

Kailua Town Center



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Kailua Town Center

Kailua ~ Trade Area Profile

Population:	53,286 (96734 Zip Code) 95,720 (5-mile radius) 442,995 (10-mile radius) 124,884 (Windward Oahu)
Number of Households:	29,967 (5 mile radius) 159,773 (10-mile radius)
Average Household Income:	\$91,702 (U.S. average is \$65,849) (\$100,676 in the next 5 years)
Median Age:	36.59 years (35.17% of population between 10 & 34)
Education:	35.17% with bachelor's Degree or higher (27% for Oahu)
Avg. Price Single Family Home:	\$863,579 (\$685,311 on Oahu)
Homes Sold for over \$1.0 million:	120 in last 24 months
Owner Occupancy Level:	70%
Driving Distance to Downtown:	10 miles
Driving Distance to Waikiki:	14 miles
Natural Beauty:	Kailua Beach- Voted "Best Beach in the U.S.A." Three years in a row. Lanikai Beach voted "Best Beach in the U.S.A. One year. Kailua Beach known as the "Windsurfing Capitol of the World" The Kawainui Marsh, the largest wetlands and bird sanctuary in the State of Hawaii.



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Fact Sheet ~ Kailua, Oahu, Hawaii

Kailua Town Center

Retail Shops at Kailua Town Center ~ Whole Foods Market

Preliminary Schedule:

Building Shell Complete: May 2011

Tenant Interior Build-out Commences- June 2011

Opening- Fall 2011

Delivery of Space:

Landlord shall deliver the premises in "shell condition" with perimeter demising walls, without drywall, HVAC delivered but not distributed, concrete floor, no ceiling, and utilities stubbed to space. Tenant is responsible for all interior work.

Asking Base Rents:

Hinano Way Retail Shops-

Suite 110 – 973 sq. ft.,	\$4.25 psf
Suite 120 – 1,274 sq. ft.:	\$3.75 psf
Suite 130 – 1,039 sq. ft.:	\$4.25 psf

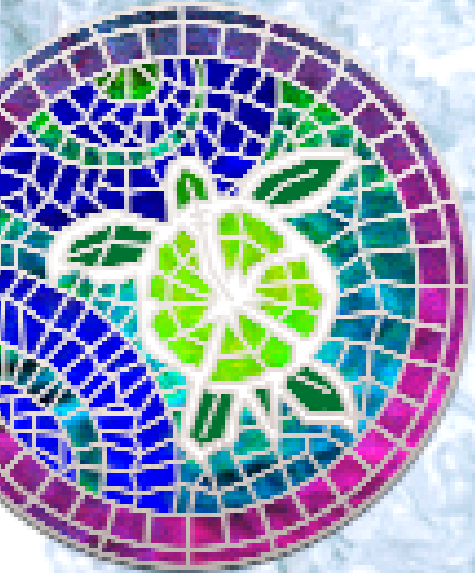
Kailua Road Retail Shops-

Suite 200 – 1,215 sq. ft.:	\$3.25 psf
Suite 210 – 1,059 sq. ft.:	\$3.50 psf
Suite 220 – 1,794 sq. ft.:	\$3.25 psf

Tenant Improvement Allowance:

Ground Floor Restaurant:	\$50 psf
Ground Floor Retail:	\$35 psf

1. CAM estimated to be \$1.25 per square foot.
2. Term of lease is negotiable.
3. Percentage rent rates subject to use.
4. Total project parking stalls provided- 212
5. 14 feet floor to ceiling heights.

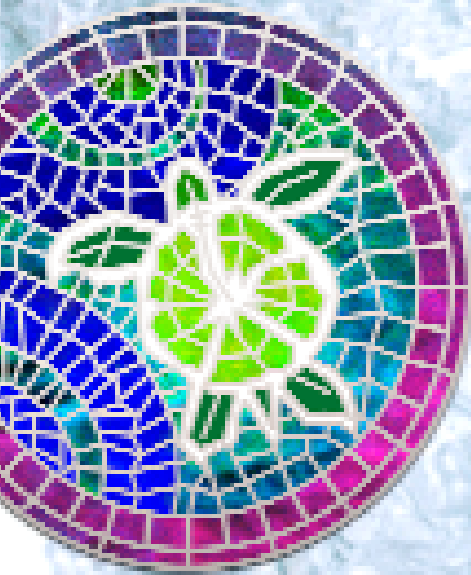


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Lease Rents & Preliminary Schedule

(as of 5.10.10)

Kailua Town Center



Nationals:

Whole Foods Market- opening 2011
Macy's
California Pizza Kitchen
Pier 1 Imports
Starbucks
Longs Drug Store/CVS
Coldstone Creamery
Jamba Juice
Radio Shack
GNC
Safeway
Baskin Robbins
Roxy Women

Hawaii Based Retailers & Boutiques:

Kailua Beachwalk
Global Village
Lanikai Bath & Body
Nohea Galleries
Island Treasures
Mary Z's of Kailua
Island Snow
Hawaiian Island Creations
Muumuu Heaven
Roxy Women
San Lorenzo Bikini's
Kimo's Surf Hut

Restaurants & Cafés:

Formaggio Grill
Kalapawai Café
Lanikai Juice
Big City Diner
Boots & Kimo's Home-style Kitchen
Teddy's Bigger Burgers
Maui Taco's



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Kailua, Oahu Retail Community

(2009)

Kailua Town Center

Kailua, Oahu, Hawaii 2009 Sales Reports:

APPAREL AND ACCESSORIES:

- Hawaiian fashion boutique- \$405 psf/year
- Surf and skate wear- \$625 psf/year
- Hawaiian fashion boutique- \$911 psf/year

GIFTS AND SPECIALTY:

