



experience

THE PLACE TO

SHOP

PLAY

EAT

GATHER

Kukui
Grove
THE PLACE TO BE





Kukui Grove

Located at the heart of Kauai in the center of Lihue, Kukui Grove is the dominant center in this high traffic resort and residential market. The 454,517 square foot property set on 50 acres makes up 40% of the total retail area in the island. Kauai's largest open-air retail center features more than fifty stores, restaurants, local specialty shops and experiences.

It's location, size and merchandising mix draw customers from the entire island and make it Kauai's number one retail and lifestyle destination.





quick facts

- **Kauai's largest shopping destination**, Kukui Grove Center is Kauai's only regional lifestyle center located on Kaunualii Hwy in central Lihue serving residents and visitors island wide. Kukui Grove is a **center of community shopping and activity**, within close proximity of residential neighborhoods, six schools and the Kauai County seat.
- The Center features **more than 50 local, national and one-of-a-kind stores, restaurants and services**, making it a popular destination for residents and visitors alike. Anchors include Macy's, Ross Dress For Less, Longs Drugs and Times Supermarket, along with popular central locations for Starbucks Coffee, Jamba Juice, Jeans Warehouse, Pier 1 Imports and L&L Hawaiian Barbecue.
- Kukui Grove Center is **effectively located for visitors** within ten minutes' drive of the airport and cruise ship terminal, as well as 1,516 visitor accommodations including the popular Kauai Marriott Resort & Beach Club and Kauai Beach Resort. Kukui Grove is **the only shopping center on island with a dedicated cruise ship shuttle**.

key attributes



CENTRALLY LOCATED
IN THE HEART OF LIHUE



DOWN THE ROAD FROM COUNTY
COMPLEX AND SERVICES



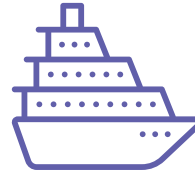
LOCATED ON THE MAIN
HIGHWAY KAUMUALII HWY



WITHIN CLOSE PROXIMITY TO
HOTELS AND TIMESHARES



LESS THAN 3 MILES TO LIHUE
AIRPORT AND THE HARBOR



THE CENTRAL ARRIVAL &
DEPARTURE POINT FOR 26,000
VISITORS TO THE ISLAND PER DAY



TEN MINUTES FROM
6 SCHOOLS FROM PRE-K
TO KAUAI COMMUNITY COLLEGE



COMPLIMENTARY SHUTTLE
SERVICE AVAILABLE FOR CRUISE
SHIP PASSENGERS

OPENED

1982 - Kukui Grove Center

1994 - Kukui Marketplace (As an expansion to Kukui Grove Center)

OWNER

Kukui Grove Center - Kukui Grove Investment Group, Inc.

Kukui Marketplace - Kukui Marketplace SPE, Inc.

LAND AREA (TOTAL)

50 acres

G.L.A.

Kukui Grove Center - 312,364 square feet

Kukui Marketplace - 142,153 square feet

Total: 454,517 square feet

PARKING (TOTAL)

2,426 stalls

Kauai economy and demographics

HAWAII RETAIL MARKET

The Hawaii retail market is currently driven by growing tourism levels and a local consumer base experiencing sizable increases in take-home pay. The number of visitor arrivals to Hawaii increased by 3.6% year-over-year in August 2018, with the number of visitor days expanding by 4%, according to Hawaii's Department of Business, Economic Development and Tourism. Visitor expenditures in 2018 - average \$5.4 Million per day on Kauai, a significant addition to the local economy.

The State of Hawaii added 11,100 jobs during the year ending 2018, a 1.7% growth rate, up from 1.4% during the prior period. Unemployment in the state is at a historically low 2.1% as of August 2018, according to the BLS, making the recent pace of job gains more remarkable. The national unemployment rate, by comparison, was 3.9% in August 2018.

Kauai County added a little over 300 jobs during the last year, a 1.1% annual growth rate. The market's unemployment rate was 2.3% as of August 2018, a 30 bps increase from a year earlier.

RESIDENT DEMOGRAPHICS

Kauai customers are looking for shopping, dining and entertainment experiences that are limited or non-existent on island. The resident customer is significantly underserved by available shopping and dining in Lihue and on Kauai. Due to that gap, much shopping for apparel, gifts and household is done over the internet or on shopping trips to Oahu or the mainland U.S. and many Kauai customers are increasingly tech savvy.

