

NOW LEASING



# Kukui Grove

KAUAI'S DOMINANT RETAIL CENTER



Colliers  
INTERNATIONAL



# Kukui Grove

Located in the city of Lihue, on the island of Kauai, in the state of Hawaii, Kukui Grove is the dominant center in this high traffic resort and residential market. The 454,517 square foot property makes up 37% of the total retail area on the island of Kauai. Kauai's largest open-air retail center features more than fifty stores, restaurants and local specialty shops. Its location, size and merchandising mix draws customers from the entire island and makes it Kauai's number one retail and lifestyle destination.











## KUKUI GROVE CENTER



Centrally located in the **heart** of Lihue, Kauai



Less than 3 miles to **Lihue Airport** and the Harbor



Located along the **main highway**, Kaumualii Highway



Within close proximity to **hotels and timeshares**

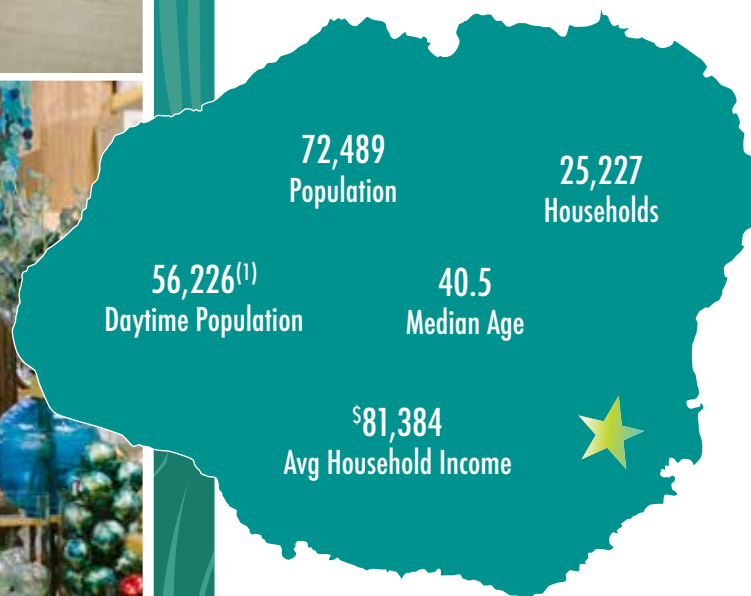


Kauai's **largest & most dominate** regional community center and marketplace



Complimentary **shuttle service** available for cruise ship passengers

## ISLAND OF KAUAI - 2016 DEMOGRAPHICS



### Customer Profile

#### VISITOR MARKET

There are more than 25,000 visitors on the island on any given day spending an average of \$172.90/person/day. The average length of stay is 7.6 days, providing abundant time to explore the island and its limited shopping destinations.

#### DEMO & PSYCHOGRAPHIC PROFILE

Customers of the Property are looking for shopping, dining and entertainment experiences that are limited or currently non-existent on Kauai. Due to the limited offerings, much of their shopping for apparel, jewelry, gifts and household furnishings is done over the internet, or on shopping trips to Oahu and the mainland U.S. The resident customer is significantly underserved by local shopping opportunities.

<sup>(1)</sup> Jobs within 10 miles of center





SAFeway

KAUMUALII HWY

THE HOME DEPOT

macy's

times  
SUPERMARKETS

Longs Drugs  
Live Healthy. Live Longer. Live Long.

ROSS  
DRESS FOR LESS

COSTCO  
WHOLESALE

BIG K  
more

Pier 1  
imports

29,541 ADT

NAWILIWILI ROAD



# Close to Everything and Everyone

Kukui Grove is Kauai's largest and top grossing lifestyle retail destination. The nearly fifty acre open-air center is, by far, the most dominant retail complex on the Island of Kauai.

Just minutes from Lihue Airport, Nawiliwili Harbor, and Poipu – Kauai's most popular resort area – Kukui Grove is strategically located to serve local residents and visitors alike. If you live here, Kukui Grove is your main shopping location. If you are visiting, it is the easiest and best place to stock up, wind down and get everything you need at the start, middle, or end of your trip. If you are traveling to Kauai via cruise ship, Kukui Grove offers complimentary shuttle services for visitors to come and enjoy this retail destination.

