



FOR SALE | MIXED USE

KALOKO COMMERCIAL CENTER

Maiau And Kamanu Streets | Kailua Kona, HI 96740



PRESENTED BY:

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PROPERTY HIGHLIGHTS

- In close proximity to big-box retailers Home Depot & Costco
- Mixed use: including industrial, distribution, retail, office, schools, medical, financial, meeting facility etc.
- Three miles from Kona International Airport
- Minutes from Kailua-Kona & "Gold Coast" resorts



HI #RB-16614

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



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KALOKO COMMERCIAL CENTER | 21.03 ACRES | KAILUA KONA, HI

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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1 | PROPERTY INFORMATION



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KALOKO COMMERCIAL CENTER | 21.03 ACRES | KAILUA KONA, HI



Lot #	Size acres	\$/sq/ft	Price	Lot #	Size acres	\$/sq/ft	Price	Lot #	Size acres	\$/sq/ft	Price
1	1.969	\$20.00	SOLD	11	1.173	\$15.00	\$766,438.20	22	1.205	\$16.00	\$839,836.80
2	1.742	\$20.00	SOLD	12	1.184	\$15.00	\$773,625.60	23	1.205	\$16.00	SOLD
3	1.827	\$20.00	\$1,591,682.40	13	1.205	\$15.00	\$787,347.00	24	1.205	\$15.00	\$787,347.00
4	1	\$18.00	SOLD	14	1.205	\$16.00	SOLD	25	1.205	\$15.00	\$787,347.00
5	1.183	\$18.00	\$927,566.64	15	1.205	\$16.00	SOLD	26	1.205	\$15.00	SOLD
6	1.23	\$18.00	\$964,418.40	16	1.205	\$15.00	SOLD	27	1.196	\$14.00	SOLD
7	1.23	\$18.00	\$964,418.40	17	1.205	\$16.00	\$839,836.80	28	1.18	\$14.00	SOLD
8	1.194	\$16.00	\$832,170.24	18	1.205	\$15.00	\$787,347.00	29	1.2	\$14.00	SOLD
9	1.194	\$16.00	\$832,170.24	19	1.196	\$15.00	\$781,466.40	30	1.19	\$14.00	SOLD
10	1.194	\$15.00	\$780,159.60	20	1.196	\$15.00	\$781,466.40	31	1.19	\$14.00	SOLD
				21	1.205	\$15.00	SOLD	32	1.056	\$18.00	SOLD

9/19/2018

SALE OVERVIEW

SALE PRICE:	\$773,626 - \$1,591,680
LOT SIZE:	21.03 Acres
APN #:	3-7-3-51:99-130
ZONING:	MCX-1A Industrial-Commercial Mixed Use.
MARKET:	Island Of Hawaii
SUB MARKET:	West Hawaii
CROSS STREETS:	Hina Lani, Maiiau, Olowalu & Kamanu Streets

PROPERTY DESCRIPTION

Phase III: -Land: 38+ Acres - Vacant Land available in bulk or individual lots -Tenure: Fee Simple -TMK: 3-7-3-51:99-136 -Zoning: MCX Industrial - Commercial mixed use - Infrastructure: Water, paved streets. Originally, 32 graded lots, 17 are remaining for sale. Phase IV: -Land: 57+ Acres vacant land with entitlements -Tenure: Fee Simple -TMK: 3-7-3-51:60 -Zoning: MCX Industrial - Commercial mixed use. Originally, 32 graded lots, 17 are remaining for sale. The combined sales price of the 17 remaining lots is \$14,824,644.

Conveniently located minutes from the heart of Kailua-Kona's business, retail and visitor centers in the New Industrial District. A short drive to the Hawaii Island's "Gold Coast" resorts and 3 miles from the Kona International Airport and world-renowned NELHA. Adjacent to Costco Wholesale, Airgas, the Home Depot, and Kiser Motorcycles. Flanked by Maiiau and Kamanu Streets.





Property Overview

Physical Description

Property Name:	Kaloko Commercial Center
APN:	3-7-3-51:99-130
Zoning:	MCX Industrial-Commercial Mixed Use Zoned for:Agricultural, Amusement, Art Studios, Automobile, Bars, nightclubs, Broadcasting, Business Services, Car washing, Catering, Churches, Cleaning Plants, Commercial parking, Community Buildings, Convenience store, Data processing facilities, Display rooms, Equipment sales, Farmers markets, Financial, Food manufacturing, Home improvement, Food manufacturing, medical clinic, meeting facilities, Mortuaries, Motion picture & television, Offices, Personal services, Photographic processing and studio, Plant nurseries, Restaurant, Repair establishments Restaurants, Retail.





