

FOR LEASE—WAIAKA CENTER

Hilo, Big Island of Hawaii

Address: Corner of Kanoelehua Avenue (HWY 11) and Kahaopea Street, Hilo, Hawaii 96720

- **Central location on main thoroughfare in the Hilo retail district. Easy access to all three Hilo population centers plus the Puna district.**

Property Description:

- Five new buildings
- Up to 14,676 sq ft space on highway corner, with drive thru, excellent visibility
- Up to 11,679 sq ft contiguous space interior
- Up to 4560 sq ft space with excellent highway frontage
- Up to 4032 sq ft space excellent highway frontage with drive thru, ideal for fast food
- Ample parking on-grade and in close proximity to spaces
- Rear buildings overlook pristine greenbelt, offering a nice outdoor ambience

RATES and CAMS:

- FIVE YEAR PLUS LEASES AVAILABLE
- BUILD OUT ALLOWANCE
- COMPETITIVE RATES \$4NNN - \$6NNN PER SQ FT
- CAM ESTIMATED AT APPROX. \$0.90 PER SQ FT MO INCLUDING UTILITIES



Comments

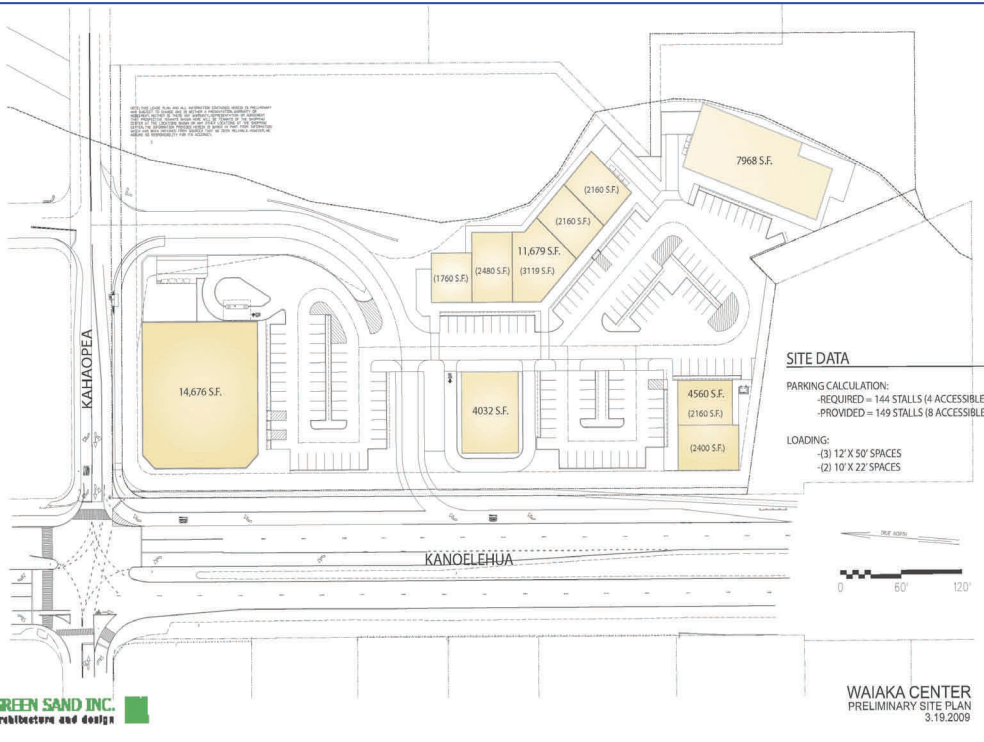
East West Realty, Inc. is pleased to introduce Waiaka Center, located at the corner of Kanoelehua Avenue and Kahaopea Street as Hilo's newest retail center, being developed by M. David Paul Development. "Waiaka" (the reflecting pond) offers a great location on Kanoelehua (Highway 11), near the airport, Prince Kuhio Mall, WalMart, Target, University of Hawaii - Hilo Campus and world famous Hilo Bay. "Waiaka" is the first retail center to be built in Hilo in years. Waiaka will feature five new buildings including ample on-site parking. The anchors are anticipated to include a pharmacy, fast food, bank, and others. This choice property is located in Hilo's most desirable retail district, call today for details.

Contact

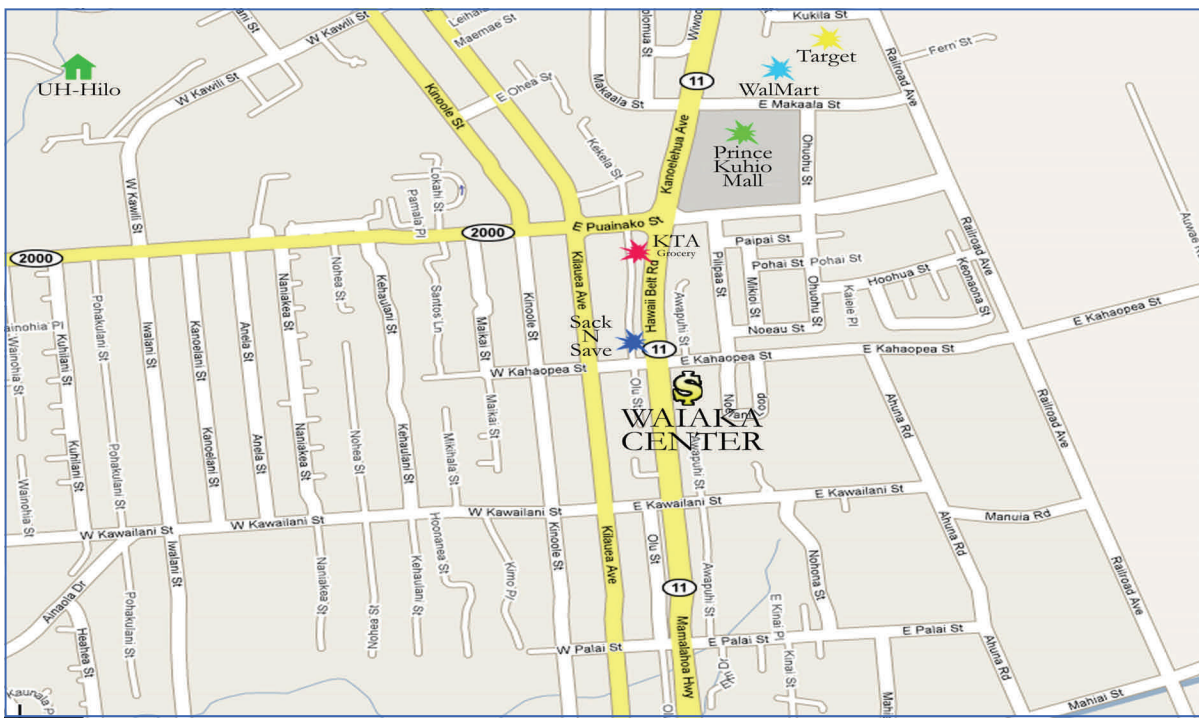
Richard Wheelock (B) or Jim Pescatore (S)

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FOR LEASE WAIKA CENTER



Demographic Summary:	2008	2013
Population	46,028	50,738
Households	16,535	18,370
Families	11,224	12,342
Median Age	40.4	41.3
Median Household Income	\$47,990	\$55,377
Traffic Summary:	24 HR TOTAL	
Vehicle Count	31,192	



Call East West Realty, Inc. for details! Ask for Richard Wheelock (B) 808-599-5720 or Jim Pescatore (S) 808-222-5153

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.