Experiences draw the Kauai customers, and a gathering place for larger and extended families. Ohana (family) and keiki (children) are core to the fabric of the community and Kauai is known as a giving island, with a large proportion of the population involved with non-profit community organizations.





Kauai Tourism

Over 26,000 visitors are on Kauai today, spending an average of \$5.4 million per day.

FIRST TIME VISITORS

Most visitors to Kauai are independent and are encouraged to explore around the island during their stay. All visitors arrive and depart from Lihue, and may drive by several times during the course of a week. Looking to equip themselves to discover Kauai's natural beauty, try local foods and experiences, find gifts to remember.

REPEAT VISITORS

Over 69% of Kauai visitors are repeat visitors, some returning annually or biannually. Guests return for Kauai's natural beauty and enjoy living "like a local." Many like to engage with the local community. Looking for favorite/best local foods, unique Kauai Made products, special events and activities to enjoy.

KAUAI VISITOR STATISTICS

	2017	2016	% Change
Total Visitor Days	9,622,709	9,092,351	5.8
Visitor Arrivals	1,279,968	1,187,269	7.8
Average Daily Visitor Census	26,364	24,842	6.1
Total Air Seats	759,490	702,222	8.2
Average Length of Stay	7.52	7.66	-1.8
Cruise Ship Arrivals	214,255		
First Time Visitors to Kauai	30.4%	29.6%	0.8
Repeat Visitors to Kauai	69.6%	70.4%	-2.2
Average # of Trips	5.28	5.40	-2.2
Average Age	48	48	-0.7
2017 Total Visitor Spending	\$1.81 Billion		8.5

*Hawaii Tourism Authority Statistics

2017 AIR VISITOR PERSONAL DAILY SPENDING

- 188.40 per day spent by Island Visitors
- 21% spent on Food and Beverage
- 8% spent on Shopping
- 12% spent on Entertainment and Recreation
- 13% spent on Transportation
- 44% spent on Lodging

resort areas

KAUAI RESORTS:

Offering a mix of hotel, timeshare and condominium accommodations

Lihue	1,516 Units
Wailua/Kapaa	1,950 Units
Poipu Area	3,515 Units
Princeville/Hanalei	1,876 Units
West Side (Kalaheo/Waimea)	165 Units

TOTAL UNITS 9,022 Units

Drive time to Kukui Grove Center

10 minutes
15 minutes
25 minutes
Less than one hour
Less than one hour



1
KAUAI MARRIOTT HOTEL
820 ROOMS
MARRIOTT TIMESHARES
72 (2-BDR SUITES)



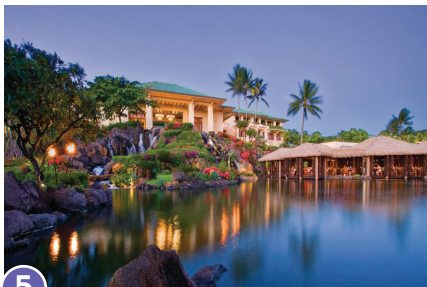
2
TIMBERS KAUAI AT HOKUALA
47 OCEANFRONT RESIDENCES



3
AQUA KAUAI BEACH HOTEL
315 ROOMS



4
COURTYARD KAUAI AT
COCONUT BEACH
311 ROOMS



5
GRAND HYATT
KAUAI RESORT & SPA
604 ROOMS



6
KOLOA LANDING
306 ROOMS



7
SHERATON KAUAI RESORT
391 ROOMS



8
ST. REGIS PRINCEVILLE
251 ROOMS



kukui grove re-imagined

- Recent upgrades to Kukui Grove Center include a new Keiki Korner ocean-themed children's play area, with seating area for parents and kupuna (seniors) - currently the only one of its kind on the island of Kauai.
- The renovated food court and center stage area features a state-of-the-art Bose sound system, theatre lighting, movie screen and a culturally inspired mural surrounded by a diverse lineup of local eateries.
- Center technology has been upgraded including free public Wi-fi and charging stations, digital screens in the Food Court, a new electric vehicle charging station, and a Bose speaker system throughout Kukui Grove Center.