Land Lots



Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
3	1.827	\$871,198	\$1,591,680	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
5	1.183	\$784,080	\$927,567	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
6	1.23	\$784,079	\$964,418	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
7	1.23	\$784,079	\$964,418	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.





Land Lots



Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
8	1.194	\$696,959	\$832,170	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
9	1.194	\$696,959	\$832,170	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
10	1.194	\$653,400	\$780,160	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
12	1.184	\$653,400	\$773,626	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.





Land Lots



Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
13	1.205	\$653,400	\$787,347	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
17	1.205	\$696,960	\$839,837	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
18	1.205	\$653,400	\$787,347	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
19	1.196	\$653,399	\$781,466	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.





Land Lots

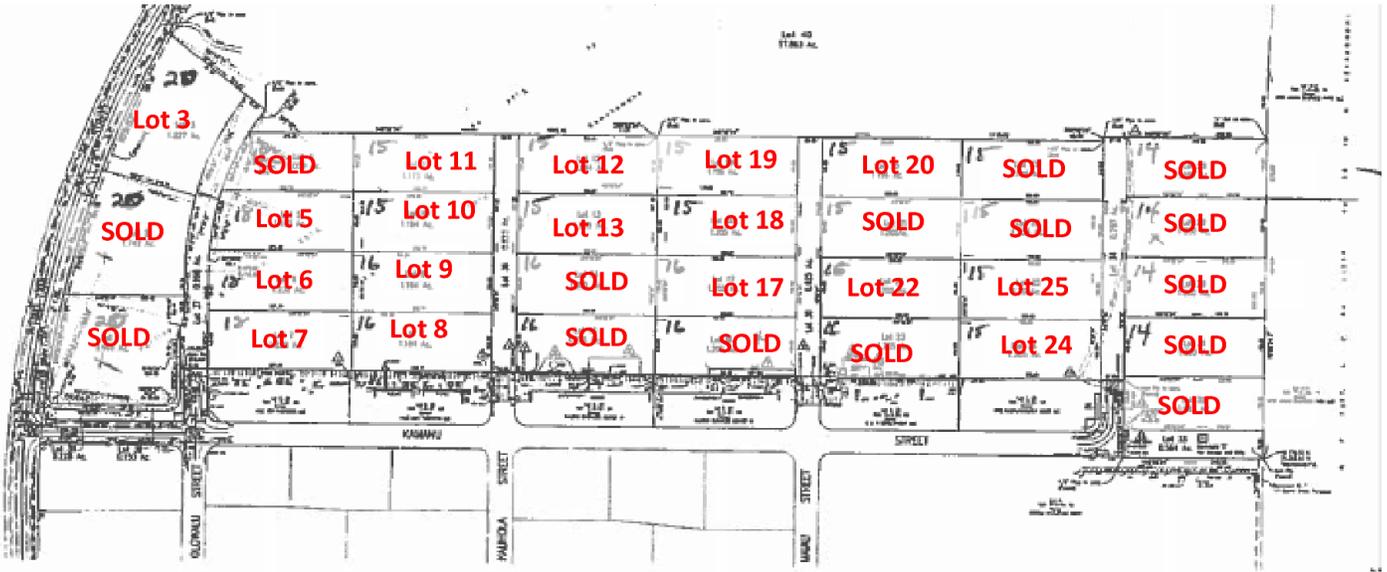


Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
20	1.196	\$653,399	\$781,466	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
22	1.205	\$696,960	\$839,837	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
24	1.205	\$653,400	\$787,347	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.
25	1.205	\$653,400	\$787,347	Available	Mixed Use Commercial Lot adjacent to Costco Wholesale and the Home Depot. Now available for sale in Kailua-Kona.





