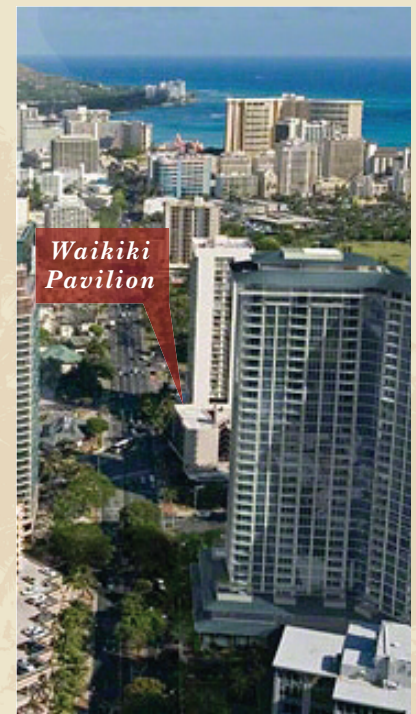


1925 Kalakaua Avenue

Waikiki Pavilion



K A L A K A U A F R O N T A G E

The Waikiki Pavilion retail center is at the intersection of Kalakaua and Ala Moana Blvd., centered in a high density condo area of both local residents and vacation renters. It is anchored by ABC convenience market and positioned between Cheeseburger Waikiki and the Allure Waikiki, a high-end 35-story condominium.

Units Available	B, D
Mo. Base Rent:	Negotiable
Mo. CAM:	\$1.67/PSF
Rentable Area:	2,125 SF (Suite B)
Up to:	4,900 SF
TMK:	1-2-6-7-6-1
Zoning:	Resort Commercial
Uses:	Retail / Office
Electricity:	Separately Metered



THE BEALL CORPORATION

Retail Real Estate

3599 Waialae Avenue, Suite 21

Honolulu, HI 96816

www.thebeallcorporation.com

Chris J. Yaris (s), Associate

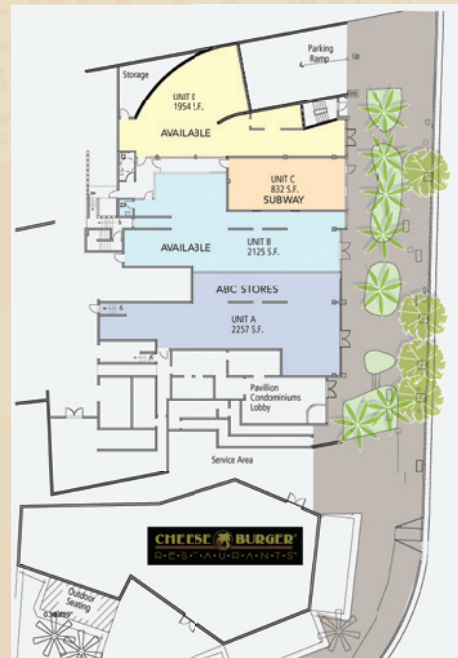
Direct: (808) 469-4337

chris@thebeallcorporation.com

1925 Kalakaua Ave. Waikiki Pavilion



- \$162,700 tenant improvements performed in 2007 including A/C, rest room, slat walls, & wood flooring
- Will consider leasing 4,900 contiguous sq. ft.
- High density condo area w/ 4,750 units within 1,500 ft.
- Newly renovated building, sidewalk & landscaping
- Covered ground floor parking available for rent
- Along path to Hawaii Convention Center
- Daytime population of 237,000 & median household income of \$43,000 within 1-mile.



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