The kukui grove experience

Kukui Grove Center is a preferred venue for community events and entertainment, sponsoring over 250 programs each year for a lively environment with lots of activity year-round. Robust consumer marketing platforms and seasonal initiatives drive traffic, build shopper relationships and promote tenant sales:

SIGNATURE EVENTS: Aloha Friday Nights, the Monday Market, Toddler Tuesdays, Kauai Made Culture Thursdays, Family Movie Nights plus seasonal programs each month for frequency and variety

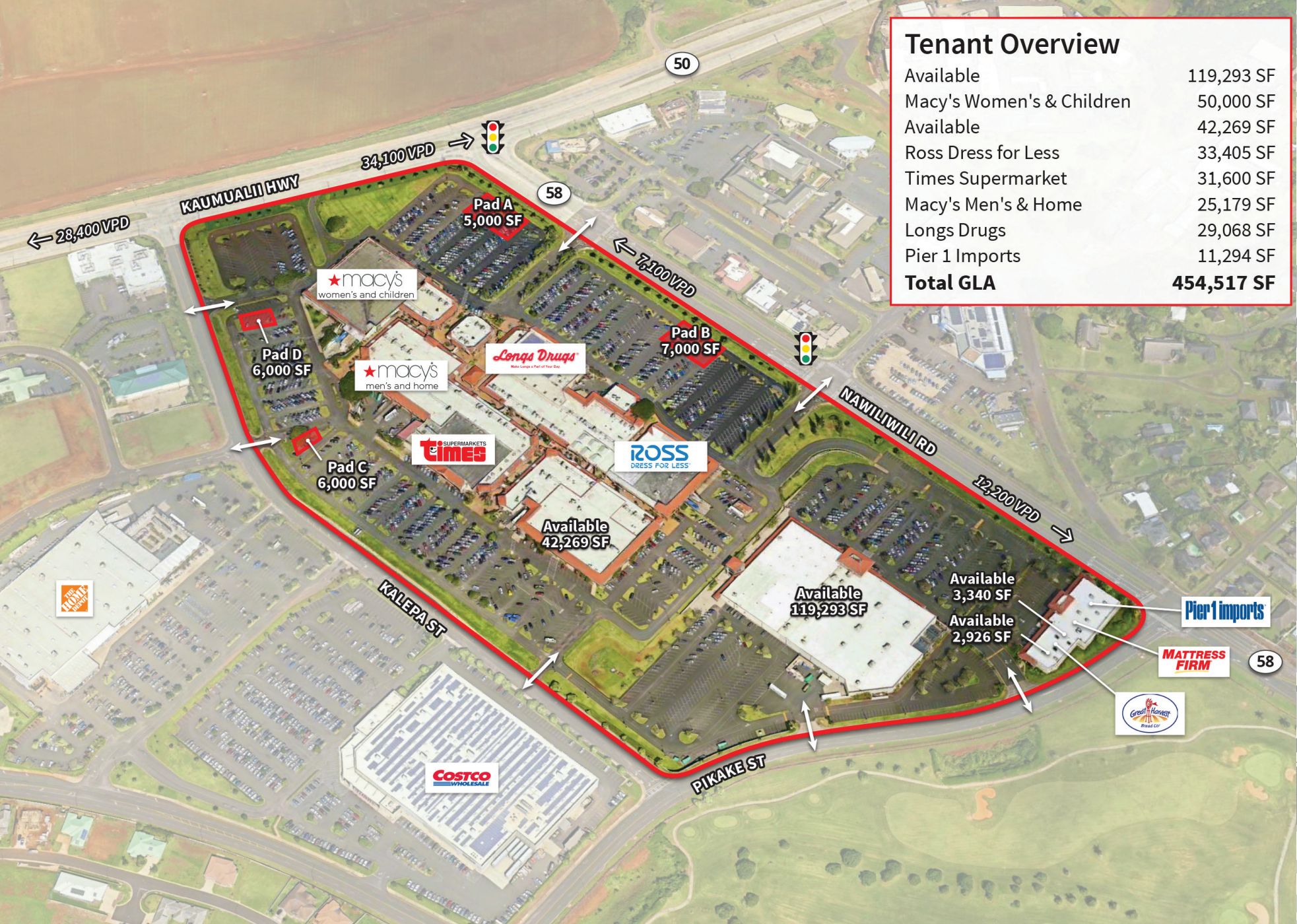
JLL DIGITAL MARKETING: Social Media, ShopPings, Mobile Shopping Club, Biweekly e-blasts, Free Wi-fi

STRATEGIC MEDIA & PR: Local and regional media partnerships, Tourism marketing, Radio interviews & on-site events, high leverage community partnerships, outdoor media, year round PR