Lot Sale Prices



Lot #	Size acres	\$/sq/ft	Price	Lot #	Size acres	\$/sq/ft	Price	Lot #	Size acres	\$/sq/ft	Price
1	1.969	\$20.00	SOLD	11	1.173	\$15.00	\$766,438.20	22	1.205	\$16.00	\$839,836.80
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4	1	\$18.00	SOLD	14	1.205	\$16.00	SOLD	25	1.205	\$15.00	\$787,347.00
5	1.183	\$18.00	\$927,566.64	15	1.205	\$16.00	SOLD	26	1.205	\$15.00	SOLD
6	1.23	\$18.00	\$964,418.40	16	1.205	\$15.00	SOLD	27	1.196	\$14.00	SOLD
7	1.23	\$18.00	\$964,418.40	17	1.205	\$16.00	\$839,836.80	28	1.18	\$14.00	SOLD
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9	1.194	\$16.00	\$832,170.24	19	1.196	\$15.00	\$781,466.40	30	1.19	\$14.00	SOLD
10	1.194	\$15.00	\$780,159.60	20	1.196	\$15.00	\$781,466.40	31	1.19	\$14.00	SOLD
118				21	1.205	\$15.00	SOLD	32	1.056	\$18.00	SOLD





2 | LOCATION INFORMATION



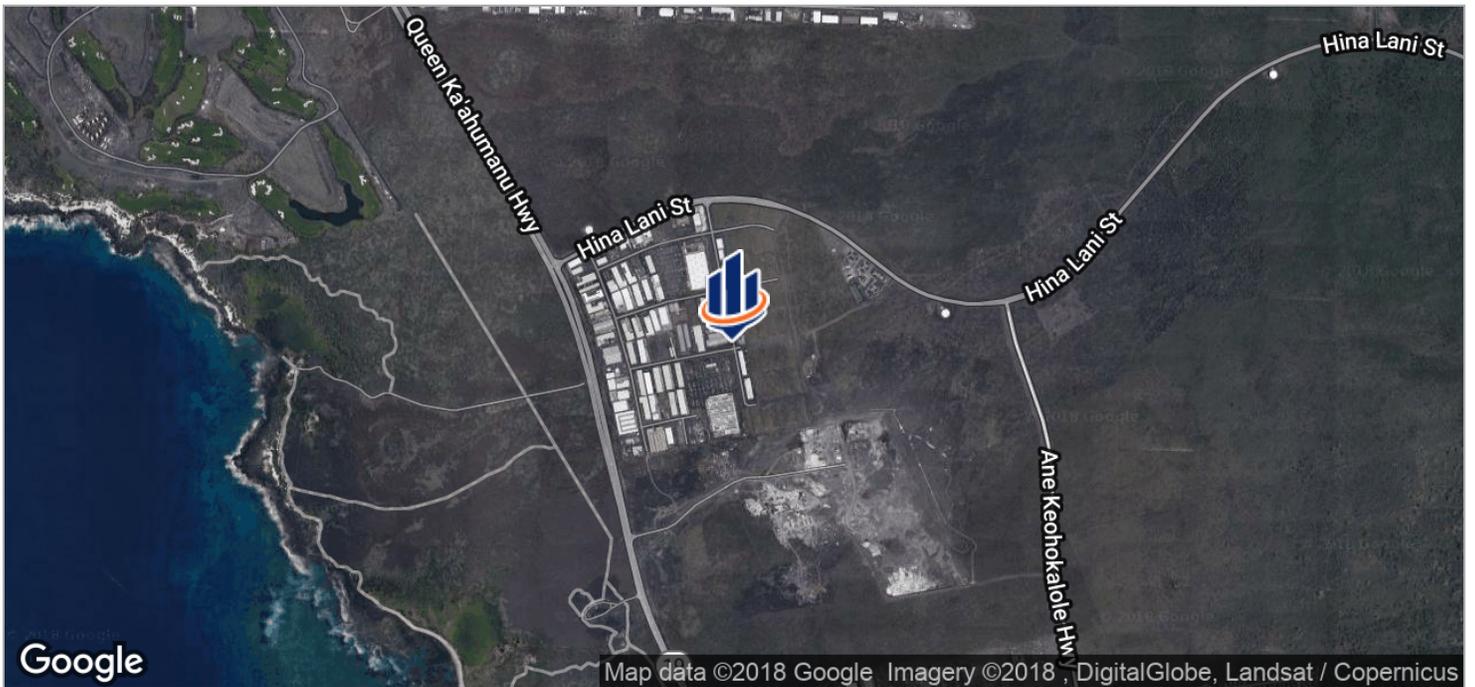
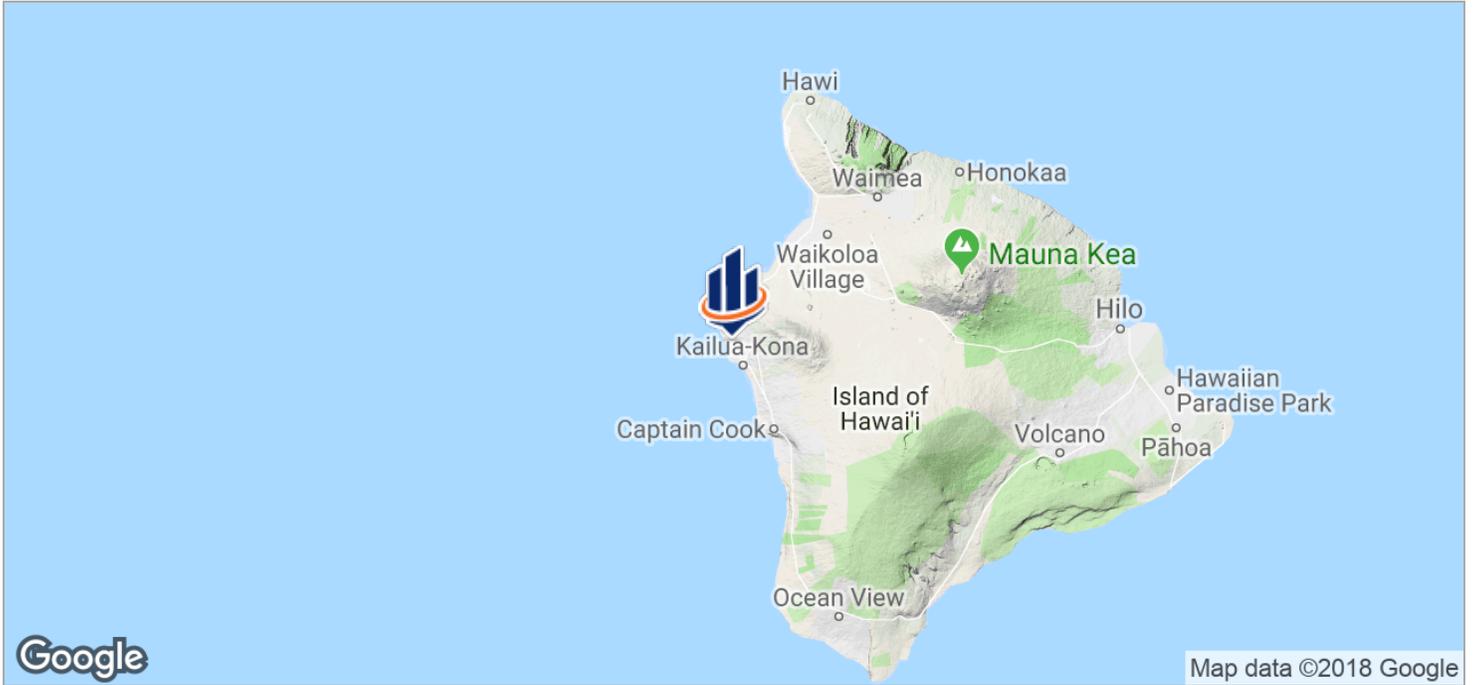
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Located In Kailua-Kona, Hawaii Island