Kukui Grove is in the center of the action with the island's only Macy's, Ross Dress for Less, Costco, Home Depot, Kmart, Times Supermarkets, and Pier 1 Imports. Kukui Grove also offers over fifty high quality retailers, restaurants and local specialty brand shops.

The covered food court area is cool and comfortable, offering a great place to sip and dine among a diverse selection of eateries.

Kukui Grove is woven into Kauai's culture: Its Monday Farmers Market is an island tradition, attracting locals and visitors alike. On weekends, live music mixes with the trade winds from the festive Center Stage.

Easy to get to. Easy to park. Easy for shoppers to find everything they need. Far more than a retail locale, Kukui Grove is a vital part of the Kauai's foundation and lifestyle.







## LIHUE

Kukui Grove is situated in Lihue, the County Seat of Kauai. With the emergence of the sugar industry in the 1800s, Lihue became the Island's central city and, as home to Lihue Airport, is Kauai's economic engine.

## ECONOMIC OVERVIEW

The Hawaiian Island economy is strong and continues to prosper with tourism and spending reaching record levels. Thanks to robust demand for accommodations and housing, the construction industry is booming, and consumer confidence is high.

Hawaii's unemployment rate was 3.4% in the second quarter of 2016, down from 3.8% a year ago. Hawaii's economy is expected to continue positive growth. The number of jobs is projected to grow 1.8% while real personal income will grow 4.7%. Real Gross Domestic Product is forecasted to increase 1.9%. Beyond 2017, the economy is expected to continue its expansion path, with job growth, and visitor arrivals and expenditures projected are expected to continue.

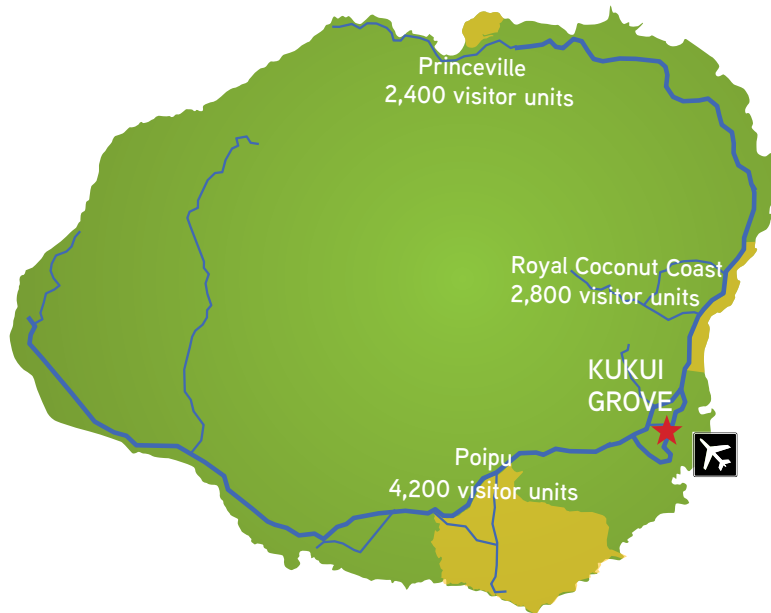
For Kauai County, the unemployment rate fell to 3.6% from 4.3% over the same time period. Job growth in the tourism, retail, and professional business services are the economic drivers for the strong results. Over the past year, new jobs were created fueled by hiring among restaurants, construction, retail and healthcare businesses.

## SURROUNDING ATTRACTIONS

### Distance From Kukui Grove to

Poipu 12 MILES 22 MINUTES	Hanalei 33 MILES 58 MINUTES	Kilauea Lighthouse 27 MILES 51 MINUTES
Spouting Horn In Poipu 12 MILES 26 MINUTES	Waimea Plantation Cottages 23 MILES 38 MINUTES	

# RESORT AREAS



The island has three major resort destinations:

**PRINCEVILLE AND THE NORTH SHORE** – This area is a 45-minute drive from the Lihue Airport and is on the tropical side of the island. This region of the island is known for its panoramic views of the mountains, open pastures lands, villages and the beautiful Hanalei Bay and Valley.

**THE ROYAL COCONUT COAST** – This resort area is located along the eastern shore, 10 miles north of Lihue Airport. The area was once the favored area of Hawaiian royalty, as well as the original site of resort development. Today, it hosts one of the largest percentages of accommodations, shops and historical sites in a single destination.

