

Executive Summary



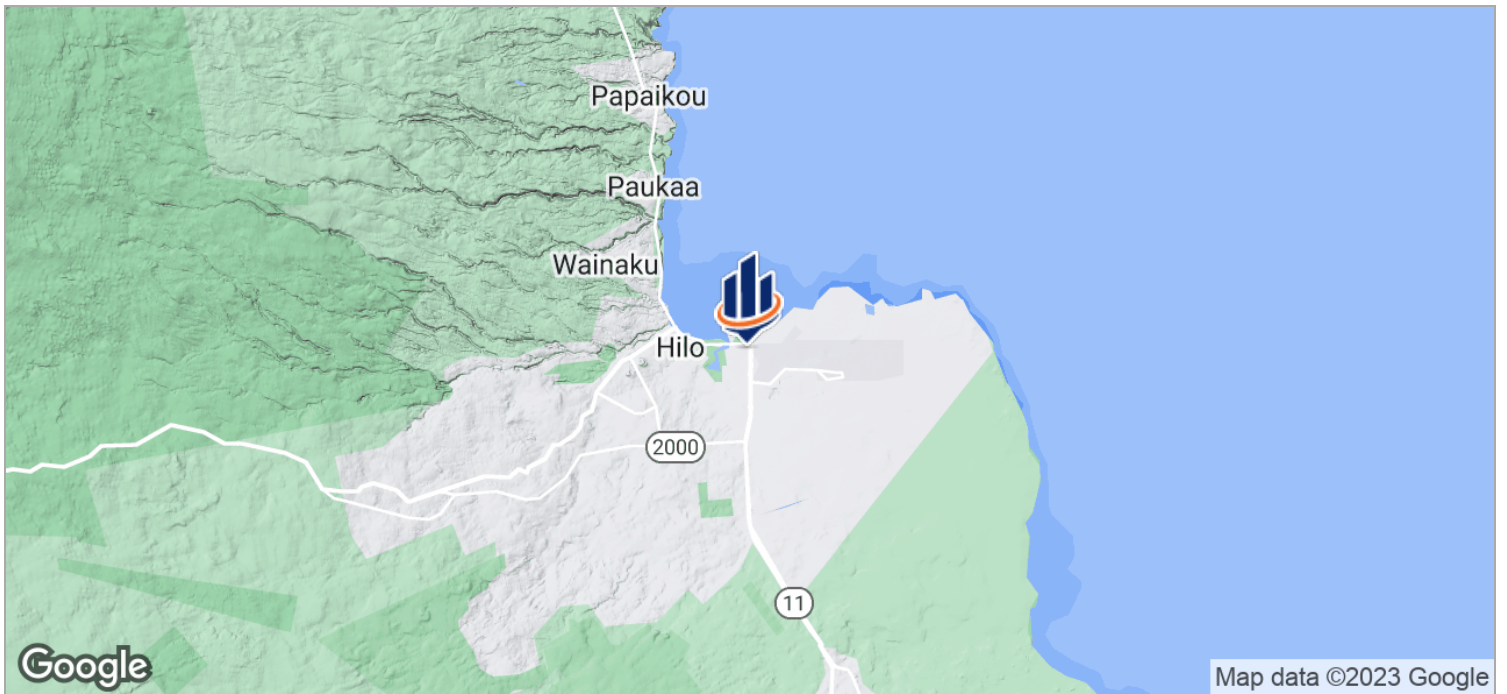
LEASE OVERVIEW

AVAILABLE SF:	1,466 - 1,611 SF
LEASE RATE:	\$1.25 - 1.50 SF/Month [NNN]
LOT SIZE:	1.64 Acres
BUILDING SIZE:	24,646 SF
YEAR BUILT:	1977
RENOVATED:	2009
ZONING:	MCX-1A
MARKET:	Island Of Hawaii
SUB MARKET:	East Hawaii
CROSS STREETS:	Kanoelehua Avenue & Kuawa Street

PROPERTY DESCRIPTION

27,000 square foot retail strip center with direct exposure to the main highway in the heart of Hilo. Highly trafficked and high visibility! Anchor tenants include Air Liquide America and Rent A Center. CAM is currently estimated at \$0.58/sf/month.

Location Maps



Property Description

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Great visibility in a heavily trafficked area. Highway frontage on the edge of Hilo close to Hilo Airport and Hilo Harbor.

PROPERTY HIGHLIGHTS

CAM is currently only \$0.58/sf/month

High traffic counts!

Near tourist destination of Hilo Bay

National Tenants - Air Liquide America; Rent A Center

Great street visibility!



