

FOR LEASE

7192 Kalaniana'ole Highway • Honolulu, HI 96825



KOKO MARINA CENTER

make life fun!



PROPERTY DESCRIPTION

East O'ahu's premier shopping center offering a vibrant mix of retail and service tenants. With exposure to more than 2 million visitors annually, the center is ideally positioned to serve both the local community and visitor markets, and just minutes from Hanauma Bay. Set against a relaxing marina backdrop, Koko Marina offers convenient access directly off Kalaniana'ole Highway and features a full range of medical, dining, and everyday services.

PROPERTY SNAPSHOT

Location:	Hawaii Kai
Land Area:	~16.748 AC
Gross Leasable Area:	~277,420 SF
Zoning:	B-2 Community Business
Base Rent:	Office & Retail Negotiable Ground lease applies the following January
Percentage Rent:	8% over natural breakpoint
CAM:	\$1.13 / SF
Real Property Taxes:	\$0.34 / 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^{web}

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

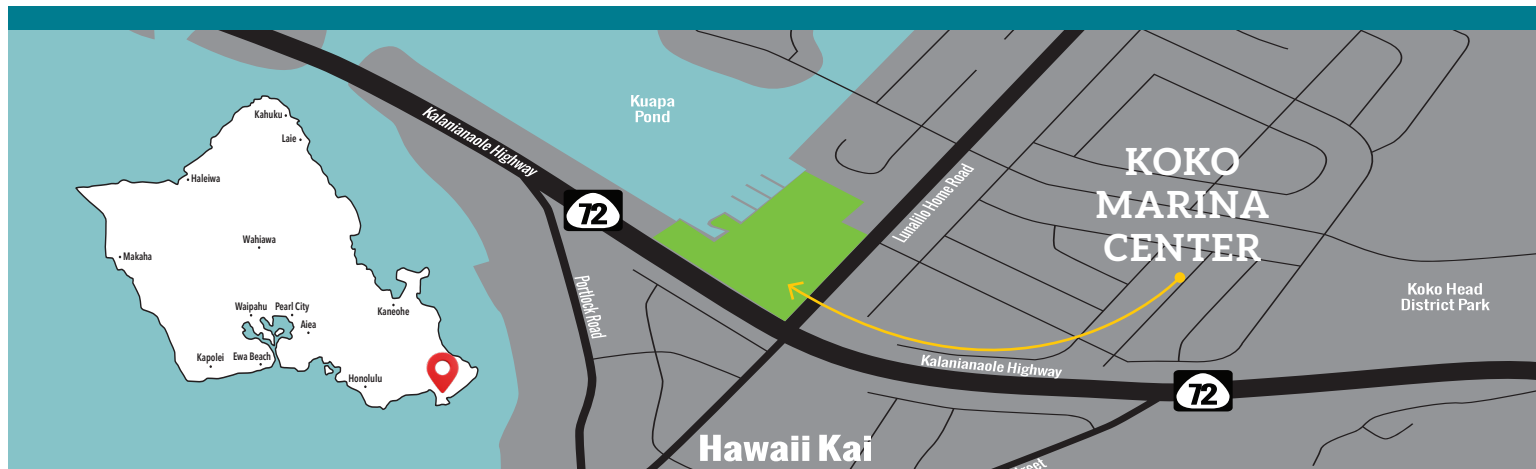
FOR MORE INFORMATION

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



SITE PLAN with AVAILABLE SPACE

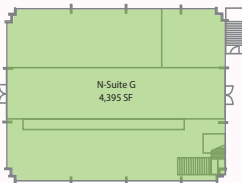


KOKO MARINA CENTER

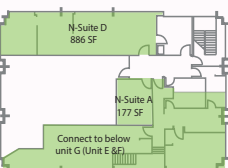
make life fun!

BLDG N

1ST FLOOR

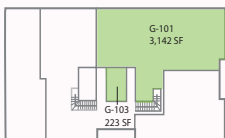


2ND FLOOR



BLDG G

1ST FLOOR

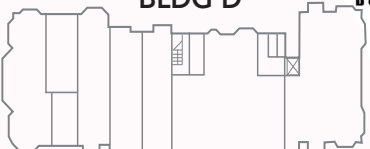


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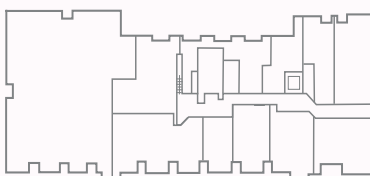


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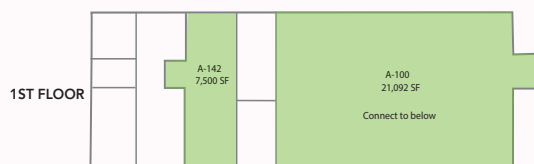
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2ND FLOOR

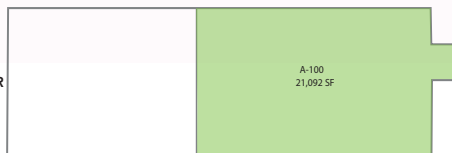


*Site & Floor Plans are for marketing purposes only and may not accurately reflect the property.

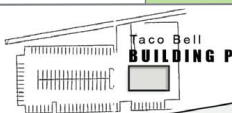


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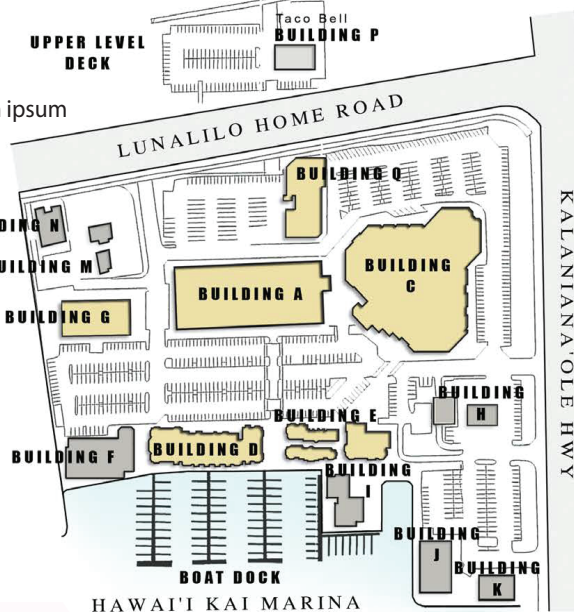
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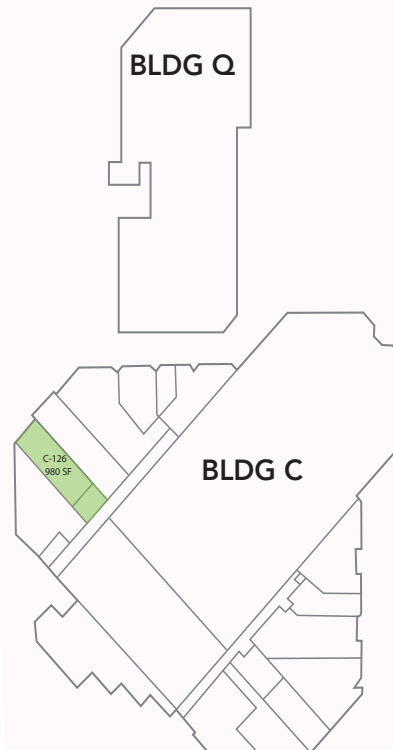
UPPER LEVEL
DECK



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BLDG Q



BLDG C

BLDG E

1ST FLOOR



2ND FLOOR