**POIPU BEACH RESORT** – Poipu Beach Resort has more than 3,200 hotel rooms and vacation rental units and is a 30-minute drive from Lihue Airport. This area is on the south shore of the island, known as the sunnier side of Kauai and boasts some of the most spectacular snorkeling and other water sport sites on the island.



ST. REGIS PRINCEVILLE  
251 ROOMS



GRAND HYATT KAUAI RESORT & SPA  
602 ROOMS



COURTYARD KAUAI AT COCONUT BEACH  
311 ROOMS



SHERATON KAUAI RESORT  
394 ROOMS



KAUAI MARRIOTT HOTEL - 756 ROOMS  
MARRIOTT TIMESHARES - 72 2-BEDROOM SUITES  
TIMBERS KAUAI - 47 OCEANFRONT RESIDENCES



THE LODGE AT KUKUIULA  
30 ROOMS AND 100 HOMES





## TRADE AREA

Island	Population <sup>(1)</sup>	Retail SF	SF/Capita
Oahu	1,088,299	16,385,607	15.06
Maui	210,711	2,970,197	14.10
Hawaii	231,182	2,833,864	12.26
Kauai	96,236	1,239,267	12.88
Mainland USA			25.00

<sup>(1)</sup>Adjusted Population to include Avg Daily Visitors due to number of centers being resort centers

## Economic Highlights

### RECORD AIR PASSENGER ARRIVALS

Kauai posted a record high 1.17 million air passenger arrivals in 2015, a 4.8% jump from 2014 levels. August 2016 year-to-date arrivals of 807,916 were relatively flat from the same period in 2015 but the number of non-stop seats increased 5% to approximately 497,700. This provides ample motivation to expand Kukui Grove's appeal to this growing consumer base.

### RISING JOB GROWTH

After peaking in 2009 at a 9.1% unemployment rate, Kauai's jobless claims continued to decline while job counts surged by more than 2,500 jobs over the past five years. At year-end 2015, Kauai's unemployment rate was 3.6%. Rising personal incomes by residents will fuel continued retail expenditures for this market.

### STRENGTHENING CONSTRUCTION AND DEVELOPMENT ACTIVITY

One of the foundations for the Kauai economy has been the continued growth of the construction sector. The outlook continues to remain bright with building permit volume nearly doubling from \$59.52 million in 2011 to \$105.71 million for 2015. At mid-year 2016, permit volume was \$64 million. This would be the fifth consecutive year of increased construction spending.

### RETAIL SALES TREND UPWARD

The combination of rising tourism levels and a healthy local economy, has fueled a healthy 4.32% jump in retail sales from 2013 to 2015.





# 2016 KAUAI VISITOR STATISTICS

## Kauai Visitor Statistics

	2016	2015	% Change
Total Expenditures	\$1.645 billion	\$1.548 billion	6.3
Total Visitor Days	9,080,231	8,954,641	1.4
Air Visitor Arrivals	1,187,476	1,173,752	1.2
Average Length of Stay	7.65	7.63	0.2
Per Person Per Day Spending	\$181.20	\$172.90	4.8
Per Person Per Trip Spending	\$1,385.90	\$1,318.90	5.1
Cruise Ship Visitor Arrivals	214,367	216,582	-1.0

Source: Hawaii Tourism Authority

## KAUAI VISITOR HIGHLIGHTS

- Air arrivals to Kauai rose 1.2% to 1,187,476 visitors in 2016. Visitor days increased 1.4%. Higher daily spending (\$181 per person, up from \$173) also contributed to an 6.3% growth in visitor expenditures to \$1.6 billion.
- Out of all the Hawaiian islands, Kauai recorded growth in visitor spending (+6.3% to \$1.6 billion) in 2016.
- For December 2016, visitor arrivals (+4.6%) and visitor days (+2%) rose with more visitors from U.S. West (+9.1%), U.S. East (+3.2%) and Canada (+2.4%), but fewer visitors from Japan (-7.5%). However, lower daily spending (-5.1% to \$175 per person) led to a decline in total visitor spending (-3.2% to \$151.9 million) year-over-year.

