

# KONA INN SHOPPING VILLAGE & KONA BAY HOTEL

KAILUA-KONA, HAWAII



A PRIME MIXED-USE  
REDEVELOPMENT OPPORTUNITY ALONG  
HAWAII'S COVETED KONA COAST

8 ACRES FEE SIMPLE WITH 750 FEET OF  
DIRECT OCEAN FRONTAGE

ONCE IN A GENERATION OFFERING

*Aerial Rendering of Property*



# THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire Kona Inn Shopping Village (“KISV” or the “Shopping Village”) and Kona Bay Hotel (“KBH” or the “Hotel”), collectively the “Property.”

Kona Inn Shopping Village and Kona Bay Hotel represents an extremely rare opportunity to acquire the fee simple interest of approximately eight acres directly on Kailua Bay. Holding an irreplaceable location in downtown Kailua-Kona, the Property is currently improved with a 86,153 square foot shopping village and 139 key hotel with immediate reposition and development potential.

Available for the first time, Kona Inn Shopping Village and Kona Bay Hotel is a once in a generation opportunity. The Property is a trophy asset which offers a new owner the opportunity to shape the identity and future of Kailua-Kona.



750 Feet of Ocean Frontage





# INVESTMENT HIGHLIGHTS



**GENERATIONAL ACQUISITION OPPORTUNITY**



**8 ACRES FEE-SIMPLE ON KONA BAY**



**750 FEET OF UNOBSTRUCTED OCEAN FRONTAGE**



**PREMIERE RETAIL AND HOSPITALITY REDEVELOPMENT POTENTIAL**



**DIRECT PATH TO REPOSITION WITH LIMITED IN-PLACE ENCUMBRANCES**



**WORLD RENOWN TOURIST DESTINATION**



**EXTREMELY HIGH BARRIER TO ENTRY MARKET**











# SITE DESCRIPTION

Kona Inn Shopping Village and Kona Bay Hotel comprises six parcels, five of which are being offered fee simple with the remaining parcel being offered as a leasehold interest from the State of Hawaii.

The first parcel (APN: 75007021) is 4.08 acres and includes the Kona Inn Shopping Village, a 86,153-square-foot retail center with 750 linear feet of ocean frontage and 710 linear feet of frontage along Ali'i Drive.

The second series of parcels (APN: 75007003, 75007004, 75007069) are a combined 3.08 acres which include the Kona Bay Hotel and parking lots. The Kona Bay Hotel is a 89,588-square-foot hotel with 139 rooms and luxury accommodations including a swimming pool and village and ocean views. In addition to the 50 parking stalls located on the Kona Bay Hotel parcel, the fee simple parcel located directly behind the hotel contains 95 parking stalls. The last parcel in the series is a leasehold interest from the State of Hawaii which contains 20 parking stalls.

The third series of parcels (APN: 75008012, 75008022) are a combined 1.12 acres which include a farmer's market and parking lot. The two parcels are separated by a drainage strip owned by the State of Hawaii, which includes an access easement for patrons to cross between the farmer's market and parking lot.

## PROPERTY SUMMARY

### PROJECT INFORMATION

<b>Address</b>	75-5739 & 75-5744 Ali'i Drive Kailua-Kona, Hawaii 96740
<b>Property Type</b>	Mixed-Use Retail & Hotel

### RETAIL (PARCEL 1)

<b>Name</b>	Kona Inn Shopping Village
<b>Rentable Area</b>	75,807 Square Feet
<b>Ali'i Drive Frontage</b>	710 Linear Feet
<b>Ocean Frontage</b>	750 Linear Feet