- Bookstore \$300 psf/year
- Jeweler \$756 psf/year
- Health/nutrition \$532 psf/year
- Electronics \$780 psf/year

ACTIVITIES/SPORTS:

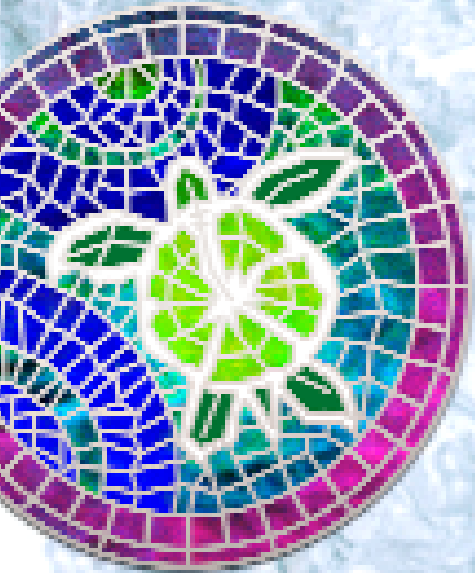
- Watersports/kayaking \$400 psf/year

QUICK SERVICE RESTAURANTS:

- Juice Bar/health food \$2,826 psf/year
- Salads \$1,163 psf/year
- Coffee shop(independent) \$450 psf/year
- Burger joint \$1,165 psf/year

RESTAURANTS (TABLE SERVICE):

- Breakfast pancakes \$1,299 psf/year
- Pizza(independent) \$901 psf/year
- Mexican(with bar) \$853 psf/year
- Fine dining (wine bar) \$841 psf/year



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Sales Reports

Prepared For: KANEOHE RANCH CO LTD
Project Code: 1738812

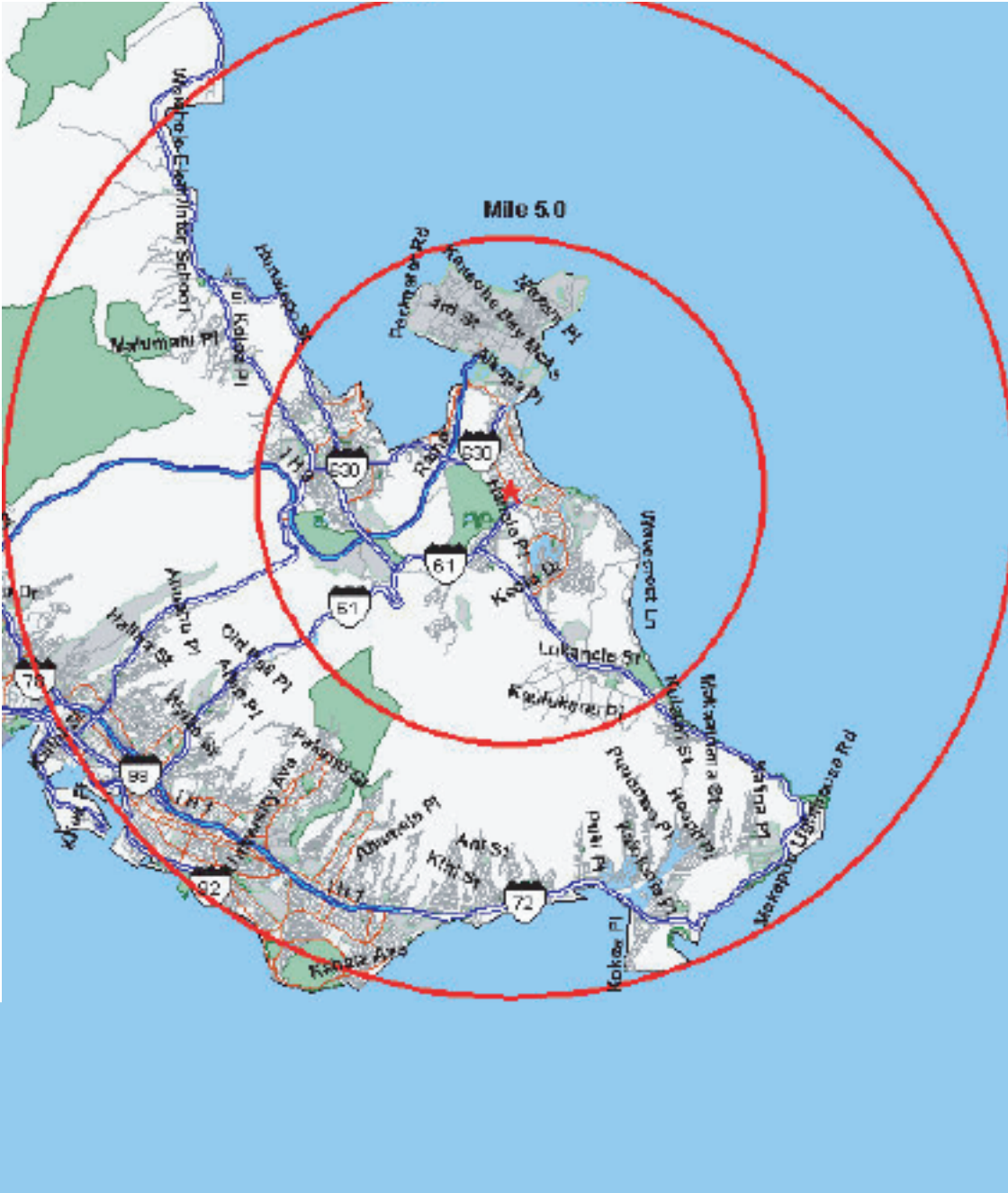
KUULEI RD AND KAILUA RD

Order #: 963117554
Site: 01

KAILUA, HI

5.00 and 10.00 Mile Radii

Coord: 21.397600 -157.746100



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Site Report