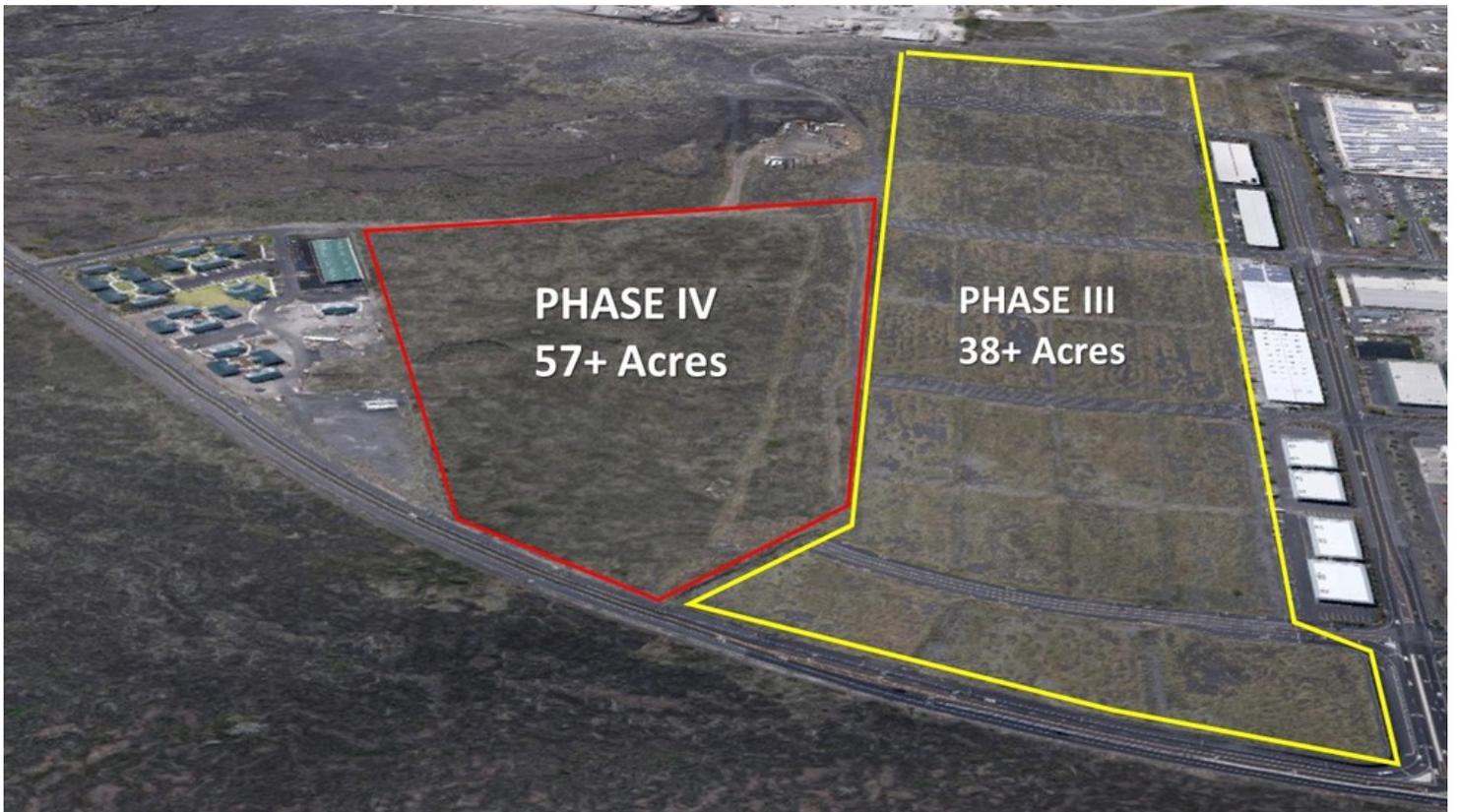


Aerial High View - New Industrial District



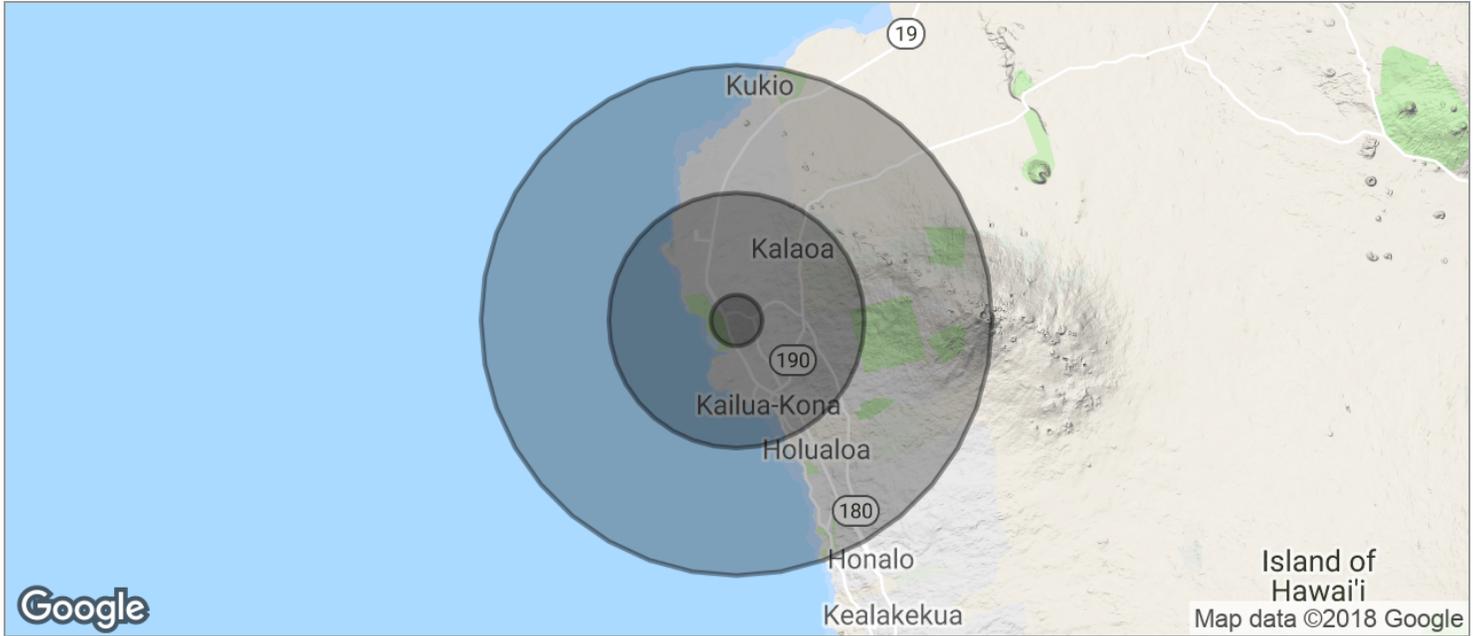


Aerial Close View - Phase III Currently Listed





Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	693	10,225	20,187
MEDIAN AGE	32.7	40.6	43.1
MEDIAN AGE (MALE)	33.1	40.0	42.5
MEDIAN AGE (FEMALE)	30.6	40.0	43.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	210	3,609	7,438
# OF PERSONS PER HH	3.3	2.8	2.7
AVERAGE HH INCOME	\$88,335	\$75,719	\$77,466
AVERAGE HOUSE VALUE		\$533,327	\$574,365

* Demographic data derived from 2010 US Census





3 | ADDITIONAL INFORMATION





25-5-124

HAWAII COUNTY CODE

Section 25-5-124. Minimum building site area.

The minimum building site area in the CV district shall be seven thousand five hundred square feet. (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-125. Minimum building site average width.

Each building site in the CV district shall have a minimum building site average width of sixty feet. (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-126. Minimum yards.

The minimum yards in the CV district shall be as follows:

- (1) Front or rear yards, fifteen feet; and
- (2) Side yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side yard adjoins the side yard of a building site in an RS, RD, RM or RCX district, there shall be a side yard which conforms to the side yard requirements for dwelling use of the adjoining district.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-127. Landscaping of yards.

- (a) All front yards in the CV district shall be landscaped, except for necessary access drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.
- (b) Where any required side or rear yard in the CV district adjoins a building site in an RS, RD, RM or RCX district, the side or rear yard shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways, and except for the construction of one single-family dwelling and accessory buildings per lot.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-155, sec. 14.)

Section 25-5-128. Other regulations.

- (a) Plan approval shall be required for all new structures and additions to existing structures in the CV district, except for construction of one single-family dwelling and any accessory buildings per lot.
- (b) Exceptions to the regulations for the CV district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2005, Ord. No. 05-155, sec. 15.)

Division 13. MCX, Industrial-Commercial Mixed Districts.**Section 25-5-130. Purpose and applicability.**

The purpose of the MCX (industrial-commercial mixed use) district is to allow mixing of some industrial uses with commercial uses. The intent of this district is to provide for areas of diversified businesses and employment opportunities by permitting a broad range of uses, without exposing nonindustrial uses to unsafe and unhealthy environments. This district is intended to promote and maintain a viable mix of light industrial and commercial uses.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-131. Designation of MCX districts.