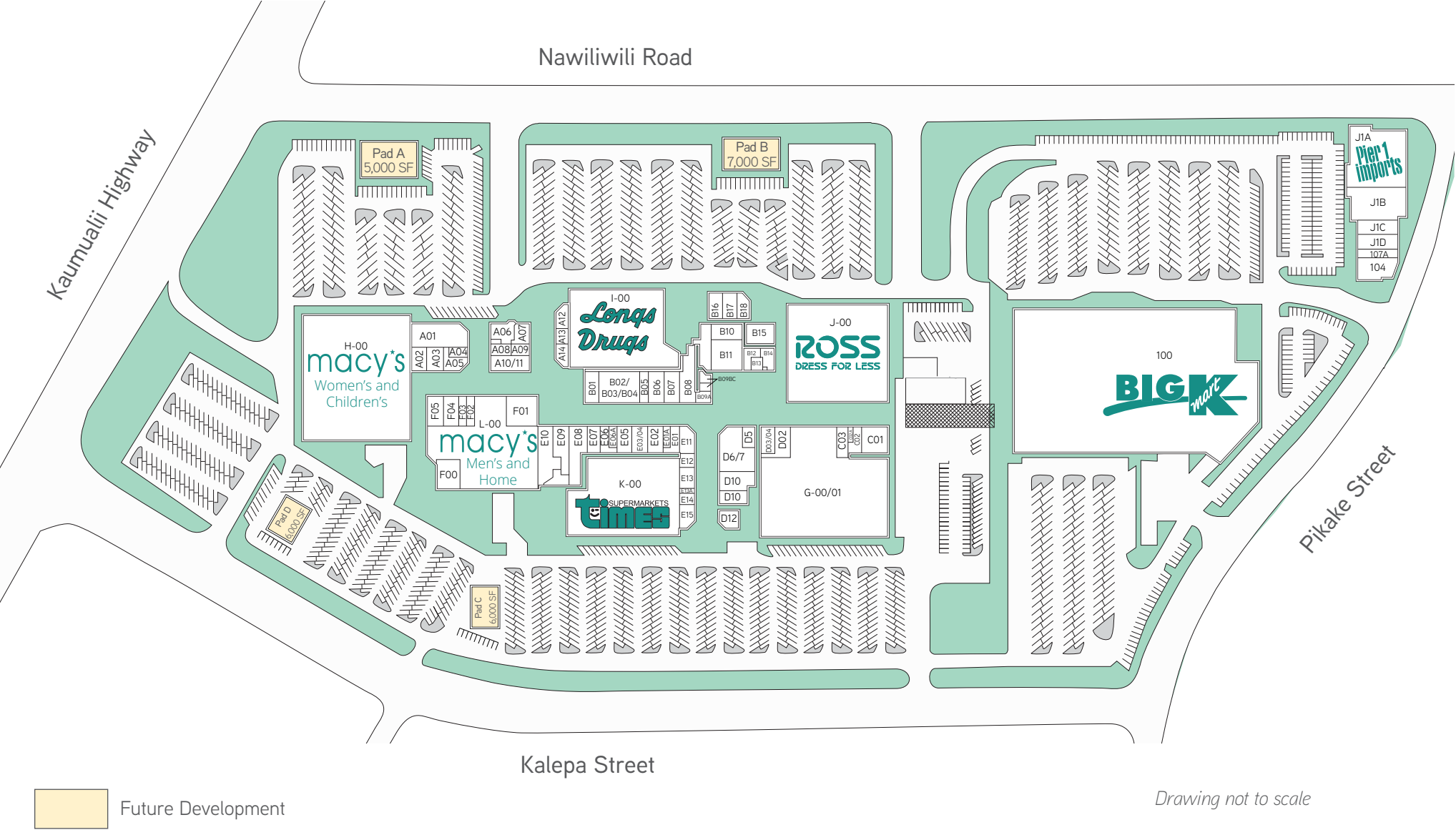








# KUKUI GROVE SITE PLAN





# TENANT ROSTER

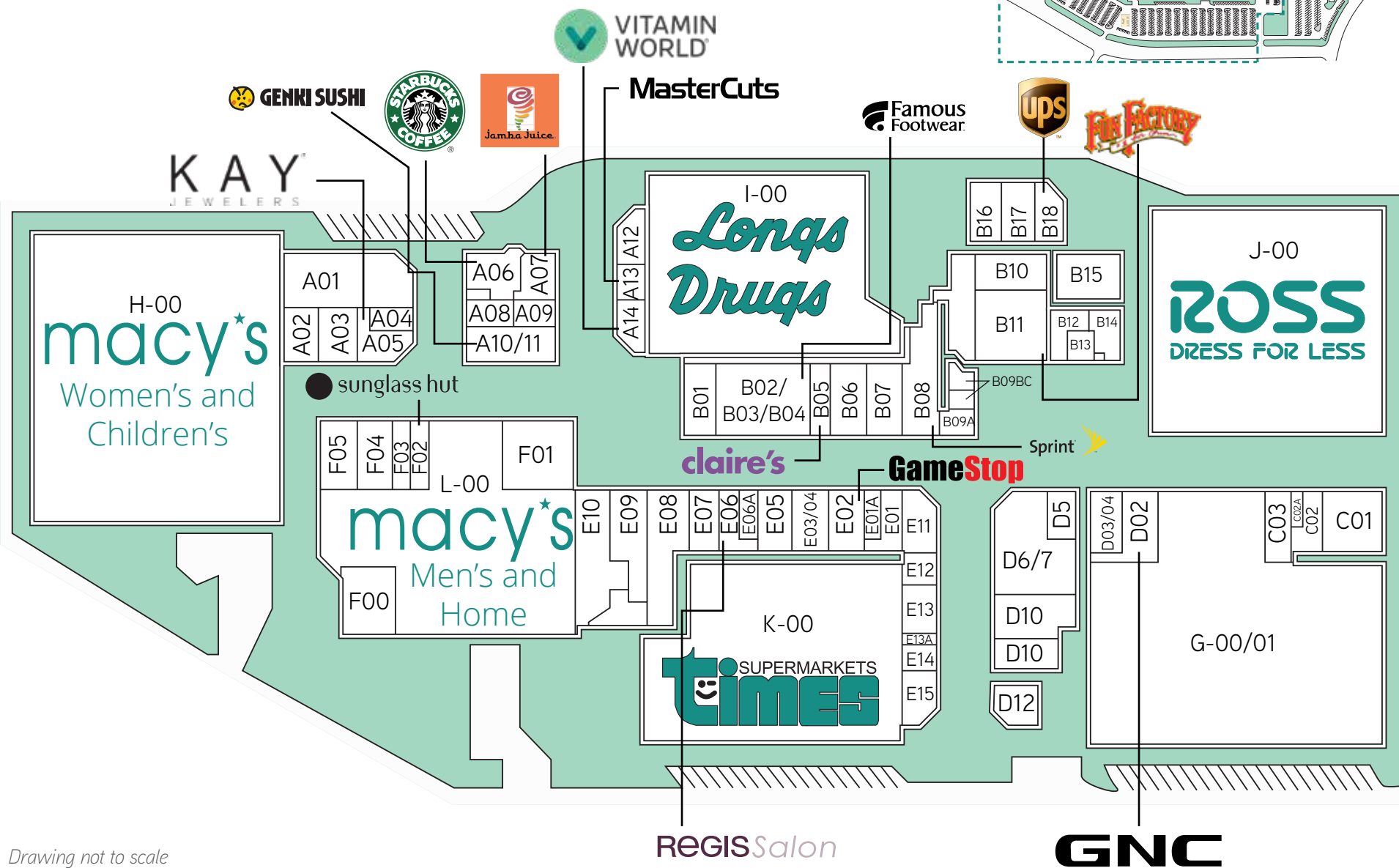
Tenant	Suite	SF
Kmart	100	119,293
Macy's Women's & Children's	H-00	50,000
Ross Dress for Less	J-00	33,405
Times Supermarkets	K-00	31,600
Longs Drugs	I-00	29,068
Macy's Men's & Home	L-00	25,179
Pier 1 Imports	J-1A	11,293
Jean's Warehouse	D-6/8	5,536
Famous Footwear	B-02	4,842
America's Mattress	J1B	4,106
Deja Vu	F-01	3,772
Fun Factory	B-11	3,605
Kalapaki Joes	C-01	2,621
Sprint	B-08	2,591
Genki Sushi	A-10/11	2,446
Kim Chee #9	B-15	2,256
First Hawaiian Bank	F-00	2,155
GNC	D-02	1,884
Sone's Deli	D-03/04	1,713
Deli & Bread Connection	F-05	1,645
GameStop	E-02	1,643
Starbucks	A-06	1,613
Kay Jewelers	A-05	1,607
Jamba Juice	A-07	1,463

