



CINEMAS

ASSIGNMENT OF LEASE AND SALE OF FF&E

# TURNKEY UPSCALE ENTERTAINMENT VENUE OPPORTUNITY

69-201 WAIKOLOA BEACH DRIVE, STE G-1, WAIKOLOA, HI, 96738

# INVESTMENT HIGHLIGHTS

## ABOUT THE PROPERTY

Queens' Marketplace is a 133,600-square-foot open-air retail center serving as the commercial and social hub of the Kohala Coast on Hawai'i Island. Situated within the Waikoloa Beach Resort community, the property offers a well-balanced mix of national brands and regional retailers, along with dining and service-oriented businesses. The center draws a blend of first-time visitors, repeat luxury vacationers, seasonal residents, and the surrounding local community, positioning it as a primary gathering place within the resort corridor.

## UNIQUE LUXURY THEATER AND RESTAURANT OPPORTUNITY

This is a rare opportunity to assume and operate a fully built-out luxury cinema concept featuring three auditoriums, a full-service restaurant, and an on-site bar within a premier resort setting. Guests enter through a modern lobby where they can select films and reserve specific seats in advance or at the door. The experience is anchored by a concession area and full-service bar offering craft beer, wine, and tropical cocktails, along with the "Bistro at the Cinemas," an expansive open-air lanai restaurant serving appetizers, salads, hand-made pizzas, gourmet street tacos, and desserts, with live music enhancing the evening atmosphere. A dine-in service model allows food and beverages to be delivered directly to pre-reserved luxury leather loveseats. Each auditorium (approximately 85-100 seats) features state-of-the-art digital projection, Real 3-D capability, immersive surround sound with dedicated speaker systems and subwoofers, and excellent sightlines throughout. The venue is also well-suited for private events, concerts, and live performances, providing multiple revenue streams.

## LEASE DETAILS

### PREMIUM

Contact Agent

### EQUIPMENT LIST

Fully equipped and furnished.  
Full FF&E list available upon request.

### SIZE

9,761 SF - Theaters & Restaurant & Bar  
4,920 SF - Outdoor Patio Dining Area  
1,500 SF - Office  
16,181 SF - TOTAL

### BASE RENT

Contact Agent for details

### CAM

Contact Agent for details

### LEASE TERM

Through 3/11/2029

### HIGHLIGHTS

- Unique turnkey upscale entertainment venue opportunity
- Three auditoriums with state-of-the-art digital projection and Real 3-D capability
- Dolby surround sound system
- Fully functioning in-house restaurant and bar with a full liquor license
- Large open-air dining patio perfect for private events, banquets, and live music

