

# WAIMANALO TOWN CENTER

41-1537 Kalanianaʻole Hwy

For Lease / Retail and Office Space

WE ARE  
THE CENTER  
OF RETAIL



Ahupua'a: Waimānalo



# WAIMANALO TOWN CENTER

41-1537 Kalaniana'ole Hwy

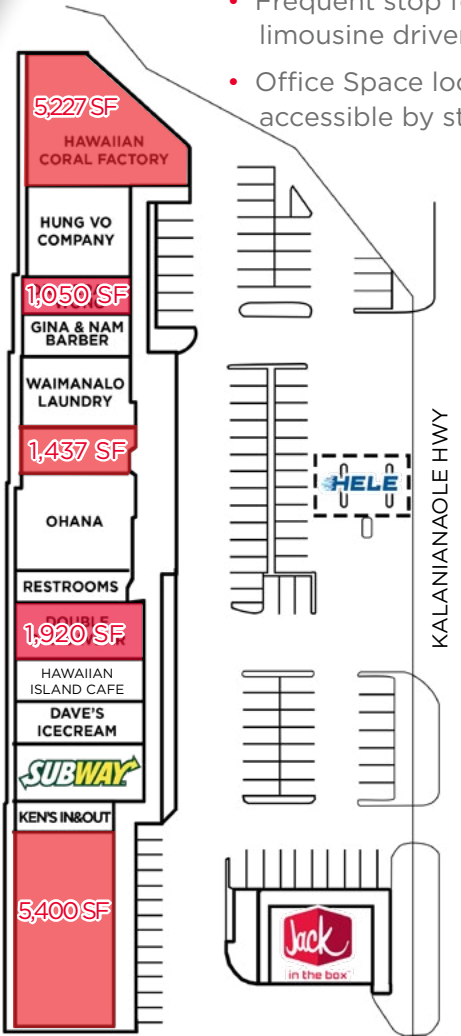
- Great retail location
- Ample on site customer parking
- Frequent stop for tour buses and limousine drivers
- Office Space located on the 2nd floor accessible by stairs

## IDEAL USES

- Bakery
- Wellness Center
- Urgent Care
- Juice Bar
- Gift Shop

## DRIVE TIMES

Sea Life Park: 10 Minutes  
 Kailua: 14 Minutes  
 Pali Lookout: 10 Minutes  
 Honolulu: 29 Minutes



## 2ND FLOOR OFFICE SPACE

1,693 SF

## 1ST FLOOR RETAIL SPACE

1,437 SF  
 5,227 SF  
 5,400 SF  
 1,050 SF (Base Rent: \$3.00/SF/Mo)  
 1,920 SF (Base Rent: \$3.00/SF/Mo)

## OFFICE RENT

\$1.25/SF/Mo

## RETAIL RENT

\$2.00/SF/Mo

## % RENT

6-10%

## OFFICE CAM

\$1.30/SF/Mo

## RETAIL CAM

\$1.10/SF/Mo

## NEIGHBORHOOD DEMOGRAPHICS

	Population	Median Household Income	Total Businesses
1 Mile	4,888	\$75,164	118
3 Miles	27,618	\$107,114	495
5 Miles	87,990	\$115,156	2,711

\*Electricity included \*\*Electricity billed separately

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