Aerial Map



Google

Imagery ©2023 Airbus, Maxar Technologies

Additional Photos



Available Spaces

Lease Rate: \$1.25 - 1.50 SF/MONTH (NNN)

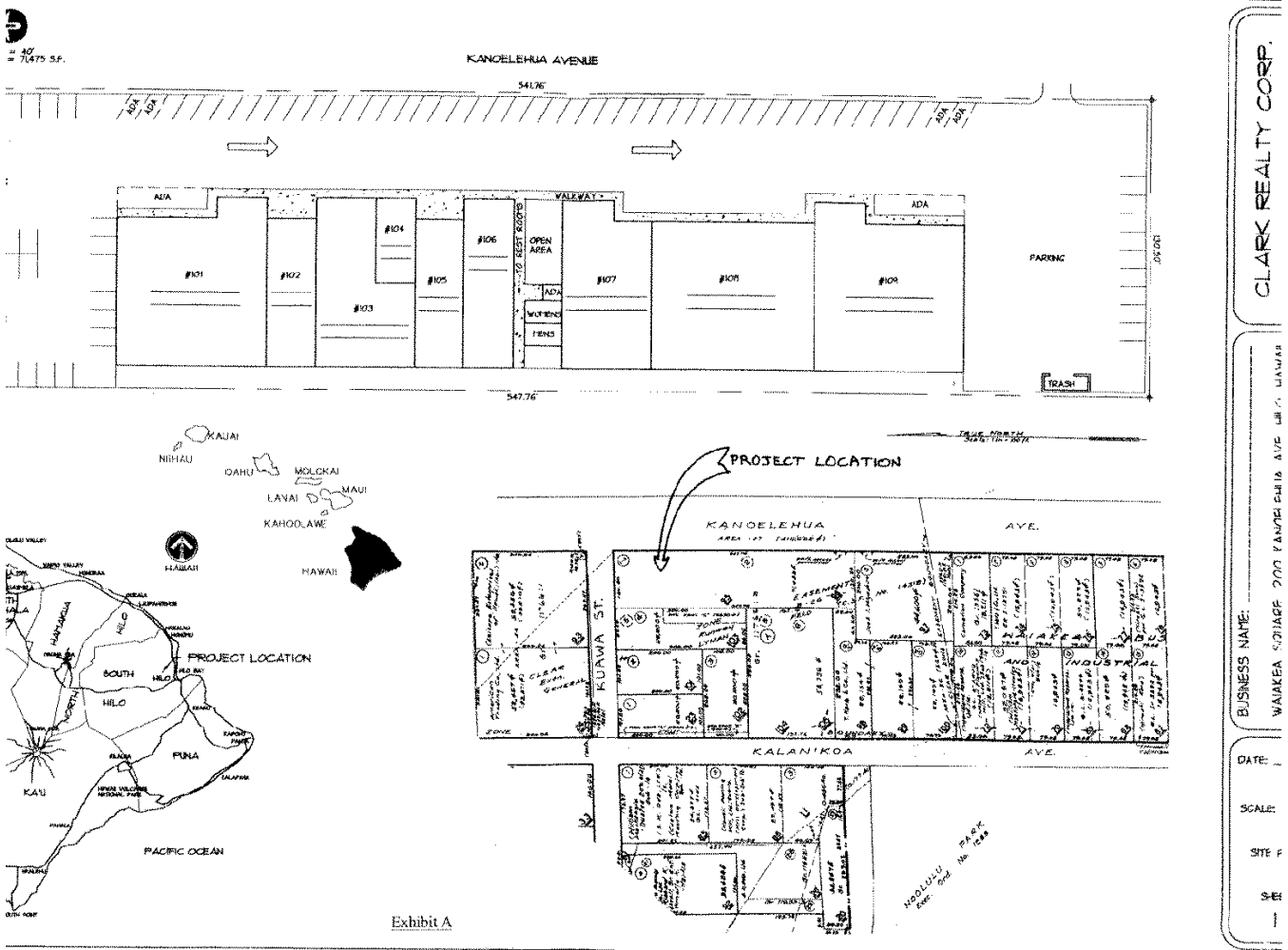
Total Space 1,466 - 1,611 SF

Lease Type: NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Waiakea Square - 101	Strip Center	\$1.25 SF/MONTH	NNN	1,466 SF	36 months	CAM is an additonal \$0.58 psf/month

