



LEASE

Coconut Grove Marketplace

75-5801 ALII DRIVE

Kailua Kona, HI 96740

PRESENTED BY:

GREGORY G. OGIN

O: 808.329.6446

gogin@svn.com

HI #RB-16053

SUSIE SCRIBNER

O: 808.731.3149

susie.scribner@svn.com

HI #RS-84227

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, Lavern's, Gecko Girls Shave Ice, Humpy's, Jack's Diving Locker and Oceans' Sports Bar. CAM at this property is currently estimated at \$2.25/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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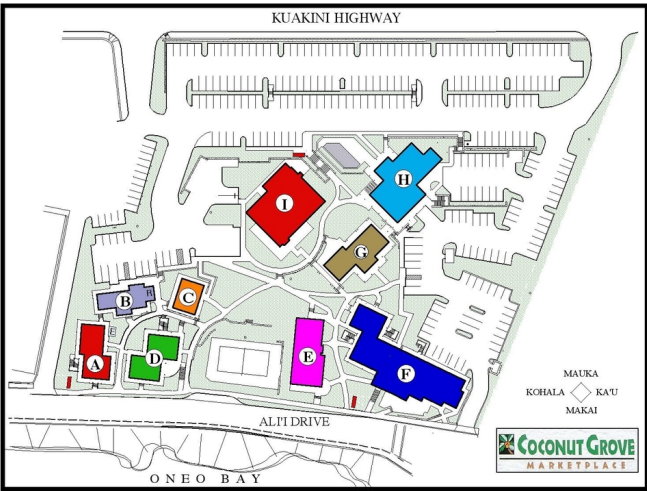
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LEASE SPACES



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
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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 MILE5 MILES10 MILES

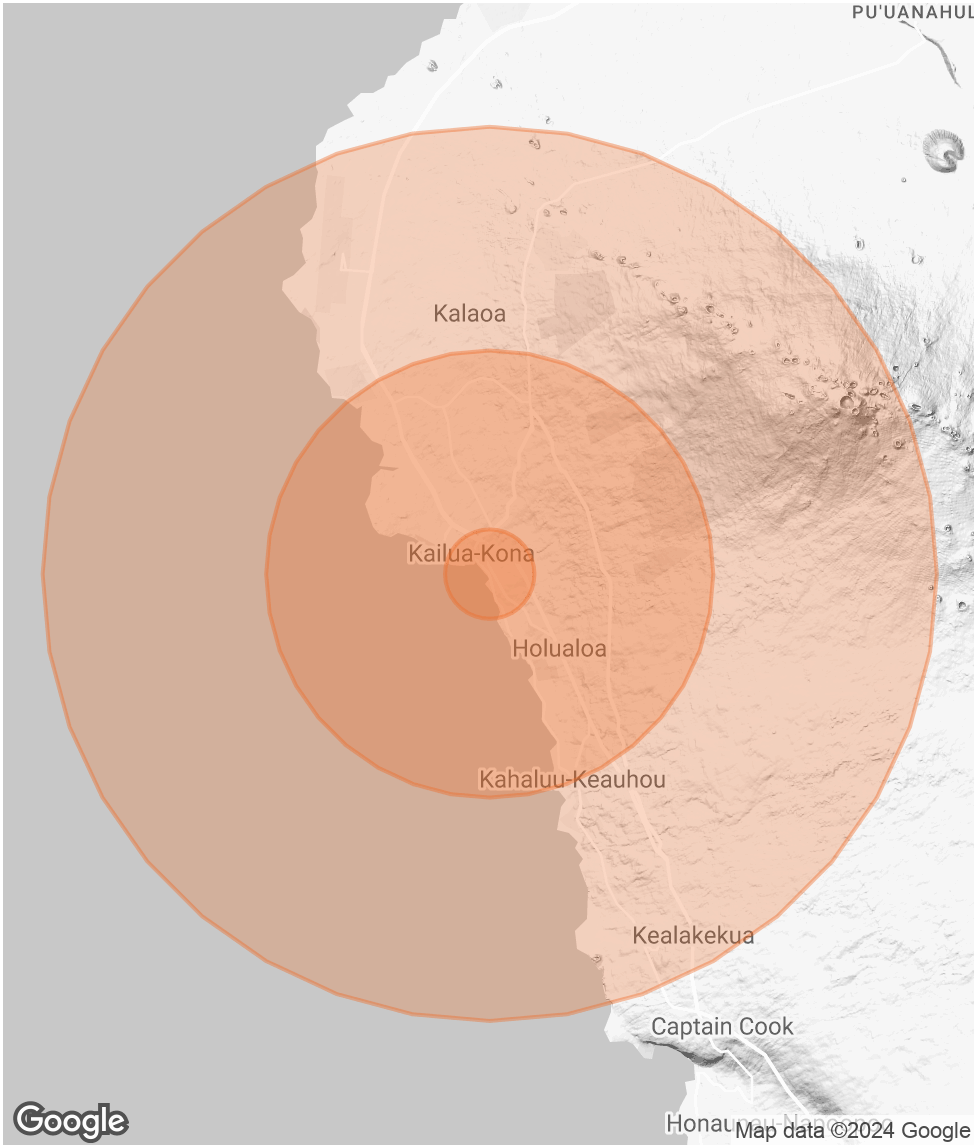
TOTAL POPULATION	2,065	18,829	24,435
AVERAGE AGE	45.2	42.8	44.1
AVERAGE AGE (MALE)	44.0	42.1	43.5
AVERAGE AGE (FEMALE)	45.6	42.9	44.3

HOUSEHOLDS & INCOME

1 MILE5 MILES10 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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