

RETAIL SPACE AVAILABLE FOR ASSIGNMENT/SUBLEASE

KANEOHE BAY SHOPPING CENTER

46-047 Kamehameha Hwy, Kaneohe, HI 96744



PLEASE DO NOT DISTURB EXISTING TENANT

Property Description

Excellent and rare opportunity to take over a highly visible restaurant in Kaneohe Bay Shopping Center. This space is located along the retail corridor which is right across from the Windward Mall in Kaneohe, fronting on busy Kamehameha Highway across from schools and the residential population.

Anchored by Safeway and Long's Drugs, and a variety of eateries, including Brick Oven Pizza and Panda Express, this center provides customers with a neighborhood destination for their daily needs.



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Property Highlights

Area	Kaneohe
TMK No	1-4-6-2-14 (portion of)
Zoning	B-2
Size Available	3,660 SF
Base Rent	\$11,328.25* (through 10/14/2018) <i>*Increasing Annually By 3%</i>
Operating Expenses	\$2,444.00 (estimated)
Premiums	\$175,000.00
Term	Until 10/14/2020

Features & Benefits

- Turn key restaurant opportunity
- Includes cooking exhaust and grease trap
- Great visibility along Kamehameha Hwy, across from Windward Mall
- Convenient and ample parking
- Located within major anchors such as: Safeway, Longs Drugs/CVS and O'Reilly Auto Parts



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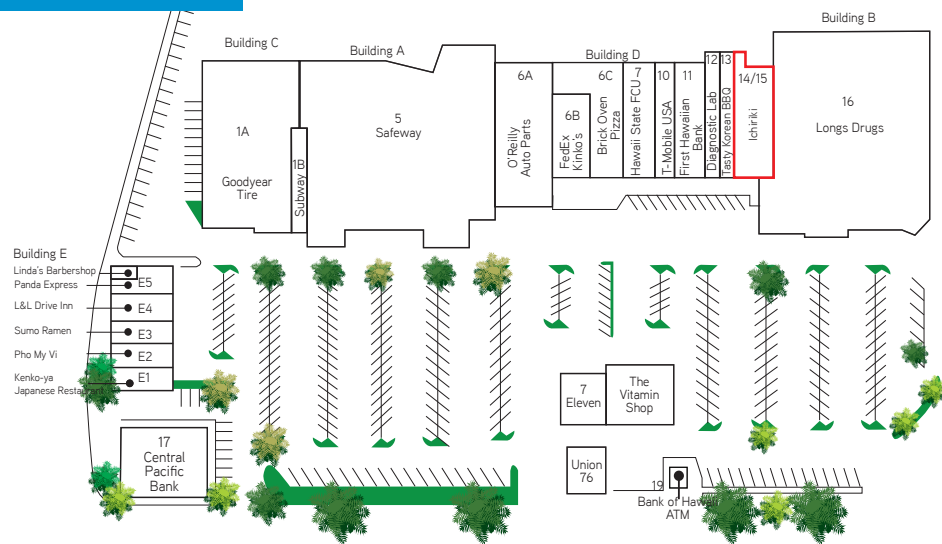
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Location Description

This is a one of a kind opportunity to be a part of the Kaneohe Bay Shopping Center, anchored by Safeway, Long's/CVS, and O'Reilly Auto Parts, Goodyear Tire, and the community's favorite restaurants and banks.

2017 Demographics

	1 Mile	3 Mile	5 Mile
Population	15,380	50,682	88,082
Average Household Income	\$103,430	\$109,371	\$112,948
Median Age	38.6 yrs	40.3 yrs	37.8 yrs
Bachelor Degree or Higher	3,863	3,285	22,375



KAMEHAMEHA HIGHWAY

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