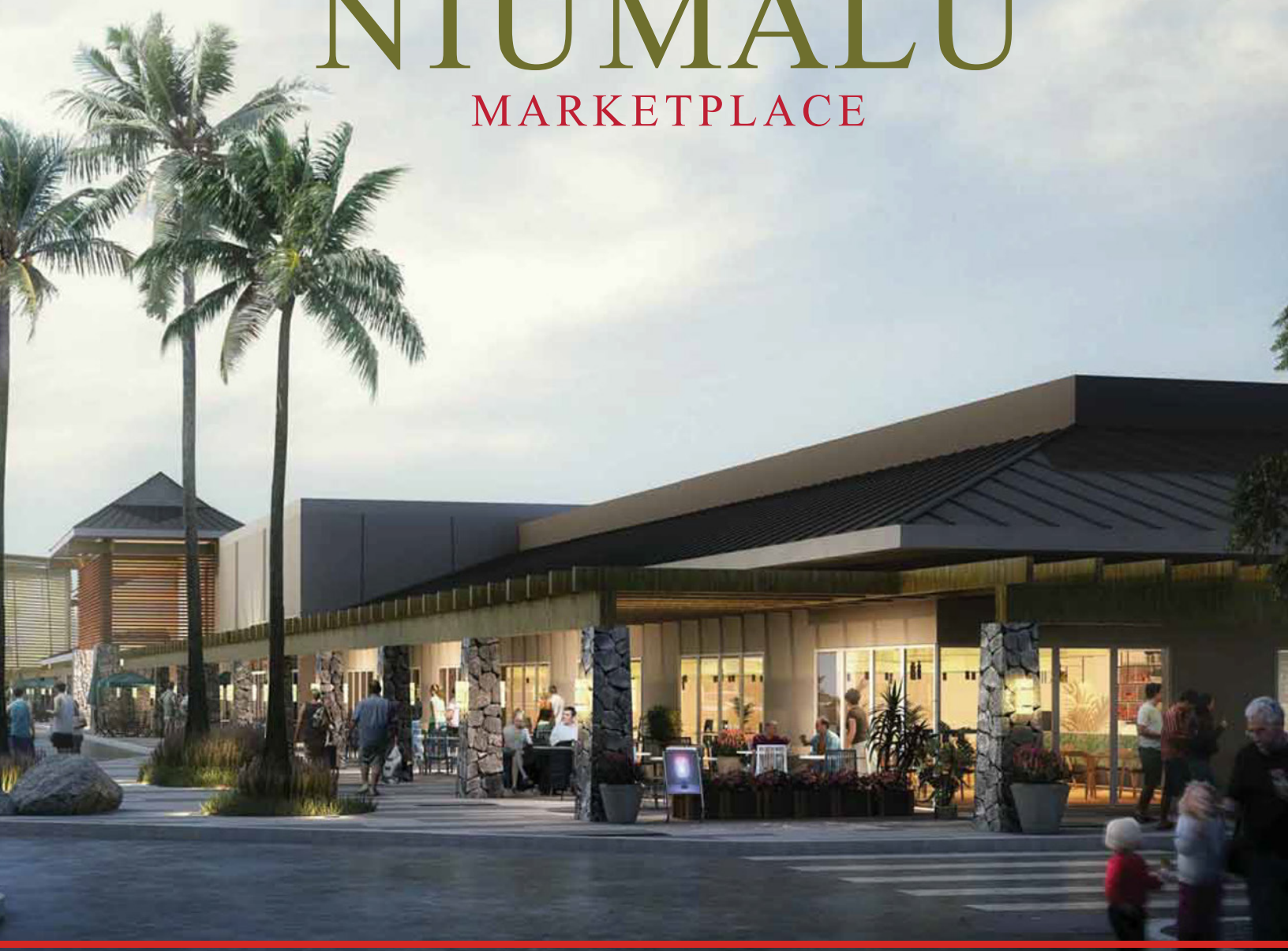


KAILUA-KONA'S NEWEST RETAIL DEVELOPMENT



NIUMALU

MARKETPLACE



AVAILABLE FOR LEASE

Exclusively offered by JLL



KAILUA-KONA, HAWAII

Address: Queen Kaahumanu Highway & Henry Street
Kailua-Kona, HI 96740

TMK: (3) 7-5-4: 7, 29, 52 & 56

Land Area: 21.74 Acres

GLA: 208,000 Square Feet

Term: 5 - 10 years
Options negotiable

Rent: Negotiable

% Rent: Negotiable

Opex: Approximately \$1.20/ sf / mo.
(includes CAM/Taxes/Insurance)

Strategic Location

Just eight miles from the Kona International Airport, Niumalu Marketplace will be located in the heart of West Hawaii, in the Kailua-Kona trade area, and will be surrounded by four major road systems: Palani Road / Kuakini Highway / Henry Street / Queen Kaahumanu Highway. These arterial roads receive the following average daily traffic counts (source: State of Hawaii, Department of Transportation – 4/26/2016):

