



KOKO MARINA CENTER

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 **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



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:	\$1.13 / SF
Real Property Taxes:	\$0.34 / SF
Promotional Fee:	\$0.16 / SF
Parking:	Ample parking available

PROPERTY FEATURES

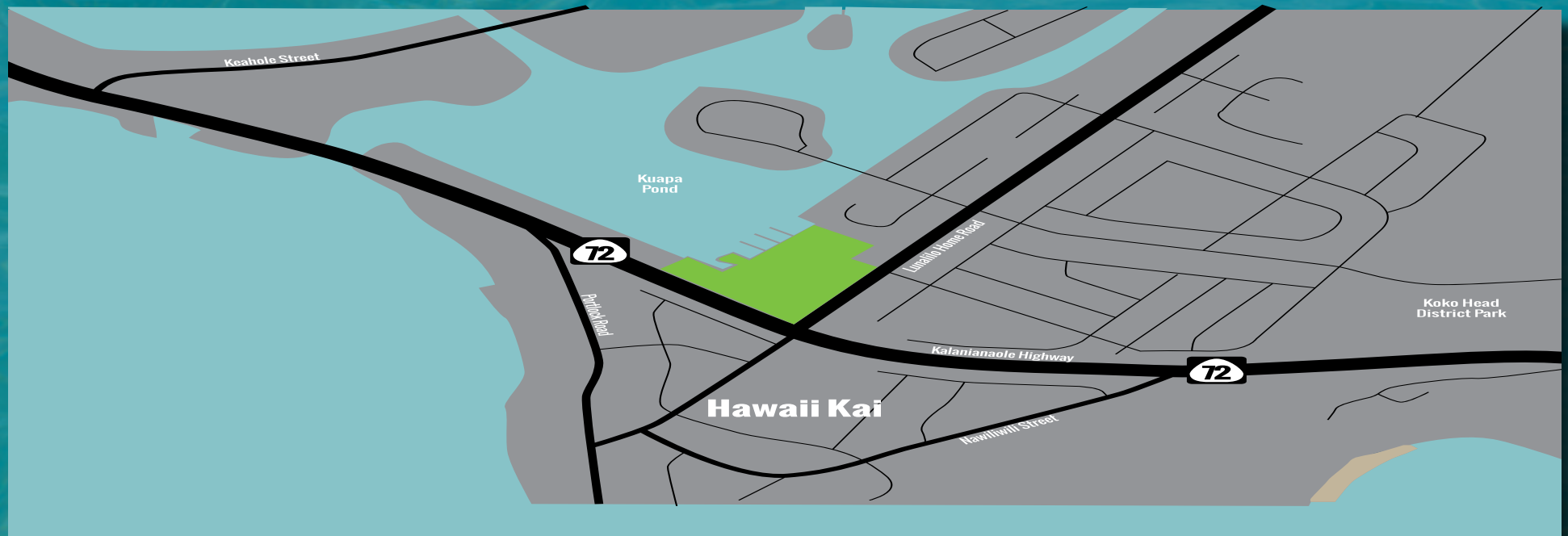
- *Great frontage along main highway*
- *Retail and entertainment center*
- *Excellent visibility*
- *Limited competition*