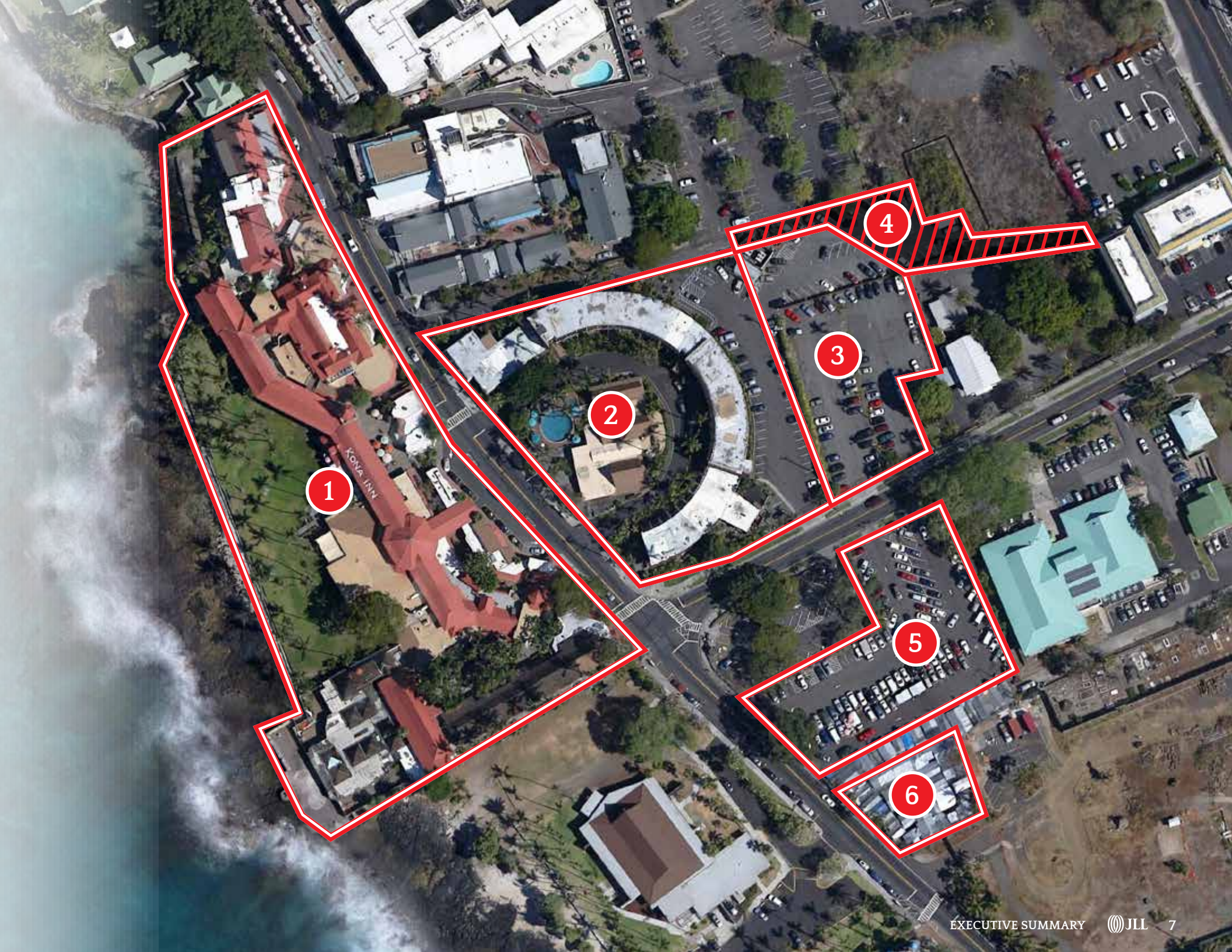
### HOTEL (PARCELS 2, 3 & 4)

<b>Name</b>	Kona Bay Hotel
<b>Keys</b>	139
<b>Parking Stalls</b>	165

# PARCEL BREAKDOWN

#	APN	DESCRIPTION	OWNERSHIP	ACRES	LAND AREA SF	% OF TOTAL	GROSS BUILDING AREA		UNITS / PARKING STALLS
							SQUARE FEET	% OF TOTAL	
1	75007021	Kona Inn Shopping Village	Fee	4.08	117,594	49.3%	86,153	49.0%	91 Suites
2	75007004	Kona Bay Hotel	Fee	2.06	89,588	24.9%	89,588	51.0%	139 Rooms / 50 Stalls
3	75007003	Parking	Fee	0.74	32,324	9.0%	--	--	95 Stalls
4	75007069	Parking	Leasehold	0.28	12,000	3.3%	--	--	20 Stalls
5	75008012	Parking	Fee	0.93	40,560	11.3%	--	--	100 Stalls
6	75008022	Farmer's Market	Fee	0.19	8,144	2.3%	--	--	--
<b>Total</b>			--	<b>8.28</b>	<b>300,210</b>	<b>100.0%</b>	<b>175,741</b>	<b>100.0%</b>	<b>--</b>





1

2

3

4

5

6



# PROPERTY DESCRIPTION

## Number of Buildings

Shopping Village: Two  
Hotel: Two

## Number of Floors

Shopping Village: One to Three  
Hotel: Four

## Year Built

Shopping Village: 1949  
Hotel: 1963

## Gross Building Area (SF)

Shopping Village 86,153  
Hotel 89,588  
175,741 Total SF

## Net Rentable Area (SF)

Shopping Village 75,807  
Hotel 55,450  
131,257 Total SF

## Number of Shopping Village Suites

91

## Hotel Guestroom Types

Standard	26
Superior	70
Deluxe	24
Suite	2
<u>Kitchenette</u>	<u>17</u>
<b>Total</b>	<b>139</b>

## Foundation / Substructure

Concrete slabs-on-grade with perimeter and interior footings under load bearing structures.

Cast-in-place concrete and concrete masonry unit foundation walls at a portion of the Hotel.

