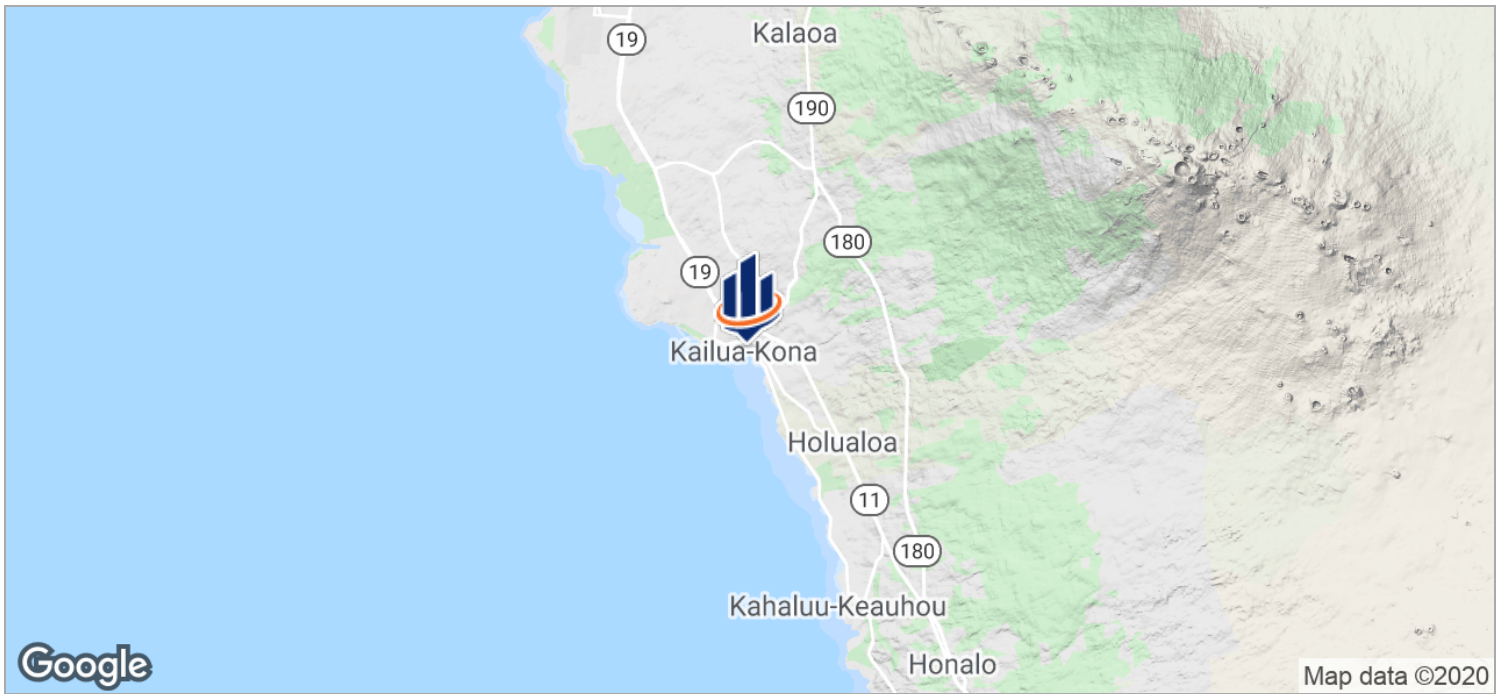
## LEASE OVERVIEW

AVAILABLE SF:	1,358 SF
LEASE RATE:	\$1.99 SF/Month (Gross)
LOT SIZE:	0 SF
BUILDING SIZE:	6,366 SF
YEAR BUILT:	1940
RENOVATED:	2003
ZONING:	V-.75
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Alii Drive And Likana Lane

## PROPERTY DESCRIPTION

Emma's Marketplace is a freestanding retail/office building located in the heart of Kailua Village on Alii Drive, across the street from the oceanfront! Anchor Tenants include ABC Stores and Pacific Vibrations. Common Area Maintenance is currently \$2.27/sf./month a square foot at this property.

# Location Maps



# Property Description

## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Located in the heart of Kailua-Kona and in the center of the visitor district. High foot and vehicle traffic and high visibility. Quaint and picturesque area across the street from historic local attractions Hulihee Palace and Mokuaikaua Church!

## PROPERTY HIGHLIGHTS

- High Visibility
- Alii Drive Exposure
- Heavy Foot and Vehicular Traffic
- Quaint, picturesque area in the heart of Kailua-Kona!



