

Pacific Business News

Honolulu, Hawaii

October 26, 2007

OCTOBER 26, 2007

Ko Olina retail complex moves forward

Developers of new shopping center envision 'resort community retail'

RETAIL

BY JANIS L. MAGIN
PACIFIC BUSINESS NEWS

Ko Olina Resort's first retail, restaurant and office complex is moving forward after being delayed by Walt Disney Parks and Resorts' purchase of 21 acres across the street.

The developer, Honu Group, expects to break ground in early 2008 on the 60,000-square-foot multibuilding complex called Ko Olina Center and Ko Olina Station. Completion is targeted for summer 2009.

Nick's Fishmarket, Kimo Bean Coffee Co. Hawaii, Z Pizza and Sandal Tree are among the retail businesses that already have signed leases, according to Cory Beall of the Beall Corp., which is handling the leasing.

Although located in the middle of the resort, the project will not be another Shops at Wailea or Whaler's Village, two Maui retail centers that feature high-end shops that cater only to resort guests.

In addition to the JW Marriott Ihilani Resort & Spa and Marriott's Ko Olina Beach Club time-share project, many residential condominiums and single-family homes are spread across the resort. The future Disney resort, a hotel and time-share project next door to the Ihilani, is targeted to open in 2011.

"Our intent is to have something for everybody who's at the resort," said Tom Applegate, president of Honolulu-based Honu Group. "It fits as resort community retail."

Honu Group is in the final review of the design plans, which call for two buildings

Ko Olina Resort & Marina's planned developments



SOURCE: JEFF STONE

RUBEN DULDULAO PBN

- 1) Marriott's Ko Olina Beach Club (expansion)
- 2) Ko Olina Beach Villas (Centex Destination Properties)
- 3) Future large resort project (Previously Crescent Heights project)
- 4) Grand Ko Olina
- 5) Disney
- 6) Ko Olina Center & Ko Olina Station (retail complex)

Crescent Heights project off the table

A 7.8-acre beachfront parcel at Ko Olina Resorts in West Oahu was returned to the master developer after a Miami-based developer abandoned plans to build a luxury hotel-condominium.

Crescent Heights, which bought the land in March 2006 for \$51 million, sold it back to Ko Olina in late July for the same amount of money.

Ko Olina developer Jeff Stone has confirmed what had been widely speculated, that

Crescent Heights had planned to develop a Trump-branded property. But that plan was scrapped after the Trump Organization teamed with Irongate to develop the Trump International Hotel & Tower in Waikiki.

The parcel that Ko Olina repurchased is being combined with 3.2 acres next door for a future larger project, Stone said.

Janis L. Magin

on either side of Olani Street next to the old OR&L Railway, just mauka of Allinui Drive, the main road through the resort.

A two-story building planned for the west side of the street, Ko Olina Center, has 14 retail spaces on the first floor ranging from 370 square feet to 1,290 square feet. There also is a 2,440-square-foot pad site for a restaurant with outdoor seating on the west side of the street.

The building's entire second floor — 15,784 square feet — will house a hotel training school.

Two buildings on the east side of Olani Street, Ko Olina Station, have 15 retail spaces ranging from 543 square feet to 3,691 square feet that are planned for a "country market."

Honu Group announced more than a year ago that it planned to develop the retail and office complex across from the entrance to the JW Marriott Ihilani Resort & Spa, but delayed further work on the project until Disney finalized its plans.

jmagin@bizjournals.com | 955-8041