# GALLERY



# LEASE PLAN

## Directory



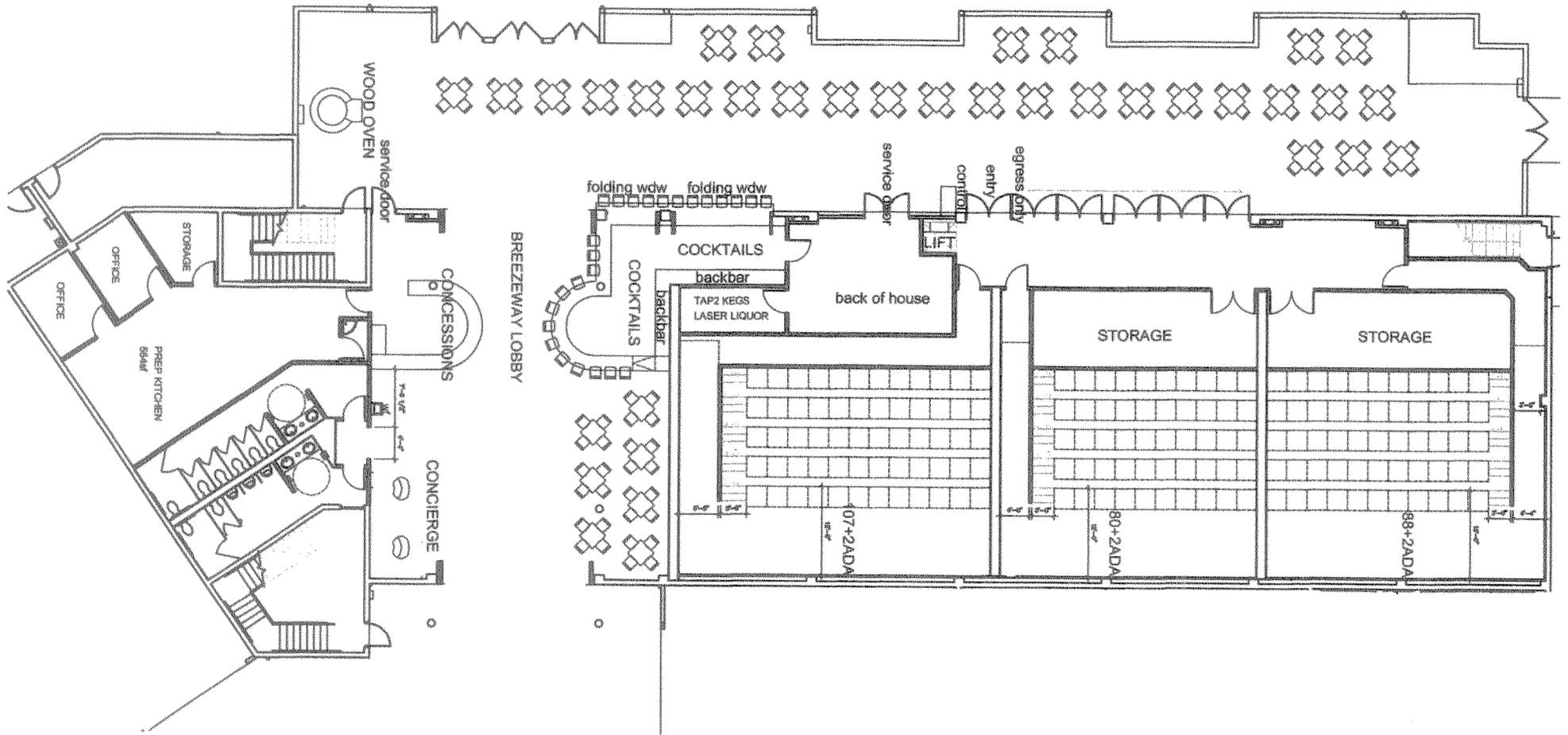
**DIRECTORY LEGEND**

- ATM
- Elevator
- Restrooms
- Family Restrooms

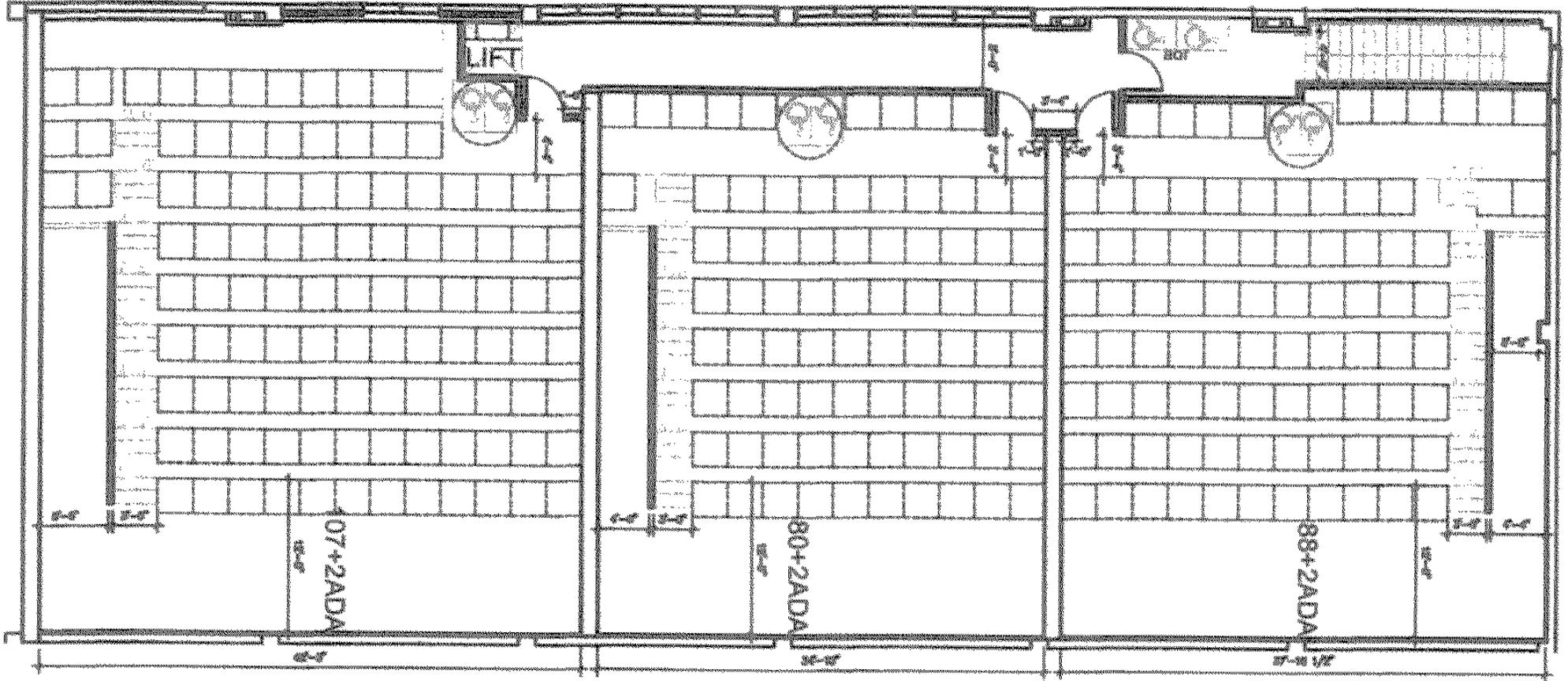


- |   |  |   |  |
|---|--|---|--|
| <b>ART &amp; JEWELRY</b>                    | Genesis Galleries 808-886-7770 K4      | <b>FOOD OUTLETS</b>                         | Da Ramen Kind 808-238-0099 F5              |
| Lava Light Galleries 808-756-0778 F13       | Mashka Jewelry 808-731-7310 J10        | Dairy Queen/ Orange Julius 808-886-1029 F8  | Gecko Girlz F1                             |
| Maui Divers Jewelry 808-886-4817 J11        | <b>OFFICES</b>                         | L&L Hawaiian BBQ 808-886-2430 F3            | Pono Pastries F4                           |
| Shopping Center Management 2F1 808-886-8822 | Island Gourmet Markets B1 808-886-3577 | Starbucks 808-886-1888 K1                   | Sushi HI F7                                |
|   |  | Waikoloa Pizza F9                           | Waikoloa Shrimp Co F6                      |
|   |  | <b>SERVICES</b>                             | Hawaii Life 808-883-3321 E5                |
|   |  | Hilton Grand Vacations Club 808-886-0945 K8 | Kona Coast Vacations 808-329-2140 2F11     |
|   |  | KOR Salon 808-886-8090 D3                   | Pacific Skin Institute 2F13                |