# Aerial Map



# Additional Photos



# Available Spaces

**Lease Rate:** \$1.99 - 3.00 SF/MONTH PLUS CAM

**Total Space** 1,358 SF

**Lease Type:** Gross

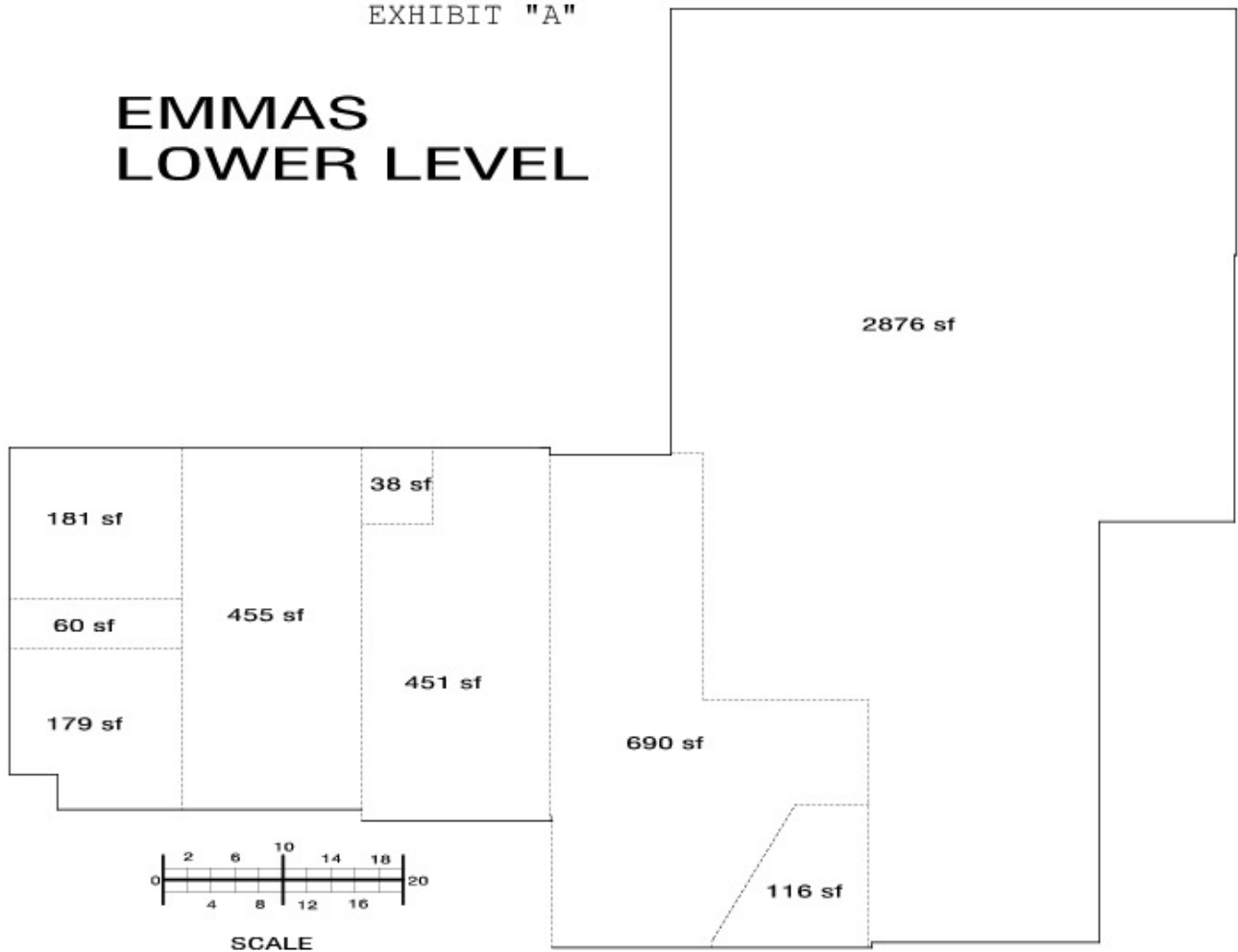
**Lease Term:** 36 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Emma's Marketplace - 1	Street Retail	\$2.25 - 2.39 SF/MONTH	NNN	378 SF	Negotiable	Great Visibility and Location in the heart of Kailua Village! CAM is \$2.27 PSF/month
Emma's Marketplace - 2	Street Retail	\$1.99 SF/MONTH	Gross	1,358 SF	Negotiable	Great Visibility and Location in the heart of Kailua Village! Gross Rent of \$1.99 PSF/month plus GET.