TRAFFIC COUNTS

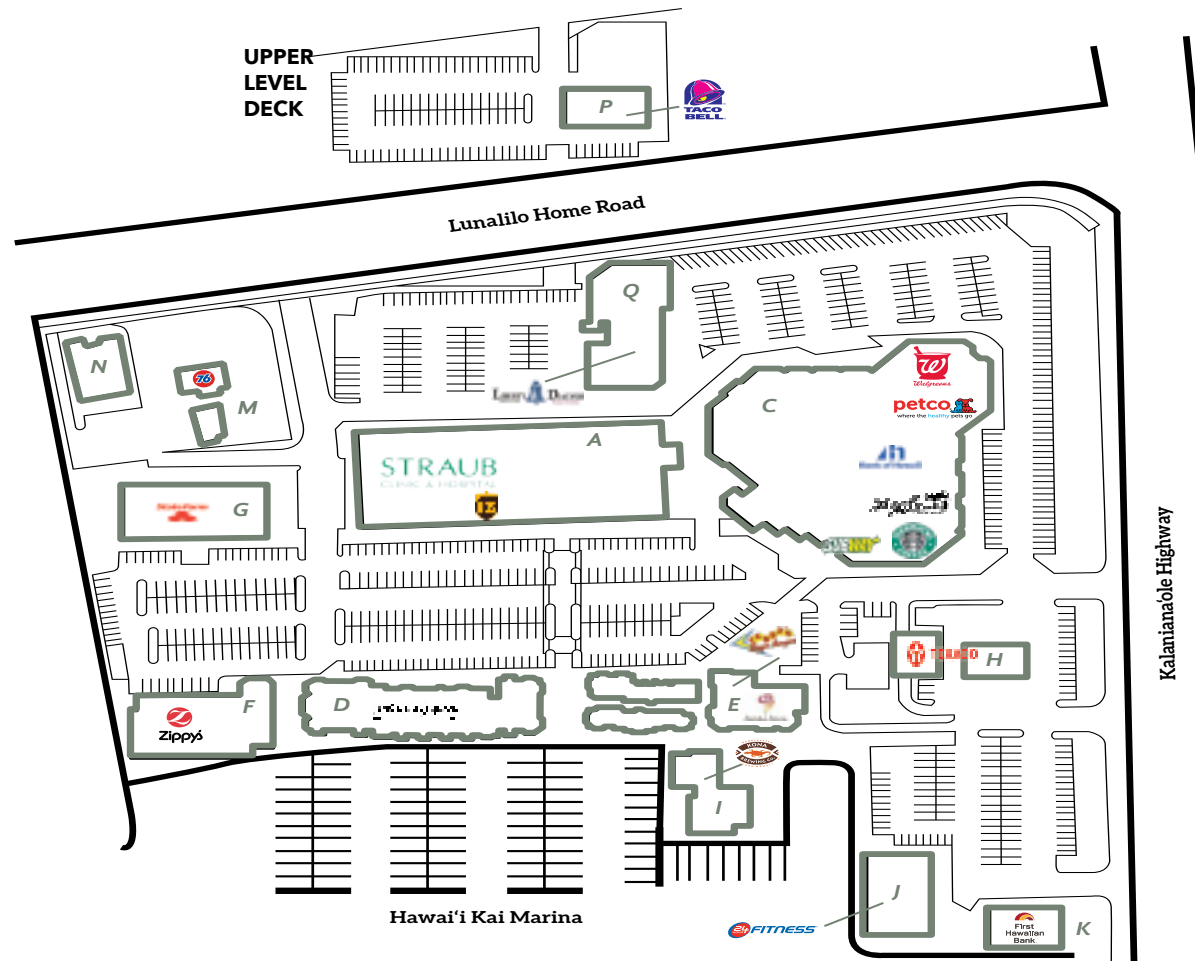
Kalaniana'ole Highway/Portlock RD: ~34,601 VPD

DEMOGRAPHICS

Source: CoStar	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

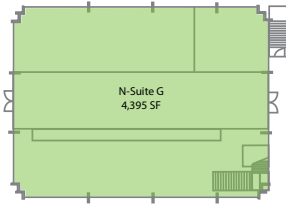


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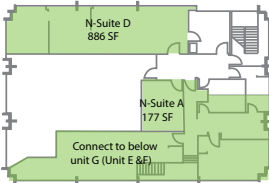
make life fun!