Henry Street 12,250 vehicles
Kuakini Highway 15,340 vehicles
Queen Kaahumanu 24,620 vehicles

The center's location is adjacent to renowned local and national tenants such as Wal-Mart, Lowe's, Starbucks, Denny's, CVS/Longs Drug Stores, Target, Ross Dress for Less, O'Reilly Auto Parts, and Pier 1 Imports to name a few. Additionally, the vibrant tourist destination of Alii Drive is located less than a mile away, which is host to world famous restaurants, retailers, hotels, and iconic landmarks such as the Kailua-Kona Pier which serves as the finish-line for the Ironman Triathlon as well as the official weigh in location for the long running, International Billfish Tournament.

Kona's Newest Retail Development

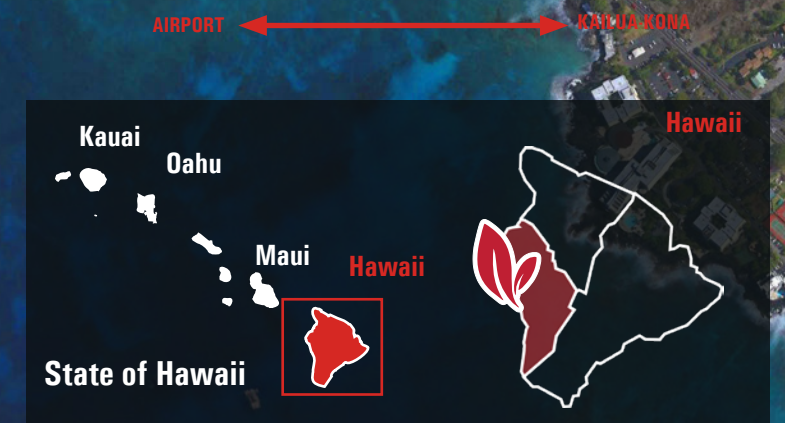
Once built, Niumalu Marketplace will be home to a new 63,000 square foot prototype Safeway store along with Kona's first Safeway-branded fuel center. The 208,000 square foot neighborhood center will also be home to an exciting variety of local, national, and first-to-market tenants. Due to its extremely convenient location and the retail and services to be provided, Niumalu Marketplace will serve the growing residential population of Kailua-Kona plus the abundant visitor demographic as well.



Kamakana Villages – affordable rental complex featuring 170 units for families and seniors (construction slated for completion ending of 2018)

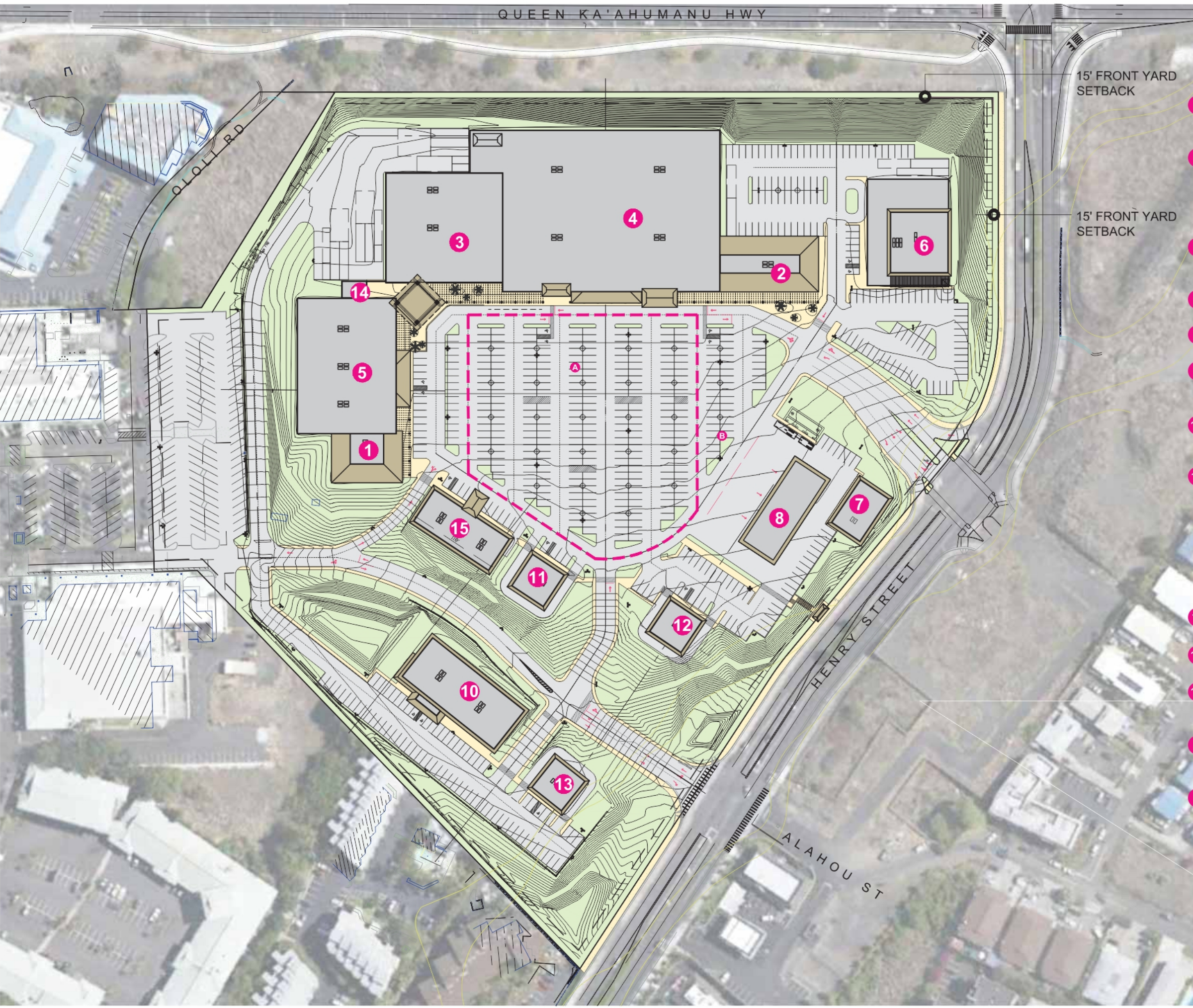
Makalapua Project District – planned mixed-use development by the Liliuokalani Trust to transform 69.1 acres in downtown Kona into approximately 300 residential units, 220 hotel rooms (split between two hotels), and area designated for commercial space. Work could start as early as early 2018 and take 10 years to complete.