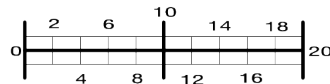
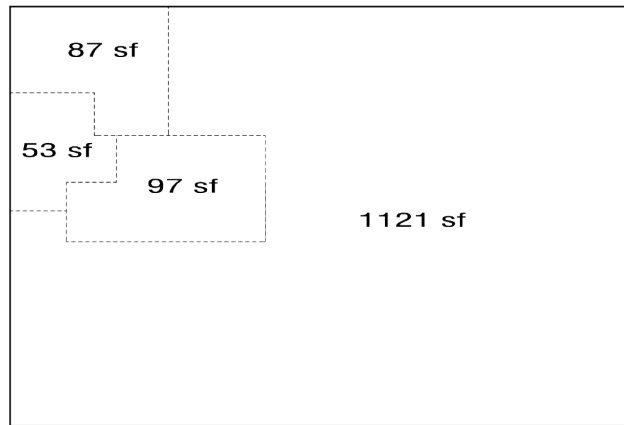
# Floor Plans

EXHIBIT "A"

## EMMAS LOWER LEVEL

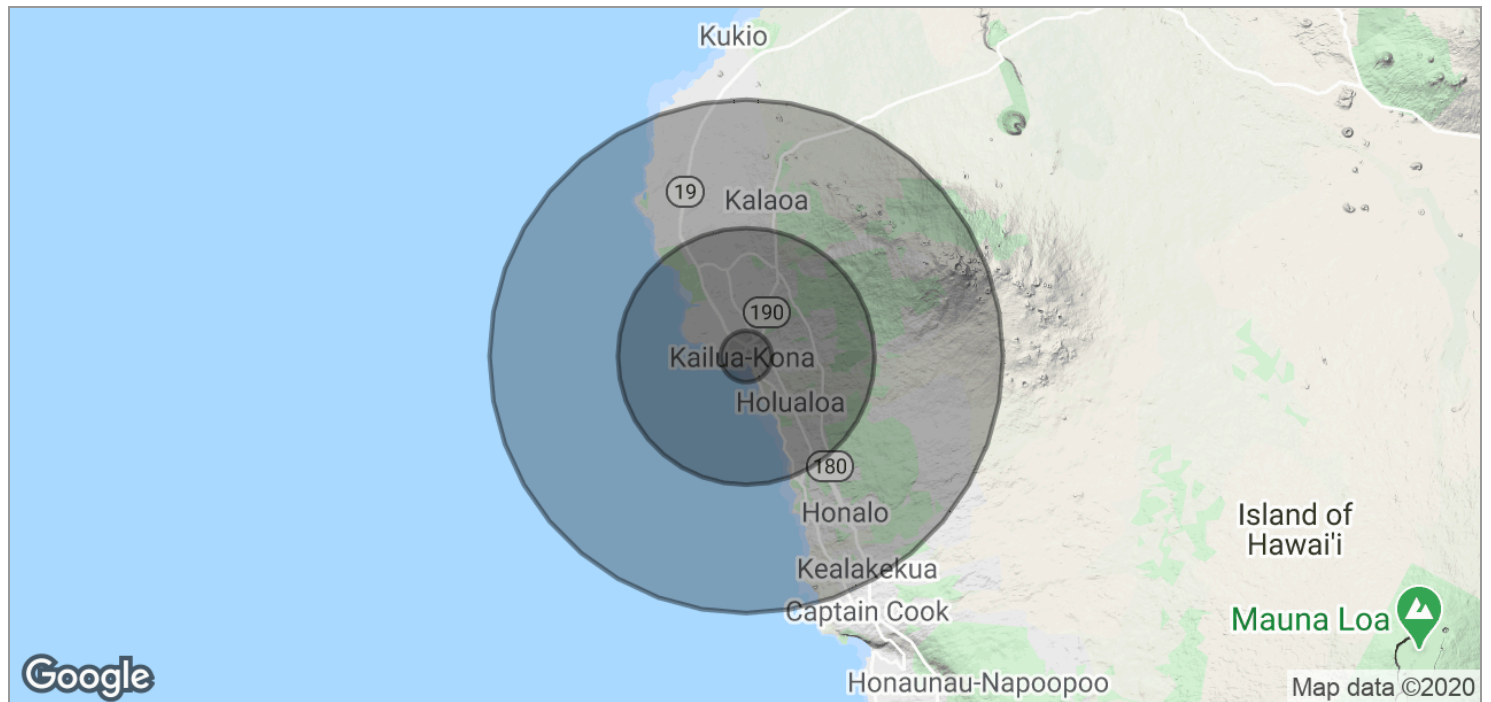


## EMMAS UPPER LEVEL



SCALE

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,410	18,552	23,675
MEDIAN AGE	43.8	42.5	44.0
MEDIAN AGE (MALE)	42.7	41.9	43.4
MEDIAN AGE (FEMALE)	43.6	42.6	44.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	526	6,781	8,873
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$71,058	\$76,953	\$77,138
AVERAGE HOUSE VALUE	\$530,135	\$575,050	\$575,307

# 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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