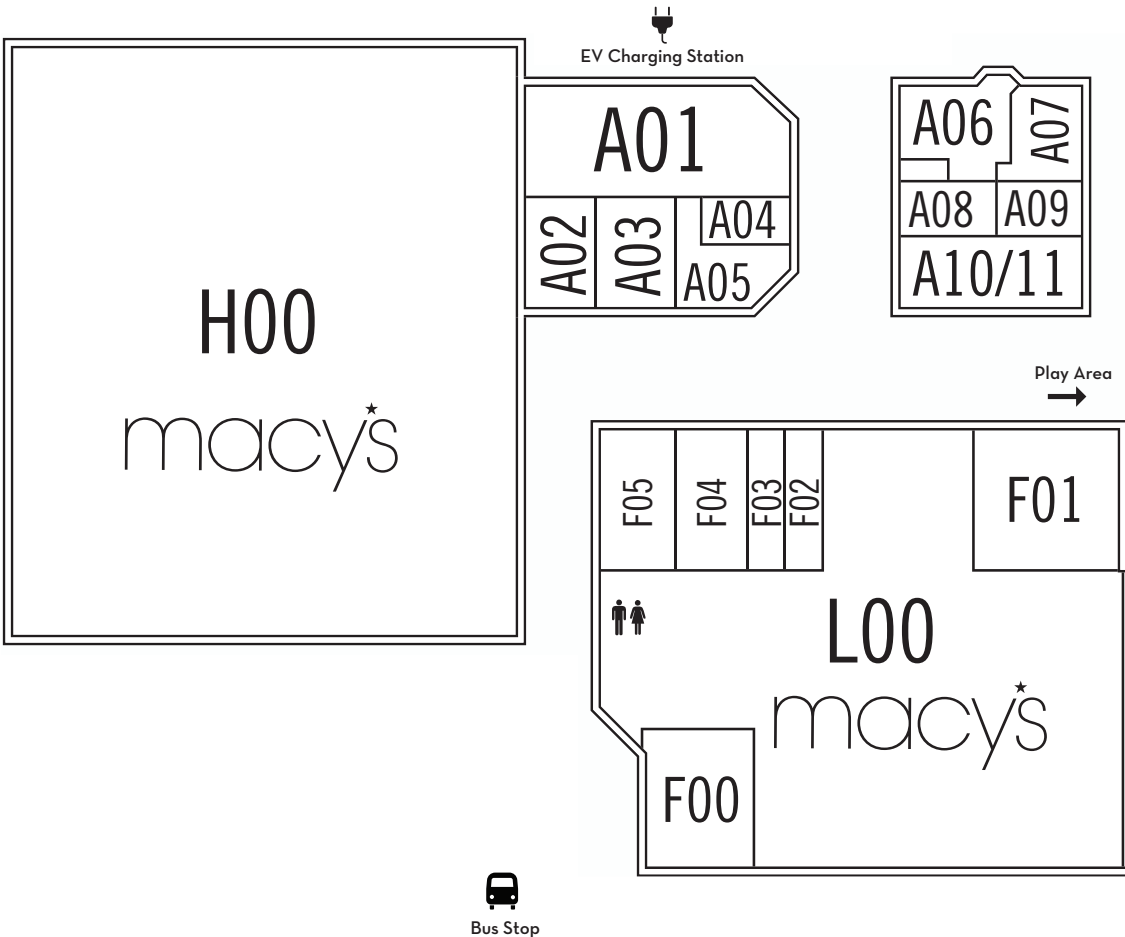
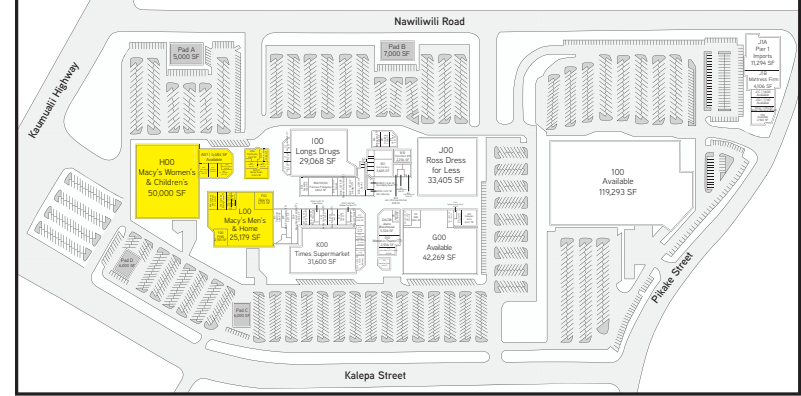