Site Plan



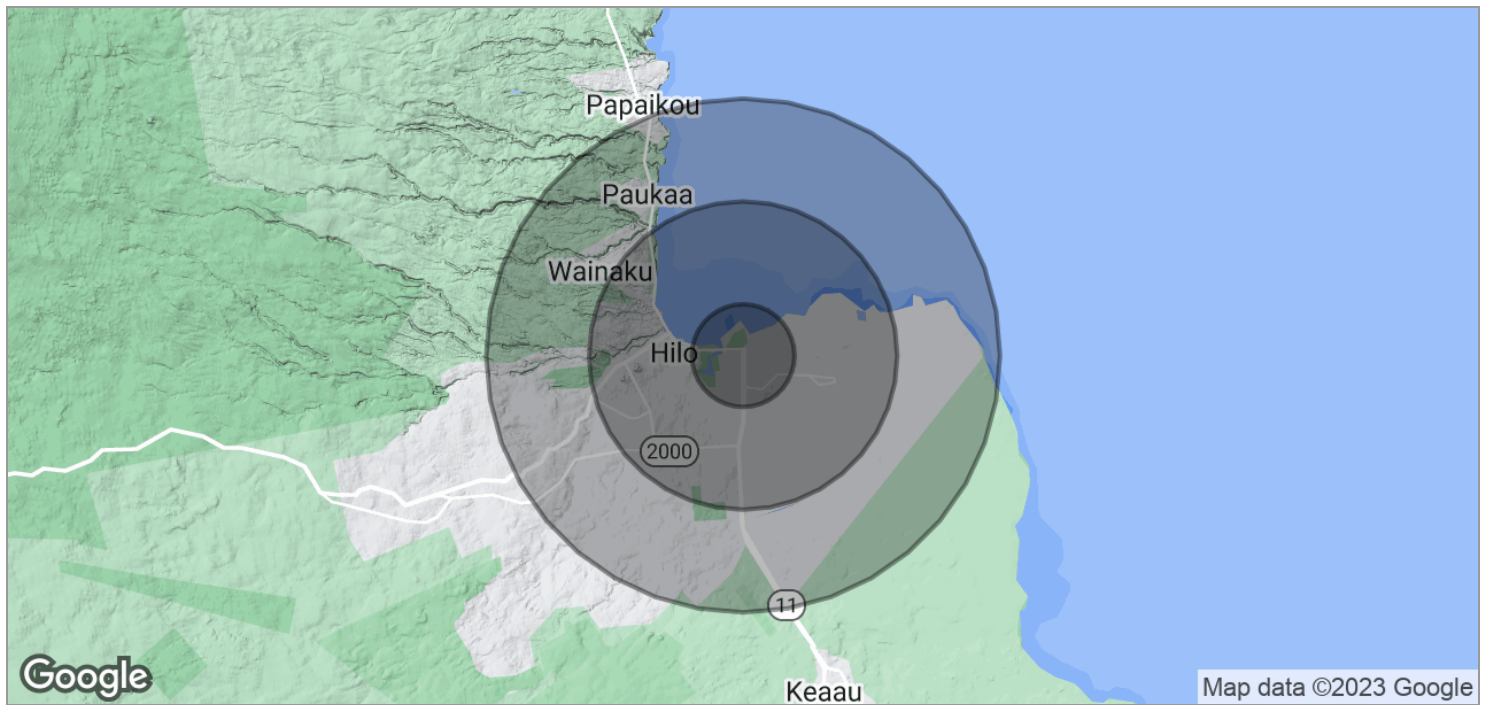
CLARK REALTY CORP.

BUSINESS NAME: WAIKOLE STORAGE 200 KANOELEHUA AVE. W. HAWAII

DATE: _____
 SCALE: _____
 SITE # _____
 SET _____

Exhibit A

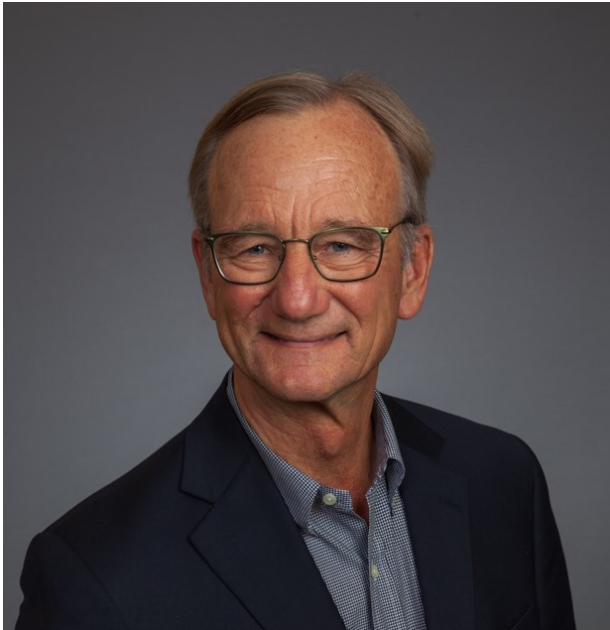
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,678	23,179	41,780
MEDIAN AGE	27.8	33.9	38.1
MEDIAN AGE (MALE)	27.4	32.4	36.9
MEDIAN AGE (FEMALE)	28.1	35.4	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,160	7,997	14,558
# OF PERSONS PER HH	3.2	2.9	2.9
AVERAGE HH INCOME	\$51,273	\$58,421	\$66,521
AVERAGE HOUSE VALUE	\$320,933	\$354,776	\$367,007

Advisor Bio & Contact



Gregory G. Ogin

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

HI #RB-16053

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Advisor Bio & Contact 2

Memberships & Affiliations

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