

# FOR LEASE

7192 Kalaniana'ole Highway • Honolulu, HI 96825



KOKO MARINA CENTER

*make life fun!*



## PROPERTY DESCRIPTION

East Oahu's premiere shopping center featuring Retail and Service Tenants. With visibility to over 2 million visitors annually, this center is positioned to take advantage of both local and visitor markets. Featuring a relaxing Marina atmosphere, Koko Marina provides easy accessibility off Kalaniana'ole Highway. This center provides all banking and service needs. Close to Hanauma Bay.

## PROPERTY SNAPSHOT

<b>Location:</b>	Hawaii Kai
<b>Land Area:</b>	~2.05 AC
<b>Gross Leasable Area:</b>	~284,321 SF
<b>Zoning:</b>	B-2 Community Business
<b>Parking:</b>	Garage & Surface
<b>Base Rent:</b>	Retail \$4.00 – \$7.00 / SF / Month Office \$1.50 – \$2.00 / SF / Month
<b>Percentage Rent:</b>	8% over natural breakpoint
<b>Restaurant Spaces:</b>	Negotiable
<b>CAM:</b>	\$0.85 / SF
<b>Real Property Taxes:</b>	\$0.33 / SF
<b>Promotional Fee:</b>	\$0.14 / SF
<b>Square Footage Available:</b>	250 SF - 7,500 SF
<b>Parking:</b>	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>
<b>Population:</b>	26,452	58,250	303,347
<b>Total Households:</b>	9,625	19,594	121,529
<b>Avg. Household Income:</b>	\$155,018	\$159,987	\$113,309