Tenant Overview

Available	119,293 SF
Macy's Women's & Children	50,000 SF
Available	42,269 SF
Ross Dress for Less	33,405 SF
Times Supermarket	31,600 SF
Macy's Men's & Home	25,179 SF
Longs Drugs	29,068 SF
Pier 1 Imports	11,294 SF
Total GLA	454,517 SF



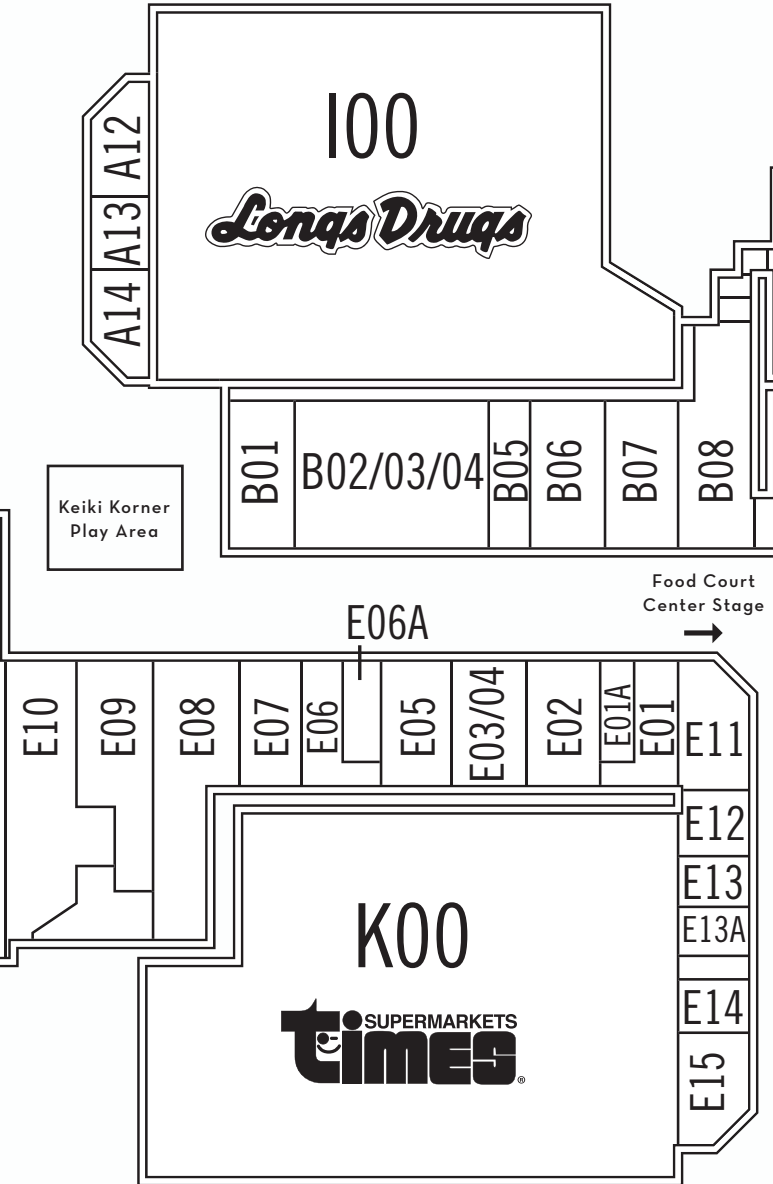
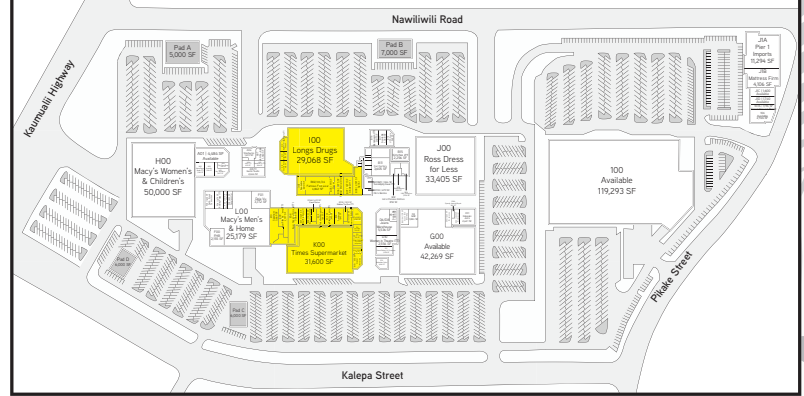
kukui grove site plan 1



