



KOKO MARINA CENTER

*Make life fun!*

 **SOFOS REALTY**  
CORPORATION  
Commercial Brokerage • Property Management

# PROPERTY HIGHLIGHT

- EAST OAHU'S PREMIERE SHOPPING CENTER
- OVER 2 MILLION VISITORS ANNUALLY
- GATHERING PLACE FOR BOTH LOCAL AND VISITORS
- EASY ACCESS FROM KALANIANA'OLE HWY AND CLOSE TO HANAUMA BAY



Kahuku •

Laie •

• Haleiwa

Wahiawa  
•

• Makaha

Waipahu Pearl City  
•

Aiea  
•

Kaneohe  
•

Kapolei  
•

Ewa Beach  
•

**Koko Marina Center**

Honolulu  
•

## PROPERTY HIGHLIGHT

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

## PROPERTY FEATURES

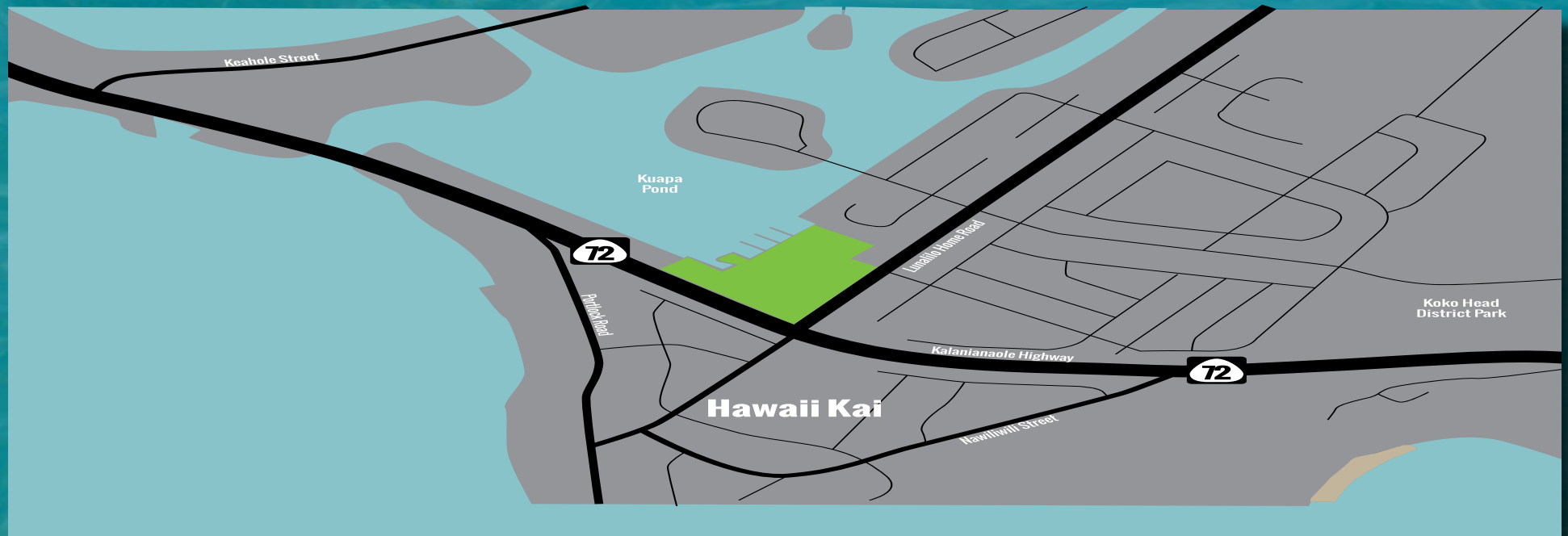
- *Great frontage along main highway*
- *Retail and entertainment center*
- *Excellent visibility*
- *Limited competition*