## Superstructure

Concrete load bearing walls and conventional wood-framing.

## Façade

Painted concrete and wood siding.

## Roof Type

Flat, built-up roofing and pitched, asphalt shingles.

## Parking Area

Asphalt pavement at grade

## Parking Space Count

265

## ADA-Designated Parking Count

Six ADA-designated, of which one is van-designated.

## HVAC System

Packaged units and split system units.

Cooling of the hotel property is provided by two 15.5-ton condenser units installed in 2013.

## Elevators

Two traction passenger elevators with 2,000-pound capacity service the Shopping Village and Hotel.

## Water Supply Piping

Copper

## Electrical Branch Wiring

Copper

## Fire Suppression

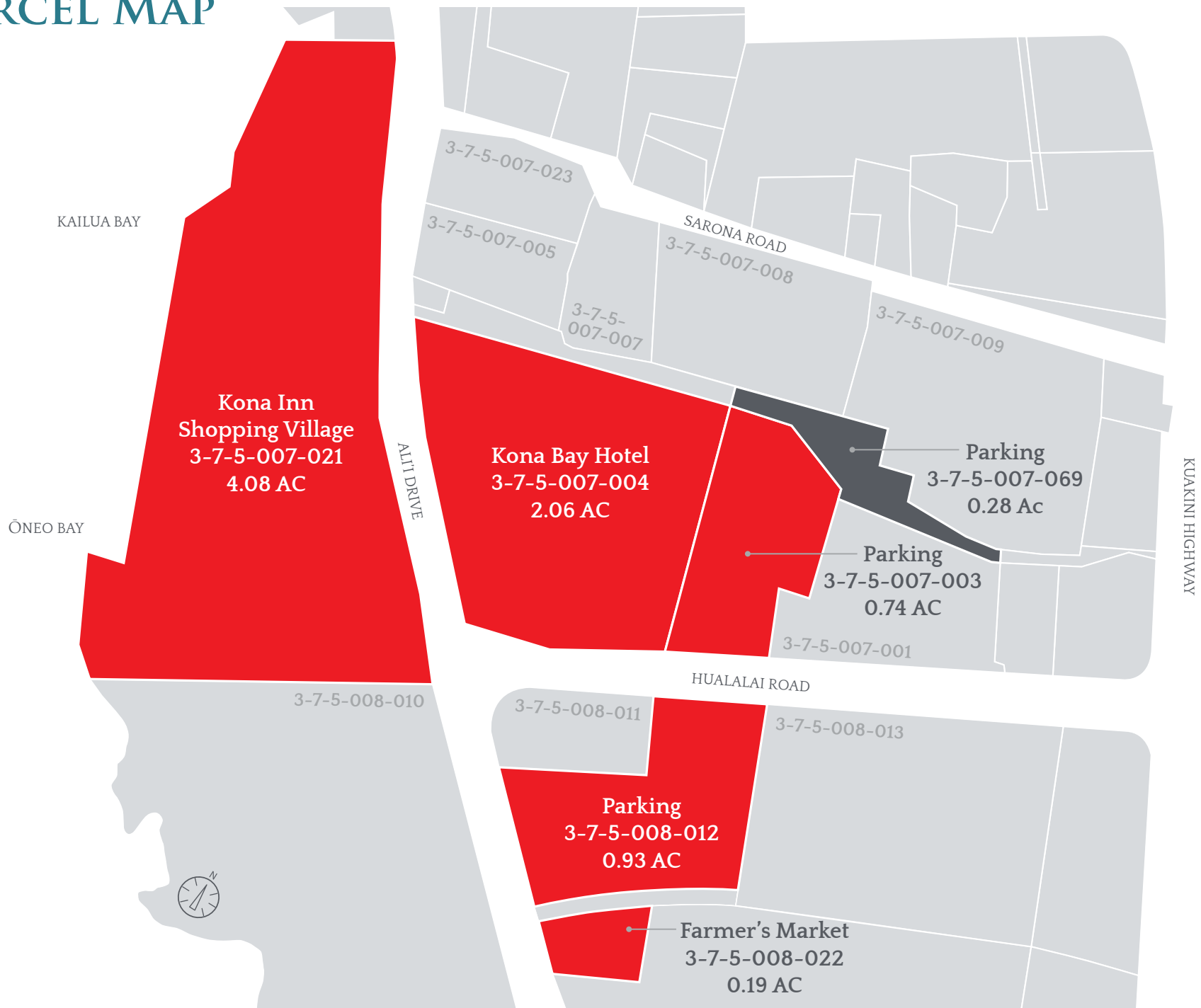
Fire standpipe

## Fire Alarm

Central system with outside dialer



# PARCEL MAP





# KONA INN SHOPPING VILLAGE & KONA BAY HOTEL



Presented by Jones Lang LaSalle Americas, Inc.

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