SPACE

SPACE		SF
H00	Macy's Womens & Children	50,000
A01	Available	4,484
A02	Aloha Dance Studio	1,360
A03	Available	1,236
A04	Flip Flop Shops	454
A05	Kay's Jewelers	1,607
A06	Starbucks	1,613
A07	Jamba Juice	1,463
A08	Jane	835
A09	Pau Hana Ts	806
A10-11	Genki Sushi	2,446
F00	First Hawaiian Bank	2,155
F01	Deja Vu Surf Hawaii	3,772
F02	Sunglass Hut	823
F03	Prestige Jewelers	751
F04	Available	1,679
F05	Deli & Bread Connection	1,645
L00	Macy's Mens & Home	25,179

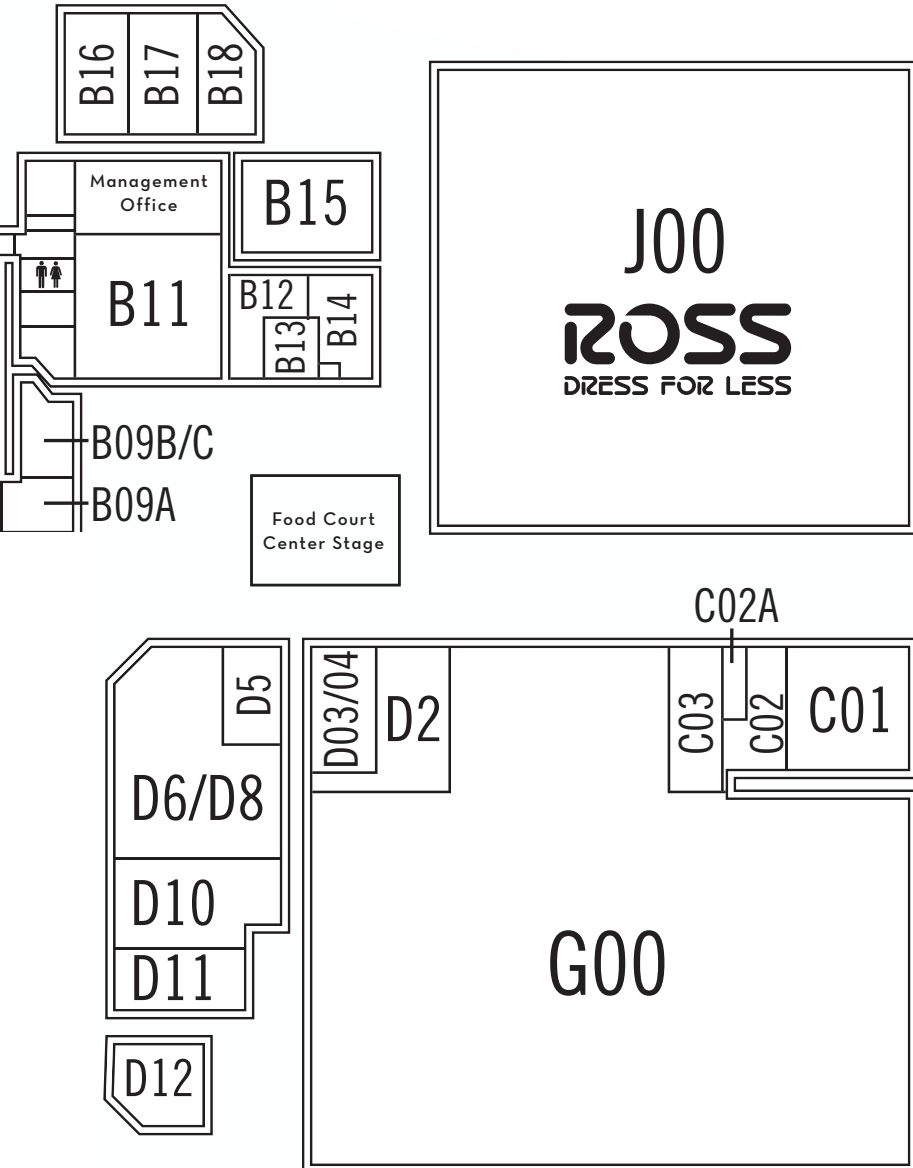
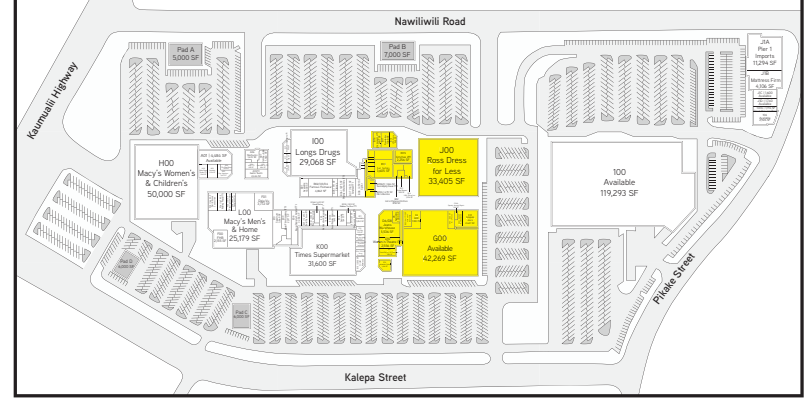
kukui grove site plan 2



