

# KOOLAU CENTER



47-388 HUI IWA STREET, KANEOHE, HI 96744

RETAIL FOR LEASE

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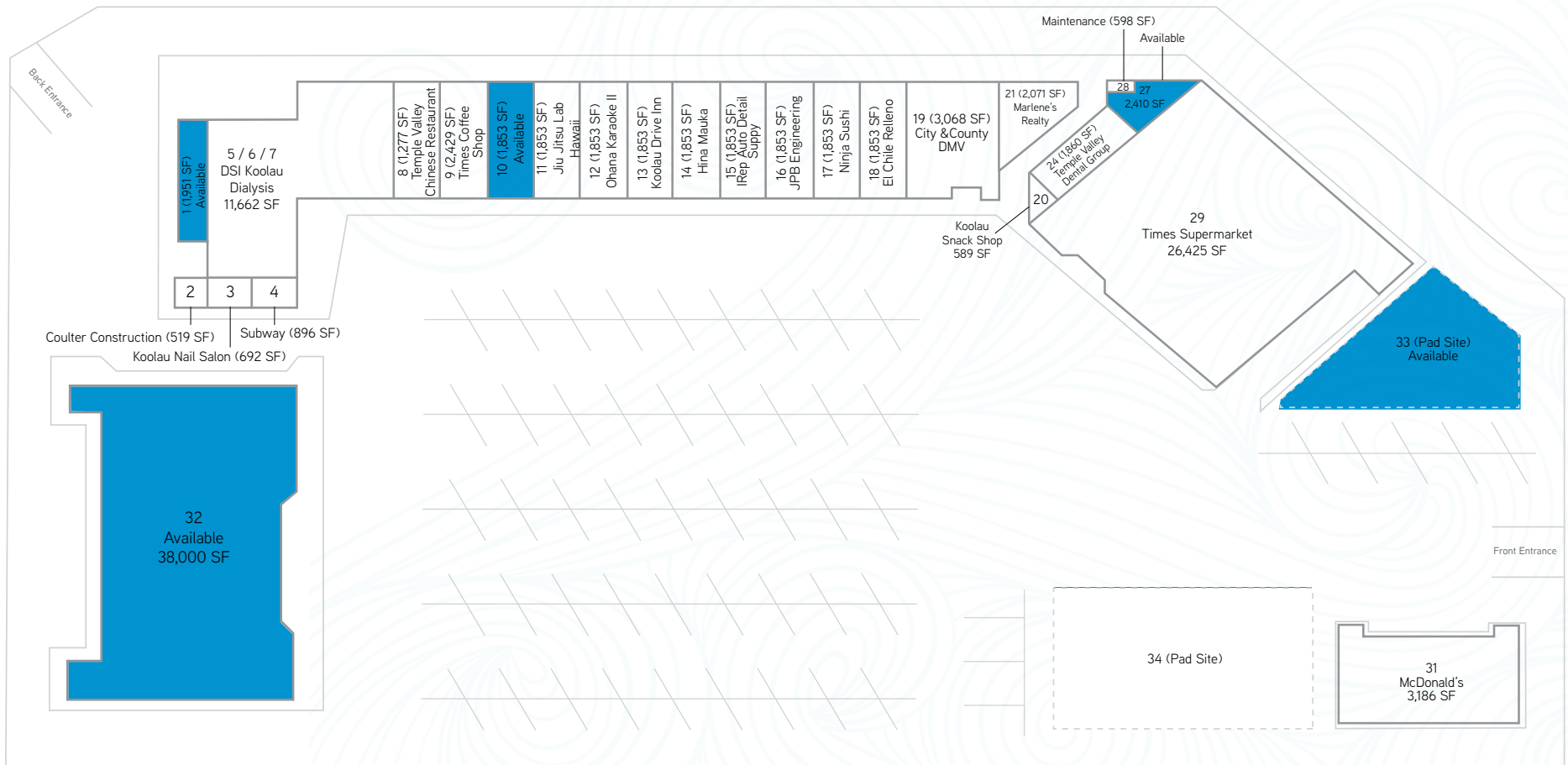


# Property Highlights

Area:	Kaneohe	CAM:	\$1.02 PSF/Mo.
Zoning:	B-1	Spaces Available:	Unit 1 (1,951 SF) Units 10 (1,853 SF) Unit 27 (2,410 SF) Unit 32 (38,000 SF) Pad Site 33 Pad Site 34
Term:	3 - 5 Years		
Base Rent:	Negotiable		
Total Building Size:		121,886 SF	

# Features & Benefits

- › Electric vehicle charging station open 24/7
- › Department of Motor Vehicles location on site
- › Ample tenant and customer parking
- › Beautiful views of Koolau mountains
- › Grocery anchored center
- › Maximum visibility with great ingress & egress



# Property Description

Grocery Anchored Center located in the heart of the Koolau's on Oahu's Windward side. Koolau Center is located on the main artery road directly across from Valley of the Temples Memorial park and the serene Koolau Mountains.

The Center receives maximum visibility and has ideal ingress and egress for its customers. Merchandising mix of Tenants includes a top performing Times Supermarket, popular fast casual restaurants, and a versatile array of service retail uses.





# Area Map

## Demographics



### Population

1-MILE	3-MILE	5-MILE
7,986	41,003	64,143



### Households

1-MILE	3-MILE	5-MILE
2,466	12,596	18,893



### Median Age

1-MILE	3-MILE	5-MILE
41.5	41.1	39.5



### Bachelors Degree +

1-MILE	3-MILE	5-MILE
42%	38%	38%





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