

LEASE

Coconut Grove Marketplace

75-5801 ALII DRIVE

Kailua Kona, HI 96740

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$3.00 SF/month (NNN)
BUILDING SIZE:	47,073 SF
AVAILABLE SF:	2,993 - 6,500 SF
LOT SIZE:	5.168 Acres
YEAR BUILT:	1989
RENOVATED:	2013
ZONING:	CV-.75

MARKET: Island of Hawaii

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PROPERTY OVERVIEW

Premium ocean-side retail center with restaurants, shops, beach volleyball and plenty of parking. Beach volleyball daily and monthly public entertainment. Kailua-Kona's premier oceanfront shopping center. Ease of access from and bordered by both the highly trafficked Alii Drive and Queen Kaahumanu Highway. Anchor tenants include Fosters Kitchen, Lava Java, Outback Steakhouse (AVAILABLE FOR LEASE, 6500 SF), Laverne's, Gecko Girls Shave Ice, Humpy's Alehouse, Bongo Ben's (AVAILABLE FOR LEASE, 2993 SF) Jack's Diving Locker and Oceans Sports Bar. Estimated CAM is \$2.65/SF/month.

PROPERTY HIGHLIGHTS

- Premium retail center across from the Pacific Ocean with unobstructed surf & sunset views
- Beach Volleyball
- Fantastic Street Presence and Visibility
- Anchor Tenants - Foster's Kitchen, Island Lava Java, Jack's Diving Locker, Humpy's Alehouse, Ocean's Sports Bar and Laverne's

ADDITIONAL PHOTOS



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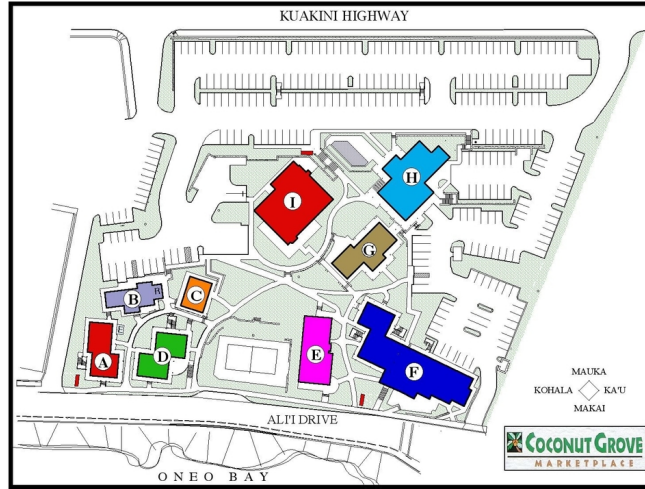
LOCATION MAP



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,993 - 6,500 SF	LEASE RATE:	\$3.00 SF/month

AVAILABLE SPACES SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

Coconut Grove - Suite I	Available	6,500 SF	NNN	\$3.00 SF/month	Restaurant space. Former high volume Outback Steakhouse.
Coconut Grove - Suite PC-1-2	Available	2,993 SF	NNN	\$3.00 SF/month	Restaurant Space, formerly Bongo Ben's. Prime Alii Drive Frontage, with ocean views. Includes ocean front patio of an additional 1111 sq/ft.

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DEMOGRAPHICS MAP & REPORT

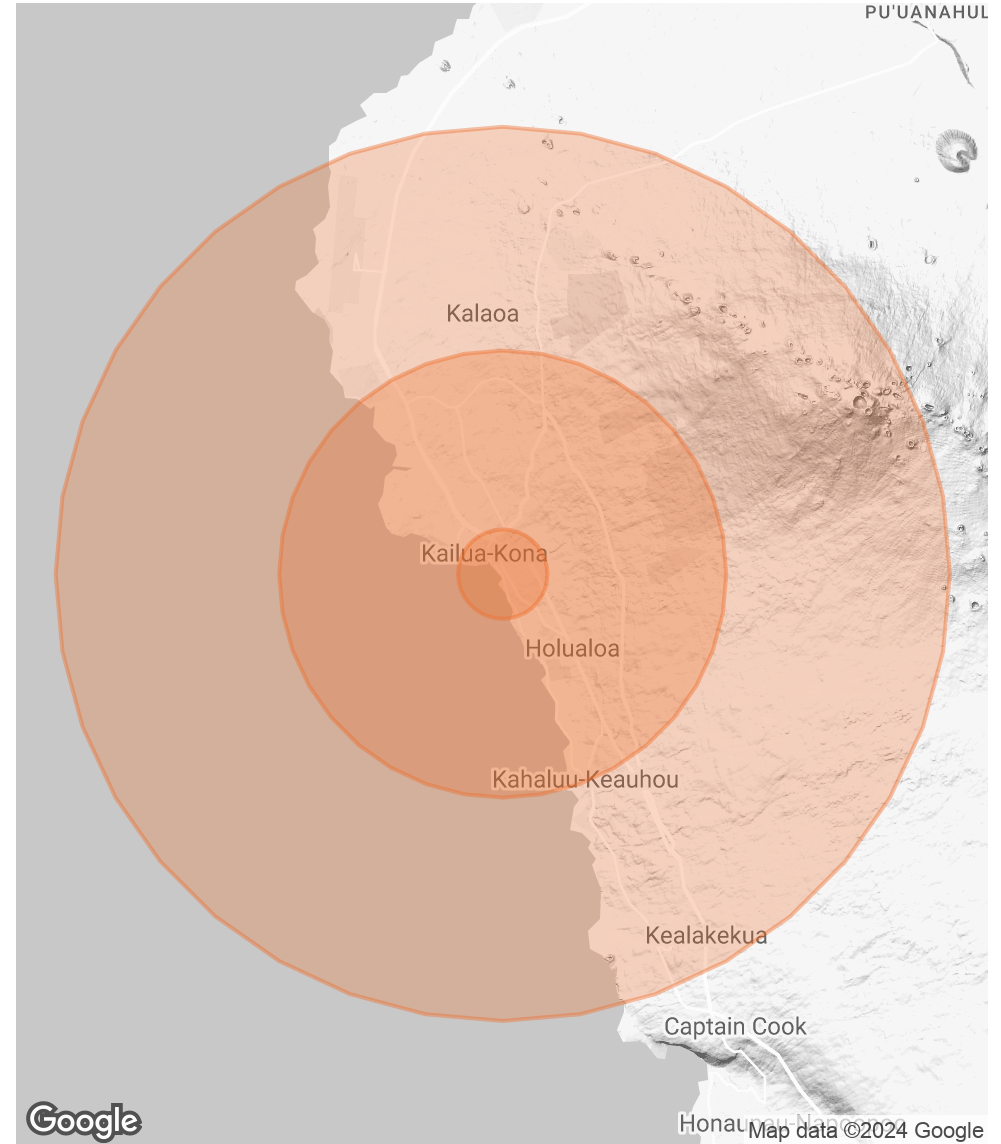
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,065	18,829	24,435
AVERAGE AGE	45.2	42.8	44.1
AVERAGE AGE (MALE)	44.0	42.1	43.5
AVERAGE AGE (FEMALE)	45.6	42.9	44.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	789	6,922	9,154
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$70,687	\$76,828	\$76,896
AVERAGE HOUSE VALUE	\$546,433	\$574,842	\$575,143

* Demographic data derived from 2020 ACS - US Census



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