SPACE

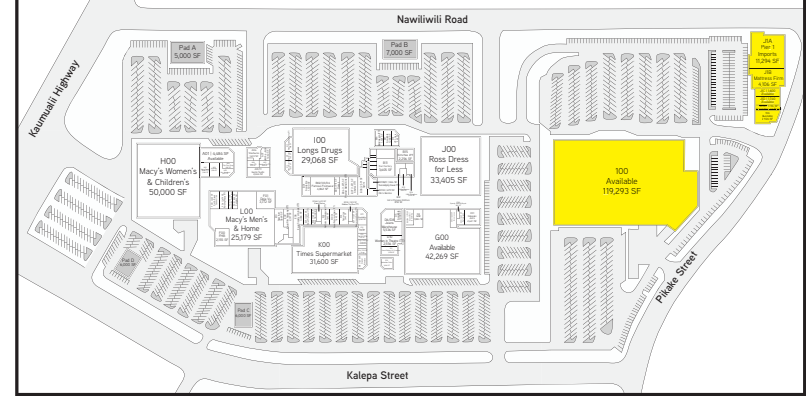
SPACE		SF
A12	Available	948
A13	Mastercuts	760
A14	Vitamin World	1,032
B01	Available	1,500
B02	Famous Footwear	4,842
B05	Claire's	911
B06	Premier Martial Arts	1,875
B07	Ainofea	1,871
B08	Sprint	2,591
I00	Longs Drugs - CVS	29,068
E01	Bowers and Kubota	1,127
E01A	Bubbah's Toy Box	503
E02	Gamestop, Inc.	1,643
E03-04	Ocean Discovery Center	1,642
E05	Na Hula o Kaohikulapulani	1,643
E06A	Kauai Partea	600
E06	Regis Hairstylists	1,043
E07	Small Fry Kauai	1,369
E08	Kauai Society of Artists	3,366
E09	Kauai Film Academy	2,317
E10	Oceanic Time Warner (Spectrum)	3,669
E11	Available	1,252
E12	Payday Hawaii	533
E13	Security Office	513
E13A	Pyramid Insurance	500
E14	Army Recruiting	533
E15	Cricket Wireless	1,032
K00	Times Supermarket	31,600