|   |  | Resortica Hawaii 808-881-8222 2F14          | Skin Factory Tattoo 808-661-5511 2F16      |
|   |  | Vacasa 800-544-0300 2F17                    | Waikoloa Dental Clinic 808-886-0891 2F15   |
|   |  | <b>SPECIALTY AND GIFTS</b>                  | Claire's 808-886-8905 J5                   |
|   |  | KoaWood Ranch 808-238-0419 F14              | SoHa Keiki 808-909-3888 J4                 |
|   |  | SoHa Living 808-464-4268 K5                 | Sunglass Hut 808-886-0274 C1               |
|   |  | <b>SPORT AND LIFESTYLE</b>                  | Bike Works Beach & Sports 808-886-5000 F12 |
|   |  | Snorkel Bob's 808-238-0992 D1               |  |

# FLOOR PLAN - MAIN LEVEL



# FLOOR PLAN - MEZZANINE LEVEL



# MARKET OVERVIEW

**3,680**  
TOTAL UNITS



**BEALL CORP**  
RETAIL REAL ESTATE

1120 12TH AVENUE, SUITE 301  
HONOLULU, HI 96816  
WWW.THEBEALLCORPORATION.COM

Scan or visit [eepurl.com/c2rzHH](http://eepurl.com/c2rzHH)  
to sign up for The Beall Corporation  
Newsletters and stay on top of  
Hawaii's Commercial Real Estate News



This document has been prepared by The Beall Corporation for advertising and general information only. The Beall Corporation makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. The Beall Corporation excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of The Beall Corporation and/or its licensor(s). © Copyright 2026. All rights reserved.