## TRAFFIC COUNTS

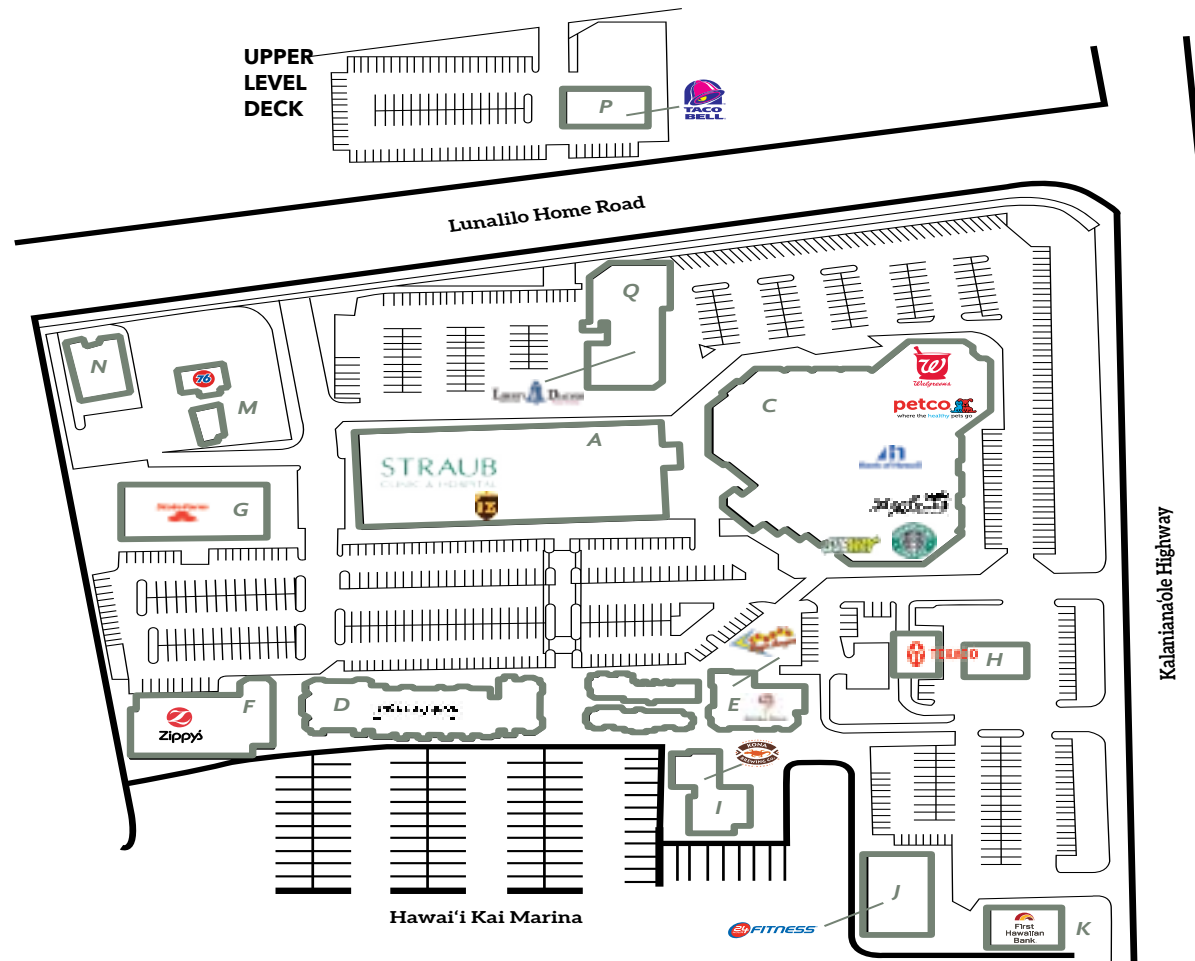
Kalaniana'ole Highway/Portlock RD: ~34,601 VPD

## DEMOGRAPHICS

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



# SITE PLAN



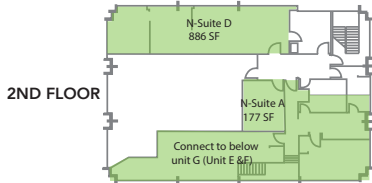
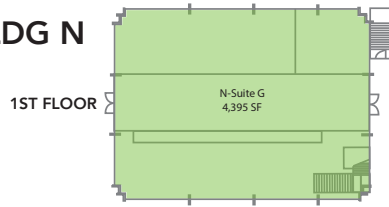
# SITE PLAN with AVAILABLE SPACE



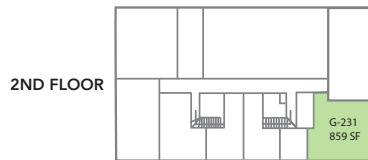
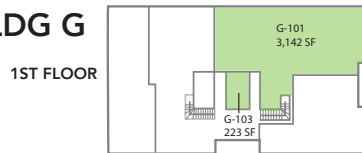
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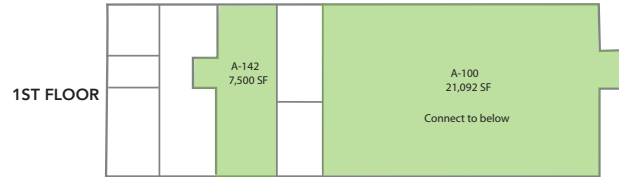
## BLDG N



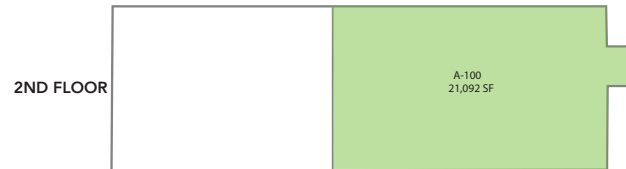
## BLDG G



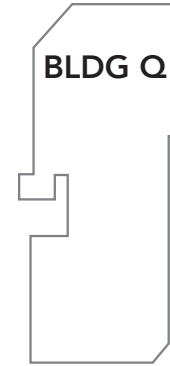
## BLDG D



## BLDG A



## BLDG Q



## BLDG C



## BLDG E



The spaces currently available for lease are indicated in green.





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