Each MCX (industrial-commercial mixed use) district shall be designated by the symbol "MCX" followed by a number which indicates the minimum land area, in number of thousands of square feet, required for each building site.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

**Section 25-5-132. Permitted uses.**

- (a) The following uses shall be permitted in the MCX district:
- (1) Agricultural products processing, minor.
 - (2) Amusement and recreation facilities, indoor.
 - (3) Art galleries, museums.
 - (4) Art studios.
 - (5) Automobile sales and rentals.
 - (6) Automobile service stations.
 - (7) Bars, nightclubs and cabarets.
 - (8) Broadcasting stations.
 - (9) Business services.
 - (10) Car washing.
 - (11) Catering establishments.
 - (12) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
 - (13) Churches, temples and synagogues.
 - (14) Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleaning agent.
 - (15) Commercial parking lots and garages.
 - (16) Community buildings, as permitted under section 25-4-11.
 - (17) Convenience stores.
 - (18) Data processing facilities.
 - (19) Display rooms for products sold elsewhere.
 - (20) Equipment sales and rental yards.
 - (21) Farmers markets.
 - (22) Financial institutions.
 - (23) Food manufacturing and processing.
 - (24) Home improvement centers.
 - (25) Ice storage and dispensing facilities.
 - (26) Kennels in sound-attenuated buildings.
 - (27) Laboratories, medical and research.
 - (28) Laundries.
 - (29) Manufacturing, processing and packaging establishments, light.
 - (30) Medical clinics.
 - (31) Meeting facilities.
 - (32) Model homes.
 - (33) Mortuaries.
 - (34) Motion picture and television production studios.
 - (35) Offices.
 - (36) Personal services.
 - (37) Photographic processing.
 - (38) Photography studios.
 - (39) Plant nurseries.
 - (40) Public uses and structures, as permitted under section 25-4-11.
 - (41) Publishing plants for newspapers, books and magazines, printing shops, cartographing, and duplicating processes such as blueprinting or photostating shops.
 - (42) Repair establishments, minor.
 - (43) Restaurants.
 - (44) Retail establishments.



25-5-132

HAWAII COUNTY CODE

- (45) Sales and service of machinery used in agricultural production.
 - (46) Schools, business.
 - (47) Schools, photography, art, music and dance.
 - (48) Schools, vocational.
 - (49) Self-storage facilities.
 - (50) Telecommunications antennas, as permitted under section 25-4-12.
 - (51) Temporary real estate offices, as permitted under section 25-4-8.
 - (52) Theaters.
 - (53) Utility substations, as permitted under section 25-4-11.
 - (54) Veterinary establishments in sound-attenuated buildings.
 - (55) Warehousing.
 - (56) Wholesaling and distribution operations.
- (b) In addition to those uses permitted under subsection (a) above, the following uses may be permitted in the MCX district, provided that a use permit is issued for each use:
- (1) Crematoriums.
 - (2) Major outdoor amusement and recreation facilities.
 - (3) Yacht harbors and boating facilities.
- (c) Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the MCX district.
- (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999; Am. 2003, Ord. No. 03-113, sec. 1.)

Section 25-5-133. Height limit.

The height limit in the MCX district shall be forty-five feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-134. Minimum building site area.

The minimum building site area in the MCX district shall be twenty thousand square feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-135. Minimum building site average width.

Each building site in the MCX district shall have a minimum building site average width of ninety feet.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-136. Minimum yards.

The minimum yards in the MCX district shall be as follows:

- (1) Front yards, twenty feet; and
- (2) Side and rear yards, none, except where the adjoining building site is in an RS, RD, RM or RCX district. Where the side or rear property line adjoins the side or rear yard of a building site in an RS, RD, RM or RCX zoned district, there shall be a side or rear yard which conforms to the side or rear yard requirements for dwelling use of the adjoining district.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-137. Landscaping of yards.

- (a) All front yards in the MCX district shall be landscaped, except for necessary access drives and walkways.
- (b) Any required side or rear yard in the MCX district adjoining a building site in an RS, RD, RM or RCX district, shall be landscaped with a screening hedge not less than forty-two inches in height, within five feet of the property line, except for necessary drives and walkways.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

**Section 25-5-138. Other regulations.**

- (a) Plan approval shall be required for all new structures and additions to existing structures in the MCX district.
- (b) Exceptions to the regulations for the MCX district regarding heights, building site areas, building site average widths and yards, may be approved by the director within a planned unit development. (1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Division 14. ML, Limited Industrial Districts.**Section 25-5-140. Purpose and applicability.**

The ML (limited industrial) district applies to areas for business and industrial uses which are generally in support of but not necessarily compatible with those permissible activities and uses in other commercial districts.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-141. Designation of ML districts.

