



CINEMAS

ASSIGNMENT OF LEASE AND SALE OF FF&E

# TURNKEY UPSCALE ENTERTAINMENT VENUE OPPORTUNITY

69-201 WAIKOLOA BEACH DRIVE, STE G-1, WAIKOLOA, HI, 96738

# INVESTMENT HIGHLIGHTS

## ABOUT THE PROPERTY

Queens' Marketplace is a 133,600-square-foot open-air retail center serving as the commercial and social hub of the Kohala Coast on Hawai'i Island. Situated within the Waikoloa Beach Resort community, the property offers a well-balanced mix of national brands and regional retailers, along with dining and service-oriented businesses. The center draws a blend of first-time visitors, repeat luxury vacationers, seasonal residents, and the surrounding local community, positioning it as a primary gathering place within the resort corridor.

## UNIQUE LUXURY THEATER AND RESTAURANT OPPORTUNITY

This is a rare opportunity to assume and operate a fully built-out luxury cinema concept featuring three auditoriums, a full-service restaurant, and an on-site bar within a premier resort setting. Guests enter through a modern lobby where they can select films and reserve specific seats in advance or at the door. The experience is anchored by a concession area and full-service bar offering craft beer, wine, and tropical cocktails, along with the "Bistro at the Cinemas," an expansive open-air lanai restaurant serving appetizers, salads, hand-made pizzas, gourmet street tacos, and desserts, with live music enhancing the evening atmosphere. A dine-in service model allows food and beverages to be delivered directly to pre-reserved luxury leather loveseats. Each auditorium (approximately 85-100 seats) features state-of-the-art digital projection, Real 3-D capability, immersive surround sound with dedicated speaker systems and subwoofers, and excellent sightlines throughout. The venue is also well-suited for private events, concerts, and live performances, providing multiple revenue streams.

## LEASE DETAILS

### PREMIUM

Contact Agent

### EQUIPMENT LIST

Fully equipped and furnished.  
Full FF&E list available upon request.

### SIZE

9,761 SF - Theaters & Restaurant & Bar  
4,920 SF - Outdoor Patio Dining Area  
1,500 SF - Office  
16,181 SF - TOTAL

### BASE RENT

Contact Agent for details

### CAM

Contact Agent for details

### LEASE TERM

Contact Agent for details

### HIGHLIGHTS

- Unique turnkey upscale entertainment venue opportunity
- Three auditoriums with state-of-the-art digital projection and Real 3-D capability
- Dolby surround sound system
- Fully functioning in-house restaurant and bar with a full liquor license
- Large open-air dining patio perfect for private events, banquets, and live music

# GALLERY



# LEASE PLAN

## Directory



**DIRECTORY LEGEND**

- ATM
- Elevator
- Restrooms
- Family Restrooms



- FOOD OUTLETS**
- Da Ramen Kind F5
  - 808-238-0099
  - Dairy Queen/ Orange Julius F8
  - 808-886-1029
  - Gecko Girlz F1
  - L&L Hawaiian BBQ F3
  - 808-886-2430
  - Pono Pastries F4
  - Starbucks K1
  - 808-886-1888
  - Sushi HI F7
  - Waikoloa Pizza F9
  - Waikoloa Shrimp Co F6

- SERVICES**
- Hawaii Life E5
  - 808-883-3321
  - Hilton Grand Vacations Club K8
  - 808-886-0945
  - Kona Coast Vacations 2F11
  - 808-329-2140
  - KOR Salon D3
  - 808-886-8090
  - Pacific Skin Institute 2F13
  - Resortica Hawaii 2F14
  - 808-881-8222
  - Skin Factory Tattoo 2F16
  - 808-661-5511
  - Vacasa 2F17
  - 800-544-0300
  - Waikoloa Dental Clinic 2F15
  - 808-886-0891

- FASHION**
- Blue Ginger K2
  - 808-886-0022
  - Cariloha J9
  - 808-886-2608
  - Coconut Ave C5
  - 808-731-4024
  - Crocs K3
  - 808-886-0213
  - Kona Surf N' Sandals C4
  - 808-886-0898
  - Mahina K6
  - 808-886-4000
  - Malibu Shirts C2
  - 808-886-0003
  - Olivia Clare Boutique D7
  - 808-657-4307
  - OluKai J8
  - 808-731-4088
  - Oshima Surf & Skate F10
  - 808-339-7306
  - Reyn Spooner C3
  - 808-886-1162
  - Rip Curl K7
  - 808-731-8934
  - Tommy Bahama Store A1
  - 808-865-6750