kukui grove site plan 3

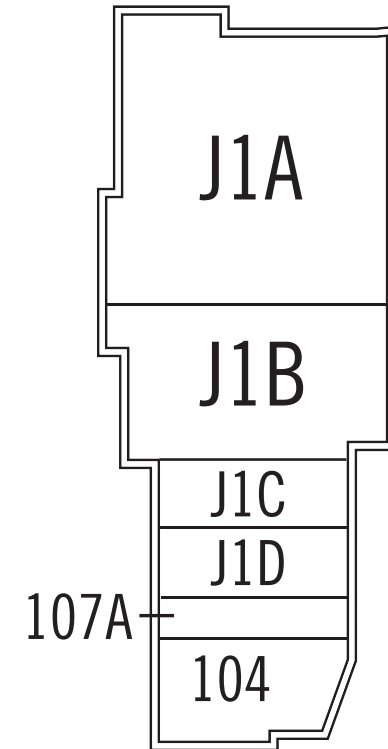
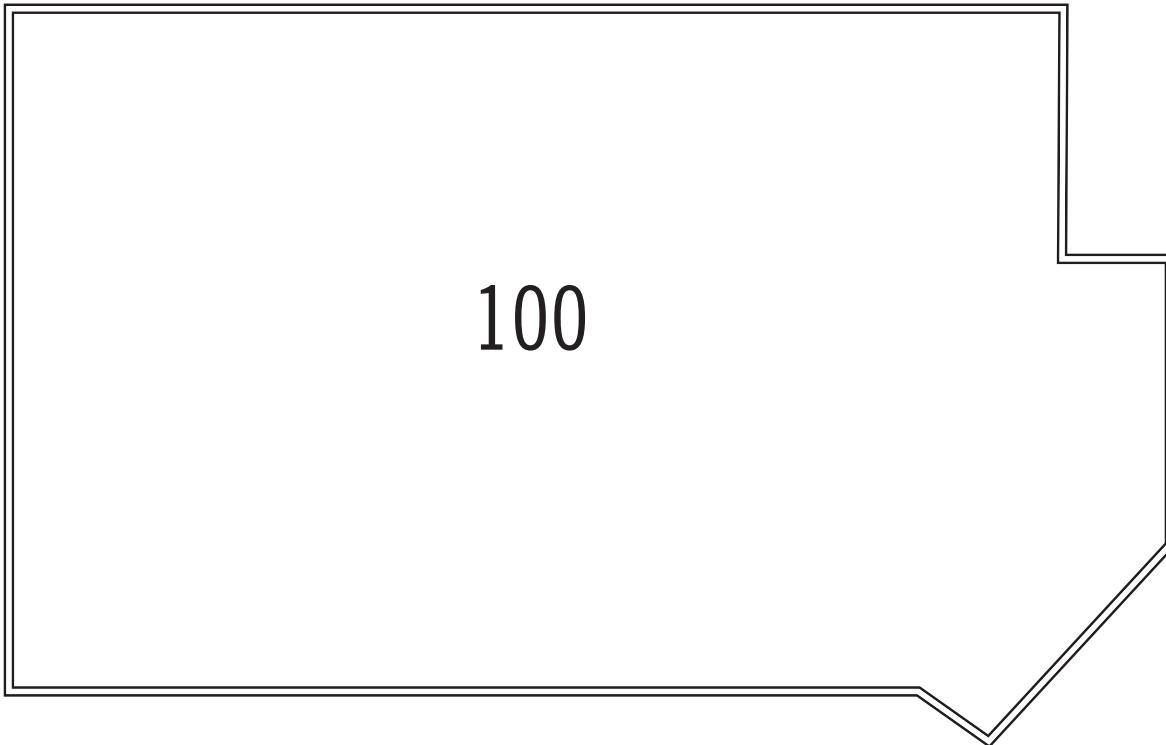


SPACE		SF
BO9A	Oki's Best Box Lunch	670
BO9B	Seredipity Kauai	846
B11	Fun Factory	3,605
B12	Ho's Chinese Kitchen	858
B13	Aloha Ramen	528
B14	L&L Drive Inn	1,234
B15	Kim Chee #9	2,256
B16	Bandwagon Music Center	1,401
B17	Kauai Robotics Alliance	1,368
B18	Ups Store, The	948
J00	Ross Dress for Less	33,405
C01	Kalapaki Joes	2,621
C02	Professional	1,049
C02A	Speedy Jewelry Repair	300
C03	Dr. Jere Loo	1,262
G00	Available	42,269
D02	General Nutrition Co	1,884
D03-04	Sone's Deli & Catering	1,713
D05	Available	1,000
D06-DO8	Jeans Warehouse	5,536
D10	Women in Theatre	2,556
D11	Kauai Bakery	1,058
D12	Haleakala Solar	1,406

kukui grove marketplace



SPACE		SF
100	Available	119,293
J1A	Pier 1 Imports	11,294
J1B	America's Mattress	4,106
J1C	Available	1,600
J1D	Available	1,740
107A	Great Harvest Bread Co.	1,194
104	Kumus Cupboard	2,926



join
THE PLACE
TO BE
ON KAUA'I

JLL LEASING

Lauren W. Stilley (S)

808.203.5700

JLL Vice President, National Retail Leasing
Lauren.Stilley@am.jll.com

Deven D. Higa (S)

JLL Vice President, Retail Brokerage

808.247.0616

Deven.Higa@am.jll.com

Justin Katahira (S)

JLL Associate, Retail Brokerage

808.392.8770

Justin.Katahira@am.jll.com

1585 Kapiolani Boulevard, Suite 1750
Honolulu, HI 96814

JLL SPECIALTY LEASING

Melissa McFerrin Warrack (S)

808.977.8677 or 808.652.3217

Melissa.Warrack@am.jll.com

3-2600 Kaumualii Hwy, Suite 1710
Lihue, HI 96766

KukuiGroveCenter.com

