



KOKO MARINA CENTER

*Make life fun!*

# 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



**Koko Marina Center**

## PROPERTY HIGHLIGHT

Location: Hawaii Kai  
Land Area: ~2.05 AC  
Gross Leasable Area: ~284,321 SF  
Zoning: B-2 Community Business  
Parking: Garage & Surface  
Base Rent: Retail: Negotiable  
Office: 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  
Square Footage Available: 246 SF - 21,092 SF  
Parking: Ample parking available

## PROPERTY FEATURES

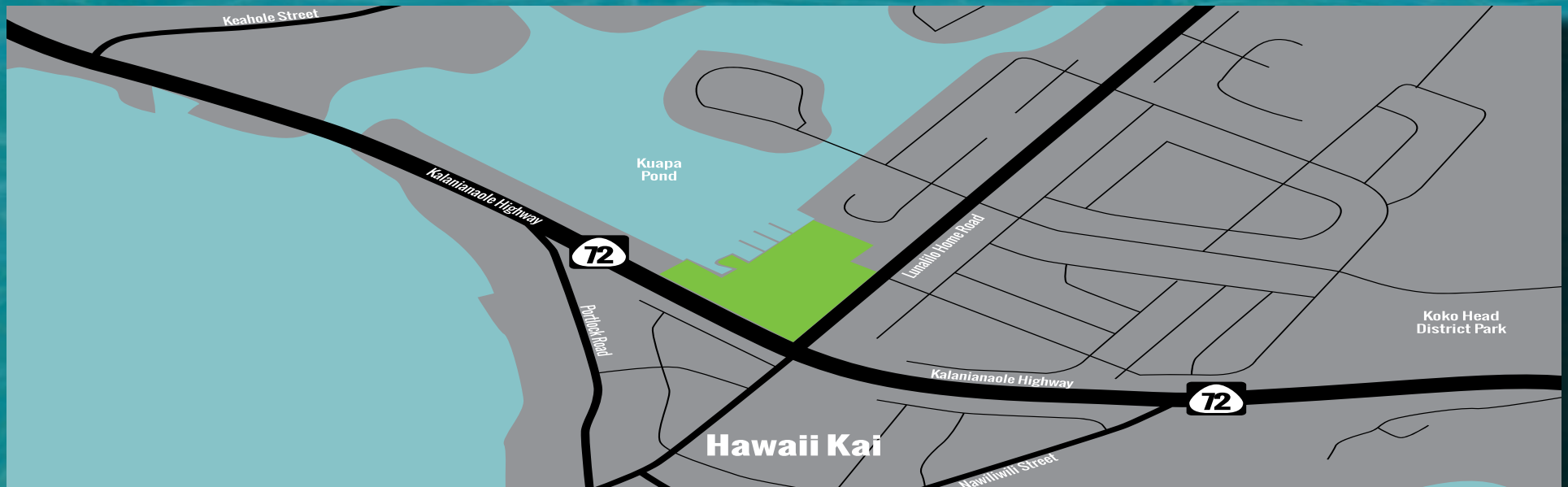
- *Great frontage along main highway*
- *Retail and entertainment center*
- *Excellent visibility*
- *Limited competition*