- DINING**
- Aloha Wine Bar B1
  - 808-886-3500
  - Bistro at the Cinemas C1
  - 808-464-3009
  - Kona Biscuit Co. H1
  - Coming soon
  - Kuleana Rum Shack H7
  - 808-238-0786
  - Patina E1
  - Tommy Bahama Marlin Bar A1

- ART & JEWELRY**
- Genesis Galleries K4
  - 808-886-7770
  - Lava Light Galleries F13
  - 808-756-0778
  - Mashka Jewelry J10
  - 808-731-7310
  - Maui Divers Jewelry J11
  - 808-886-4817

- ENTERTAINMENT**
- Kozy's Comedy & Magic Show E3
  - 808-430-1957
  - Waikoloa Luxury Cinemas C1
  - 808-464-3009

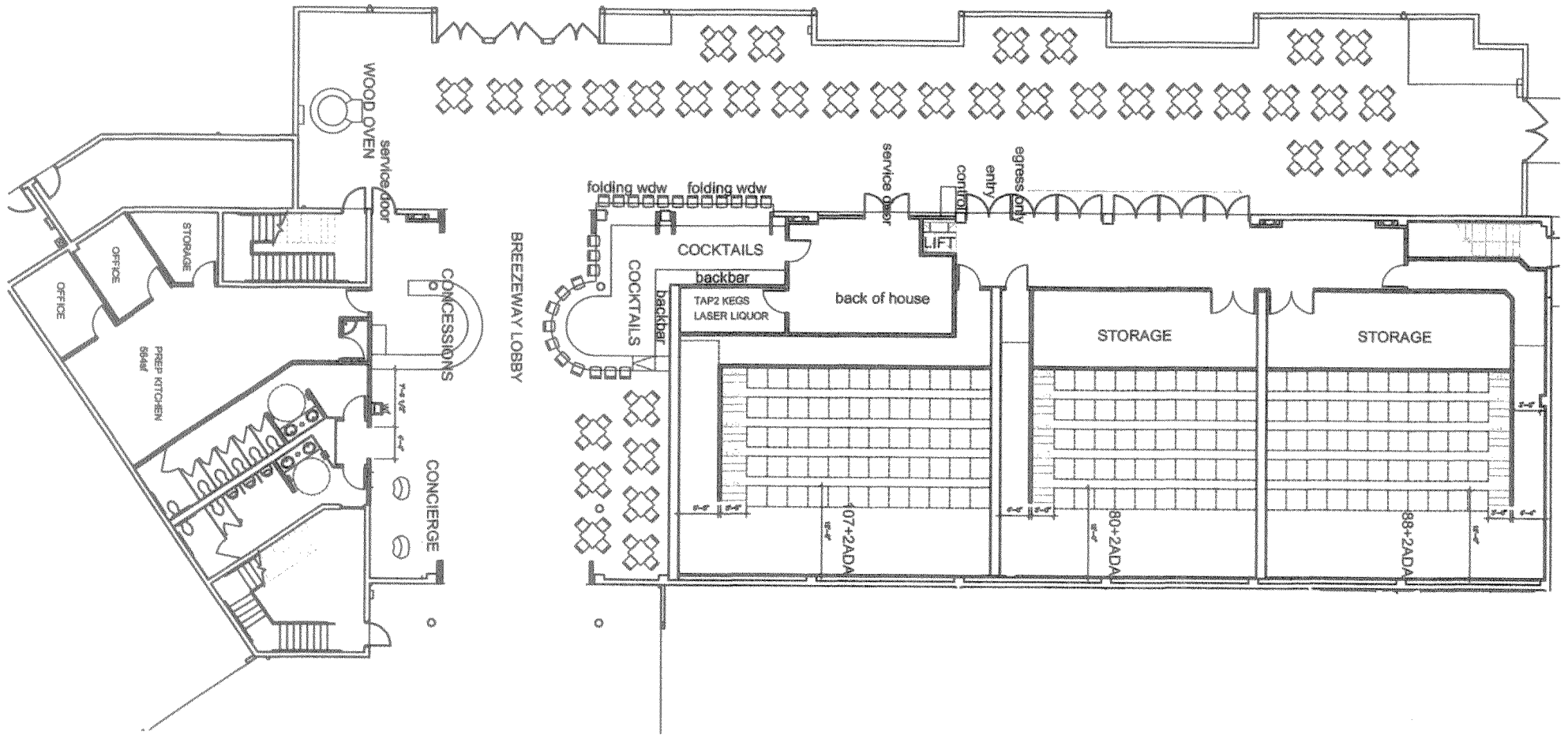
- OFFICES**
- Shopping Center Management 2F1
  - 808-886-8822