Demographics	1-Mile	3-Mile	5-Mile
2017 Population	20,037	28,942	44,423
2022 Population (Est)	21,367	31,123	47,647
Households	7,276	10,763	16,202
Household Income	\$81,889	\$84,918	\$85,255
Median Age	41.1	42.7	43.1

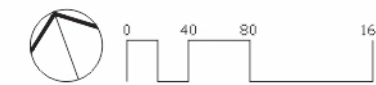


SITE PLAN

Revision 1a



- 6** Bldg 6 14,800 SF Ground Floor Retail
6,000 Second Floor Restaurant
- 2** Bldg 2 8,125 SF Retail/Service Shops
(can be demised)
- 4** Bldg 4 **SAFeway**
- 3** Bldg 3 22,000 SF - Retail
- 5** Bldg 5 23,000 SF - Retail
- 1** Bldg 1 5,100 SF Retail/Service/QSR Shops
(can be demised)
- 15** Bldg 15 6,900 SF Retail/Service/QSR Shops
(can be demised)
- 10** Bldg 10 10,000 SF
Ground Floor Office/Service/Medical
(can be demised)
10,000 SF Second Floor
Office/Service/Medical
(can be demised)
- 11** Pad 11 Up to 2,500 SF Bldg plus drive-thru
- 12** Pad 12 Up to 2,500 SF Bldg plus drive-thru
- 13** Pad 13 Up to 2,500 SF Bldg plus drive-thru
- 8** Gas Pad 8 Safeway Fuel **SAFeway**
- 7** C-store 7 Safeway C-Store **SAFeway**



02/12/18



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Why KAILUA-KONA



In 2017, the Island of Hawaii received approximately 1.72 million visitors with Kona receiving approximately 1.51 million. Visitor arrivals have increased by 14.4% over YTD 2016 and is forecasted to increase by 3.7% and 1.2% in 2018 and 2019 respectively.



Kona International Airport is currently undergoing a \$75 million expansion – “reinforces the development of Kona as Hawaii’s second international airport and U.S. port of entry...” Gov. David Ige.



Hawaiian Airlines’ direct flights between Kona and Haneda have increased visitor arrivals from Japan by 30.6% in January 2017 which translates to approximately \$35 million in additional visitor spending and \$12.5 million in wages and benefits. (Mark Dunkerly, Hawaiian Airlines President and CEO).



Japan Airlines also resumed its non-stop service between Tokyo and Kona (after a seven-year absence), in the fall of 2017, providing \$84.2 million in annual visitor spending. By February 2017, this has resulted in a 152.5% increase in seat capacity.



In December 2017, daily service is expected to begin on Virgin Airlines between San Francisco and Kona, United Airlines between Denver and Kona; United Airlines is also expected to increase flights to Kona from Los Angeles and San Francisco.



February 2017 YTD, visitor arrivals to the Big Island increased by 18.4% to 161,468. Spending rose considerably in February by 14.8% to \$245.3 million (HTA - 3/29/2018)

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