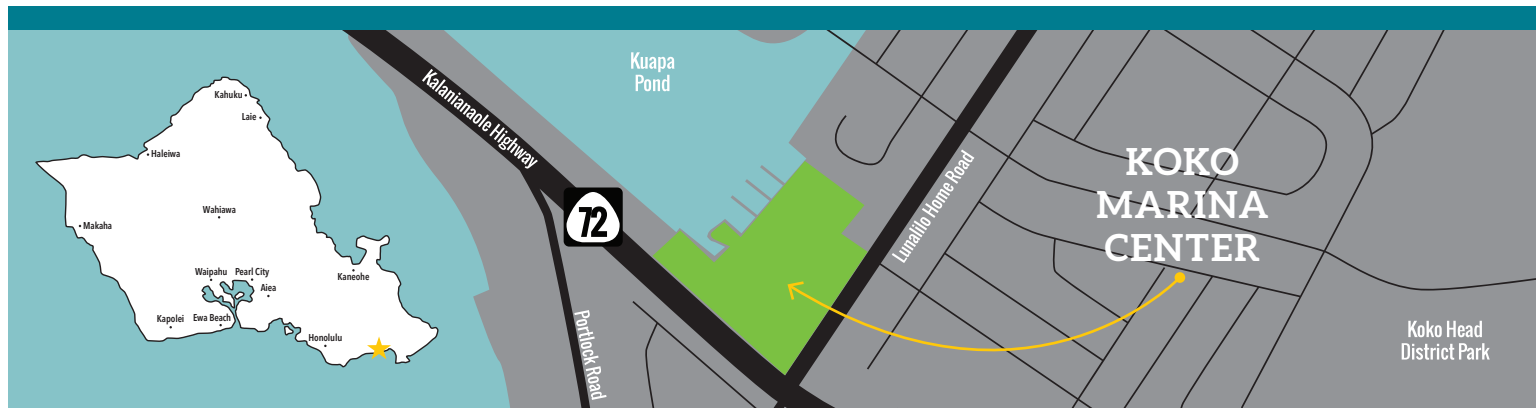
## FOR MORE INFORMATION

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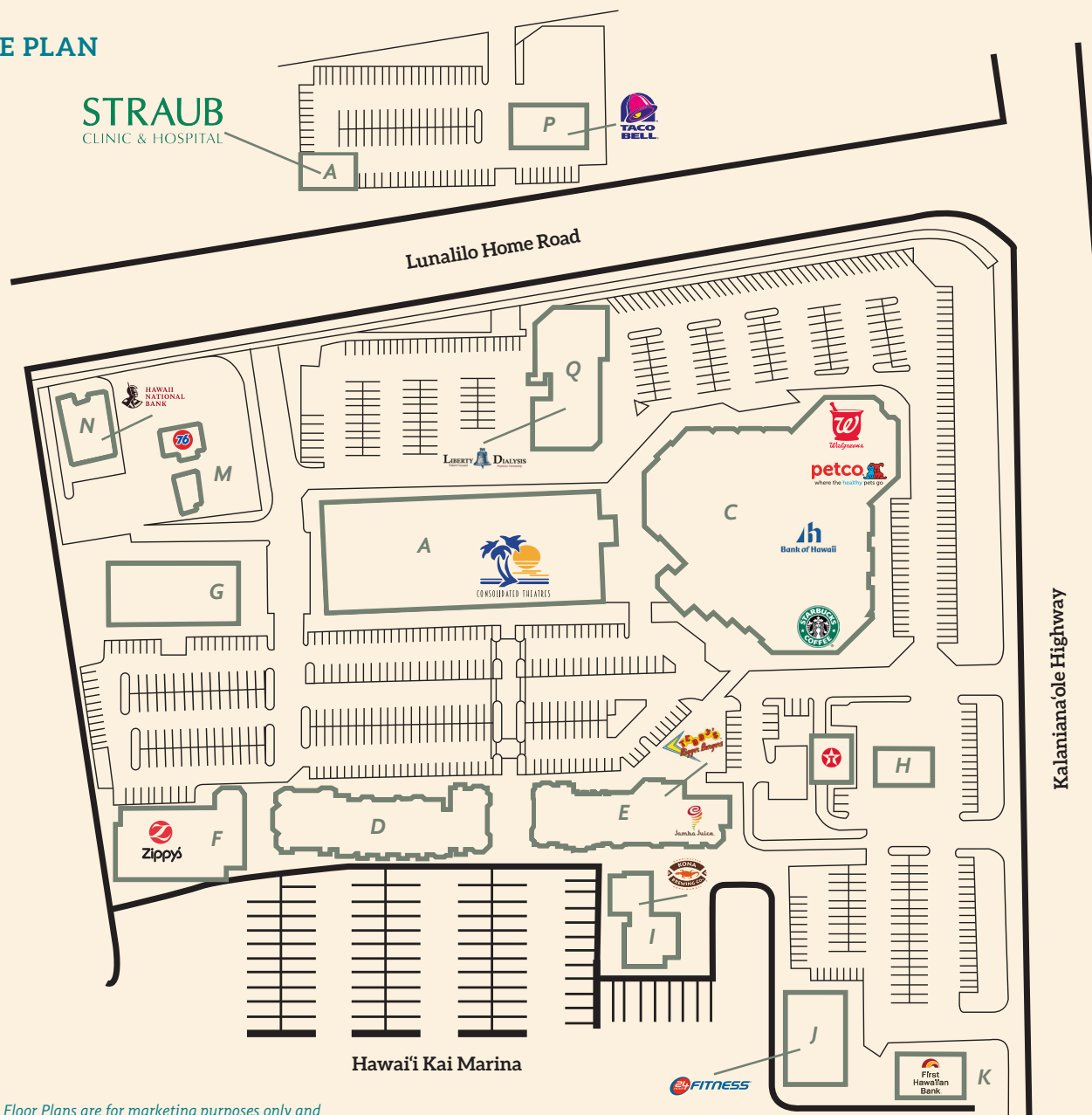
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## SITE PLAN



*\*Site & Floor Plans are for marketing purposes only and may not accurately reflect the property.*

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