BLDG N

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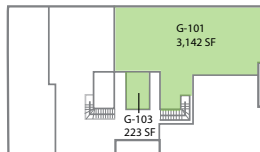


2ND FLOOR



BLDG G

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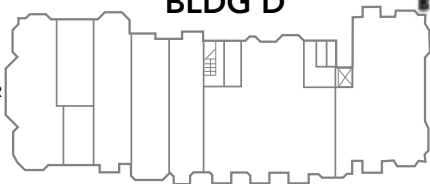


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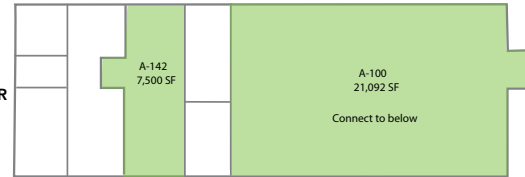
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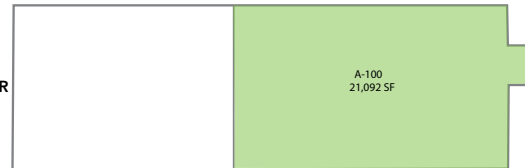


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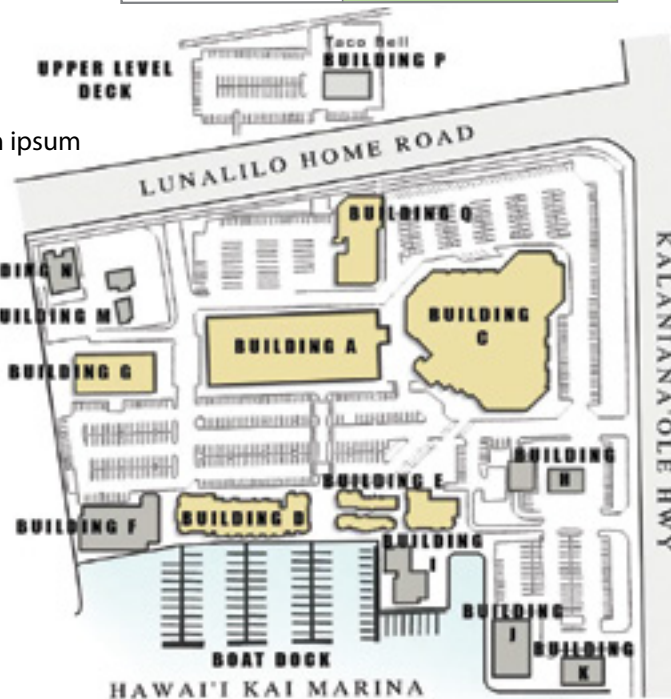


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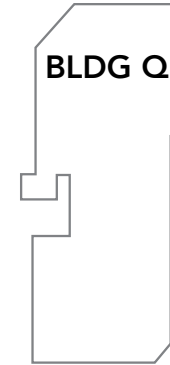
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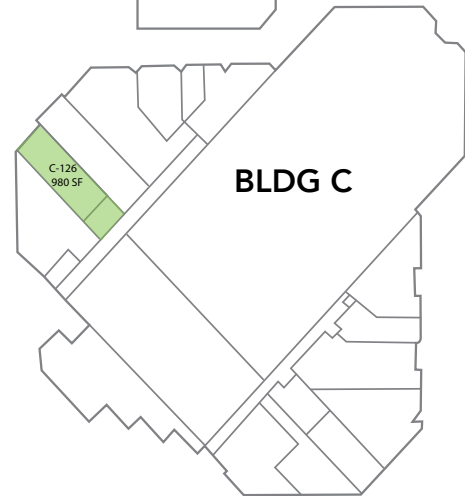
Lorem ipsum



BLDG Q



BLDG C

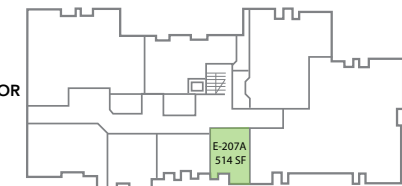


BLDG E

1ST FLOOR



2ND FLOOR



The spaces currently available for lease are indicated in green.





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