Tenant	Suite	SF
Haleakala Solar	D-12	1,406
Dr. Jere Loo	C-03	1,262
L&L Drive Inn	B-14	1,234
Great Harvest Bakery	107A	1,194
Kauai Bakery	D-11	1,058
ProfessioNail	C-02	1,049
Regis Hairstylists	E-06	1,043
Vitamin World	A-14	1,032
UPS Store	B-18	948
Taco Del Mar	A-12	948
Claire's Boutiques	B-05	911
Ho's Chinese	B-12	858
Sunglass Hut	F-02	823
Mastercuts	A-13	760
Prestige Jewelers	F-03	751
Oki's Bentos	B-09A	670
Payday Hawaii	E-12	533
Army Recruiting	E14	533
Aloha Ramen	B-13	528
Pyramid Insurance	E-13A	500
Speedy Jewelry Repair	C-02A	300





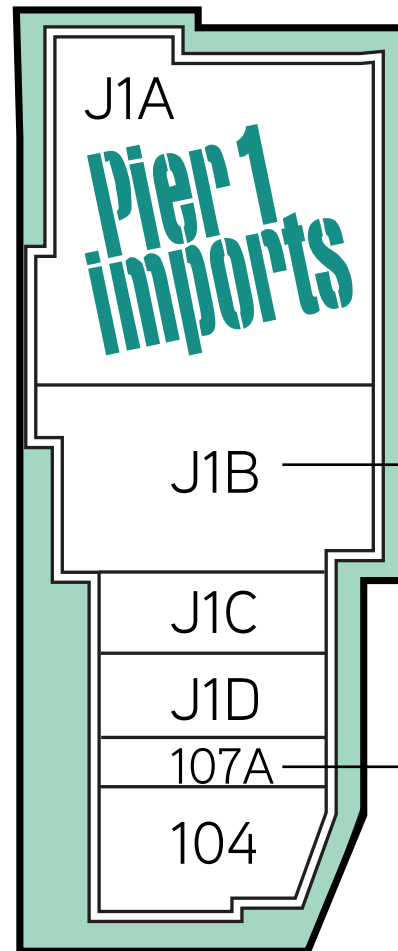
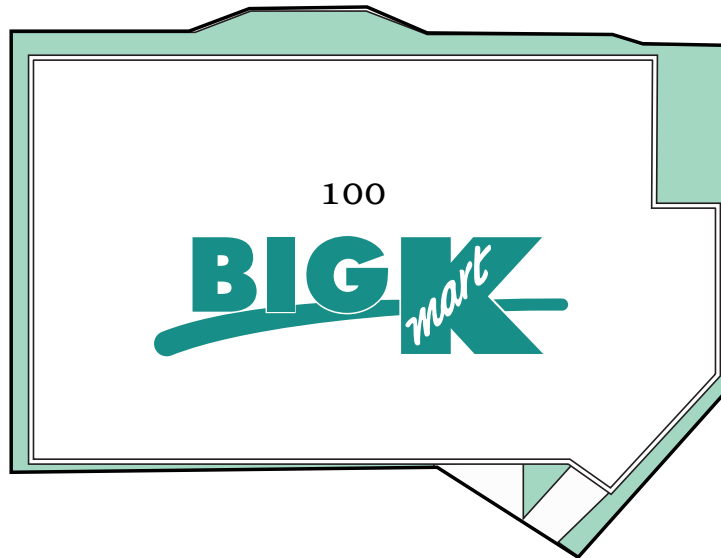
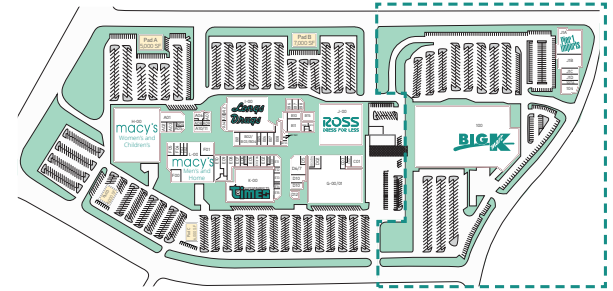
# KUKUI GROVE CENTER SITE PLAN



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# KUKUI MARKETPLACE SITE PLAN



**America's  
MATTRESS™**



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