- GROCERY**
- Island Gourmet Markets B1
  - 808-886-3577

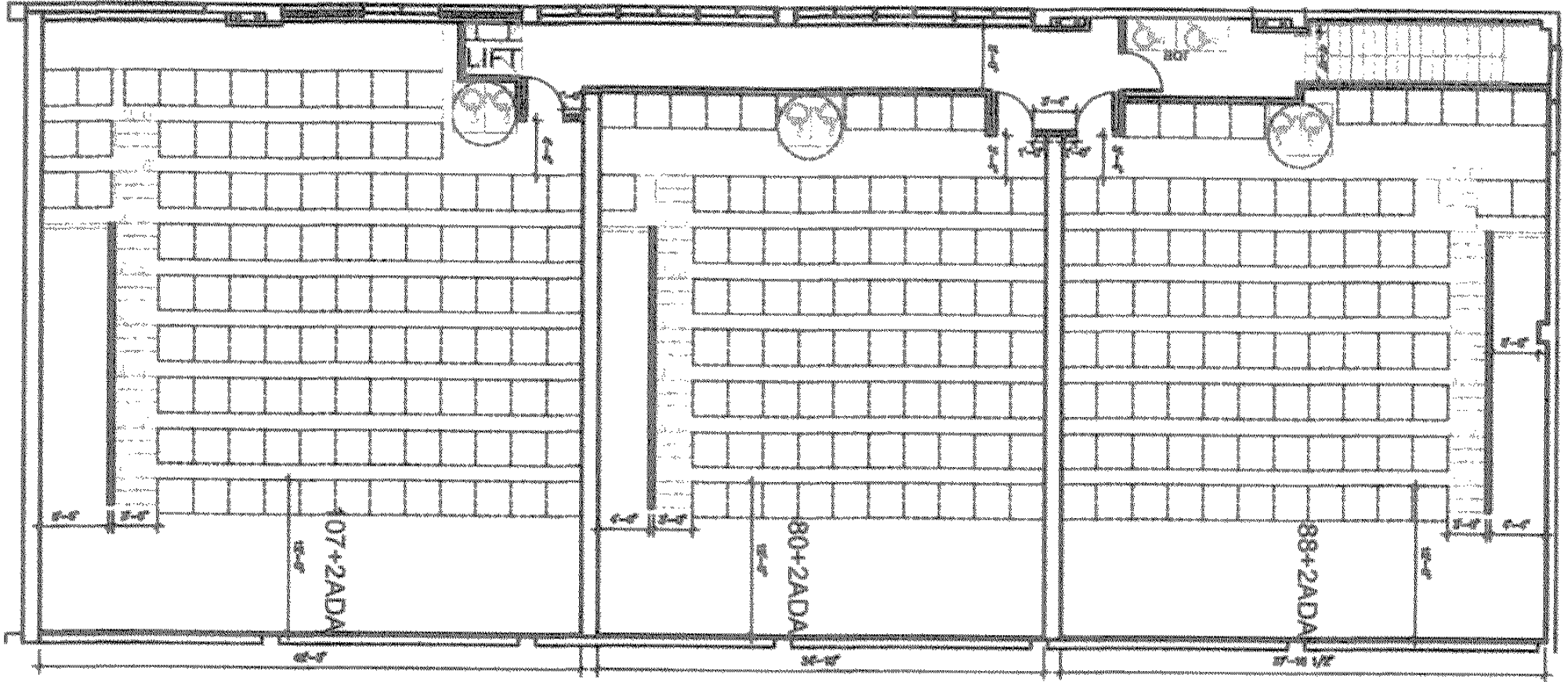
- SPECIALTY AND GIFTS**
- Claire's J5
  - 808-886-8905
  - KoaWood Ranch F14
  - 808-238-0419
  - SoHa Keiki J4
  - 808-909-3888
  - SoHa Living K5
  - 808-464-4268
  - Sunglass Hut C1
  - 808-886-0274

- SPORT AND LIFESTYLE**
- Bike Works Beach & Sports F12
  - 808-886-5000
  - Snorkel Bob's D1
  - 808-238-0992

# FLOOR PLAN - MAIN LEVEL



# FLOOR PLAN - MEZZANINE LEVEL



# MARKET OVERVIEW

**3,680**  
TOTAL UNITS



**BEALL CORP**  
RETAIL REAL ESTATE

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