Each ML (limited industrial) district shall be designated by the symbol "ML" followed by a number which indicates the minimum land area, in thousands of square feet, required for each building site.

(1996, Ord. No. 96-160, sec. 2; ratified April 6, 1999.)

Section 25-5-142. Permitted uses.

- (a) The following uses shall be permitted in the ML district:

- (1) Agricultural products processing, minor.
- (2) Airfields, heliports and private landing strips.
- (3) Animal hospitals.
- (4) Animal quarantine stations.
- (5) Aquaculture activities.
- (6) Automobile and truck storage facilities.
- (7) Automobile and truck sales and rentals.
- (8) Automobile service stations.
- (9) Bakeries.
- (10) Bars.
- (11) Broadcasting stations.
- (12) Car washing.
- (13) Carpentry, hardwood products and furniture manufacturing and storage establishments.
- (14) Catering establishments.
- (15) Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
- (16) Churches, temples and synagogues.
- (17) Cleaning and dyeing plants.
- (18) Commercial parking lots and garages.
- (19) Community buildings, as permitted under section 25-4-11.
- (20) Contractors' yards for equipment, material, and vehicle storage, repair, or maintenance.
- (21) Day care centers.
- (22) Financial institutions.
- (23) Food manufacturing and processing facilities.
- (24) Greenhouses, plant nurseries.
- (25) Heavy equipment sales, service and rental.



4 | ABOUT SVN®



HI #RB-16614

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



Core Covenants



To create and nurture a positive working environment and perform as a team member with accountability, responsibility and authority, every Sperry Van Ness® Affiliate Advisor agrees to lead and live by the following Core Covenants in everything they do with Sperry Van Ness:

- 1 I PLACE MY CLIENT'S INTEREST ABOVE MY OWN AND PROACTIVELY COOPERATE WITH ALL BROKERS AND AGENTS.
- 2 I SHOW RESPECT AND SUPPORT TO ALL.
- 3 I EPITOMIZE THE FIRST-CLASS REPUTATION AND IMAGE OF SPERRY VAN NESS.
- 4 I VALUE THE IMPORTANCE OF PHYSICAL AND MENTAL HEALTH, AND INVOLVEMENT WITHIN MY COMMUNITY IN THE SUPPORT OF A BALANCED AND SUCCESSFUL CAREER.
- 5 I QUICKLY RESOLVE CONFLICTS POSITIVELY AND EFFECTIVELY.
- 6 I AM INDIVIDUALLY RESPONSIBLE FOR ACHIEVING MY OWN POTENTIAL.
- 7 I HONOR MY COMMITMENTS.
- 8 I DOMINATE MY MARKET AREA AND PROMOTE MY SPECIALTY WITHIN THE FIRM.
- 9 MY THOUGHTS, ACTIONS AND ENERGIES ARE FOCUSED ON THE POSITIVE AND THE POSSIBLE.
- 10 CREATE AMAZING BENEFITS FOR MY CLIENTS, COLLEAGUES, AND COMMUNITY.



Advisor Bio & Contact



Gregory G. Ogin, CCIM, CPM

Managing Director
SVN | Clark Commercial Group

Gregory G. Ogin, CCIM, CPM, serves as President of SVN|Clark Commercial Group, a division of Clark Realty Corporation. Since 1996, he has brought the commercial division of Clark Realty Corporation from three buildings in Kailua-Kona to over 700,000 square feet on the island of Hawaii.

Greg has managed properties since 1981, when he supervised and managed five resort stores and a 10,000 square foot resort department store for Liberty House of Hawaii Island. He was then appointed by the Mayor as Deputy Managing Director of the County of Hawaii, where he was in charge of County Operations in West Hawaii. Greg later owned a small, independent, commercial real estate firm which started as a division of Gerry Rott and Associates.

Greg's numerous activities include serving on the Board of Hawaii Island United Way, Lai Opua 2020, Kona Family YMCA and Hawaii Disciplinary Board [Hawaii BAR]. He serves as President of Amfac Community Council, Rotary Club - Kailua-Kona, Kona Kohala Chamber of Commerce, past-President of Kauai Road Runners, and founding President of Children's Advocacy Center. Greg also chairs the Hokulia Parks and Cultural Services Association, Kona Community Development Plan, and Kailua Village Improvement Plan.

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