## TRAFFIC COUNTS

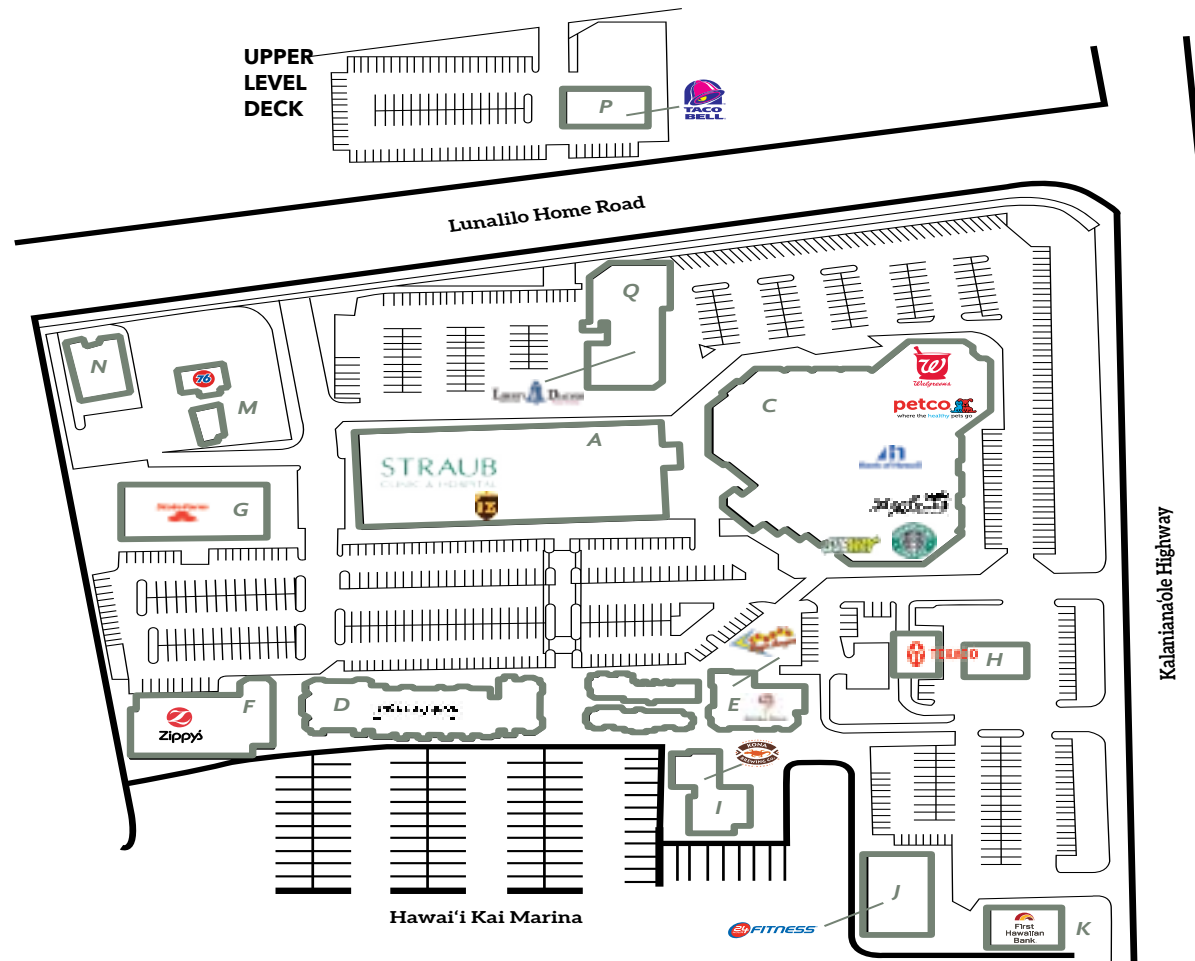
Kalaniana'ole Highway: ~27,000 VPD

## DEMOGRAPHICS (2023)

|                               |               |                |                 |
|-------------------------------|---------------|----------------|-----------------|
| Source: CoStar <sup>web</sup> | <u>2 Mile</u> | <u>5 Miles</u> | <u>10 Miles</u> |
| Population:                   | 26,452        | 58,250         | 303,347         |
| Total Households:             | 9,625         | 19,594         | 121,529         |
| Avg. Household Income:        | \$155,018     | \$159,987      | \$113,309       |



# SITE PLAN



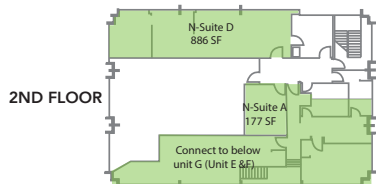
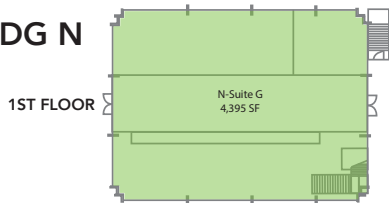
# SITE PLAN with AVAILABLE SPACE



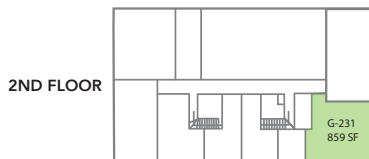
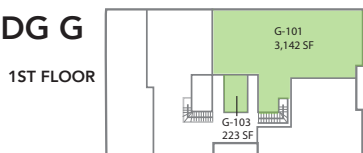
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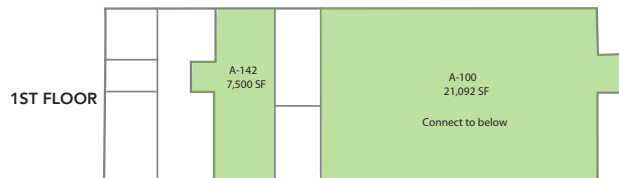
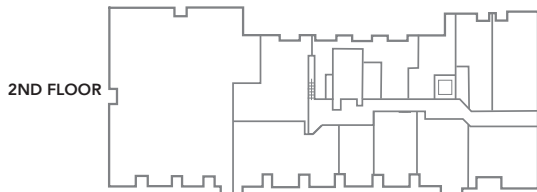
## BLDG N



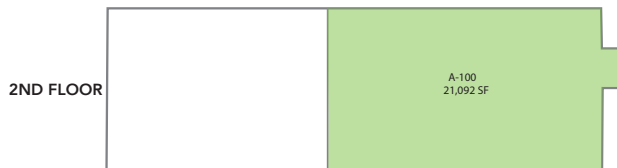
## BLDG G



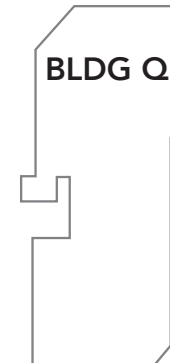
## BLDG D



## BLDG A



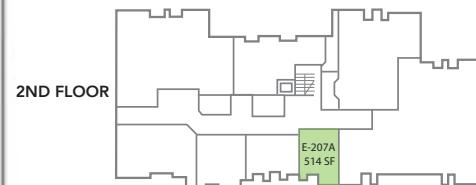
## BLDG Q



## BLDG C



## BLDG E



Available for Lease ———  
Soon To Be Available ———





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