



*experience*

THE PLACE TO

SHOP

PLAY

EAT

MEET

**Kukui**  
**Grove**  
THE PLACE TO BE



# Kukui Grovè

Located at the heart of Kauai in the center of Lihue, Kukui Grovè is the dominant center in this high traffic resort and residential market. The 458,017 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

- The Center features **more than 50 local, national and one-of-a-kind stores, restaurants and services.**



# key attributes



CENTRALLY LOCATED WITH  
GENEROUS 5.7 PARKING RATIO



HUB OF THE LIHUE BUSINESS DISTRICT  
WITHIN 5 MINUTES OF COUNTY AND  
STATE OFFICES



CONVENIENT ACCESS OFF  
KAUMUALII HWY (21,000+ ADT)



WITHIN CLOSE PROXIMITY TO  
6,981 HOTEL ROOMS AND TIMESHARES



LESS THAN 3 MILES (10 MINUTES) TO  
LIHUE AIRPORT AND NAWILIWILI HARBOR



THE CENTRAL ARRIVAL & DEPARTURE POINT FOR  
27,000 VISITORS SPENDING \$5.4 MILLION DAILY



FREQUENTED BY FAMILIES WITH 10  
SCHOOLS WITHIN 10 MINUTES



COMMUTER AND TRANSPORTATION HUB  
FOR KAUAI'S 72,543 RESIDENTS

## 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 - 145,653 square feet

Total: 458,017 square feet

## PARKING (TOTAL)

2,426 stalls



# Kauai Tourism

Over 27,000 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

2019	
Total Visitor Days	10,108,788
Visitor Arrivals	1,370,029
Average Daily Visitor Census	27,695
Total Air Seats	998,635
Average Length of Stay	7.38
Cruise Ship Arrivals	101,289
First Time Visitors to Kauai	29.3%
Repeat Visitors to Kauai	70.7%
Average # of Trips	5.39
Average Age	48
2019 Total Visitor Spending	\$1.37 Billion

\*Hawaii Tourism Authority Statistics

### 2019 AIR VISITOR PERSONAL DAILY SPENDING

\$188.8 per day spent by Island Visitors

\$40M spent on Food and Beverage

\$14M spent on Shopping

\$20M spent on Entertainment and Recreation

\$21M spent on Transportation

\$88M 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**  
**ROYAL SONESTA RESORT**  
 820 ROOMS  
**KAUAI MARRIOTT BEACH CLUB**  
 72 (2-BDR SUITES)



**2**  
**TIMBERS KAUAI AT HOKUALA**  
 47 OCEANFRONT RESIDENCES



**3**  
**KAUAI BEACH RESORT**  
 315 ROOMS



**4**  
**SHERATON KAUAI COCONUT BEACH RESORT**  
 311 ROOMS



**5**  
**GRAND HYATT KAUAI RESORT & SPA**  
 604 ROOMS



**6**  
**KOLOA LANDING**  
 306 ROOMS



**7**  
**SHERATON KAUAI RESORT**  
 391 ROOMS



**8**  
**1 HOTEL HANALEI BAY**  
 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, Monday Pau Hana Market, Toddler Tuesdays, 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



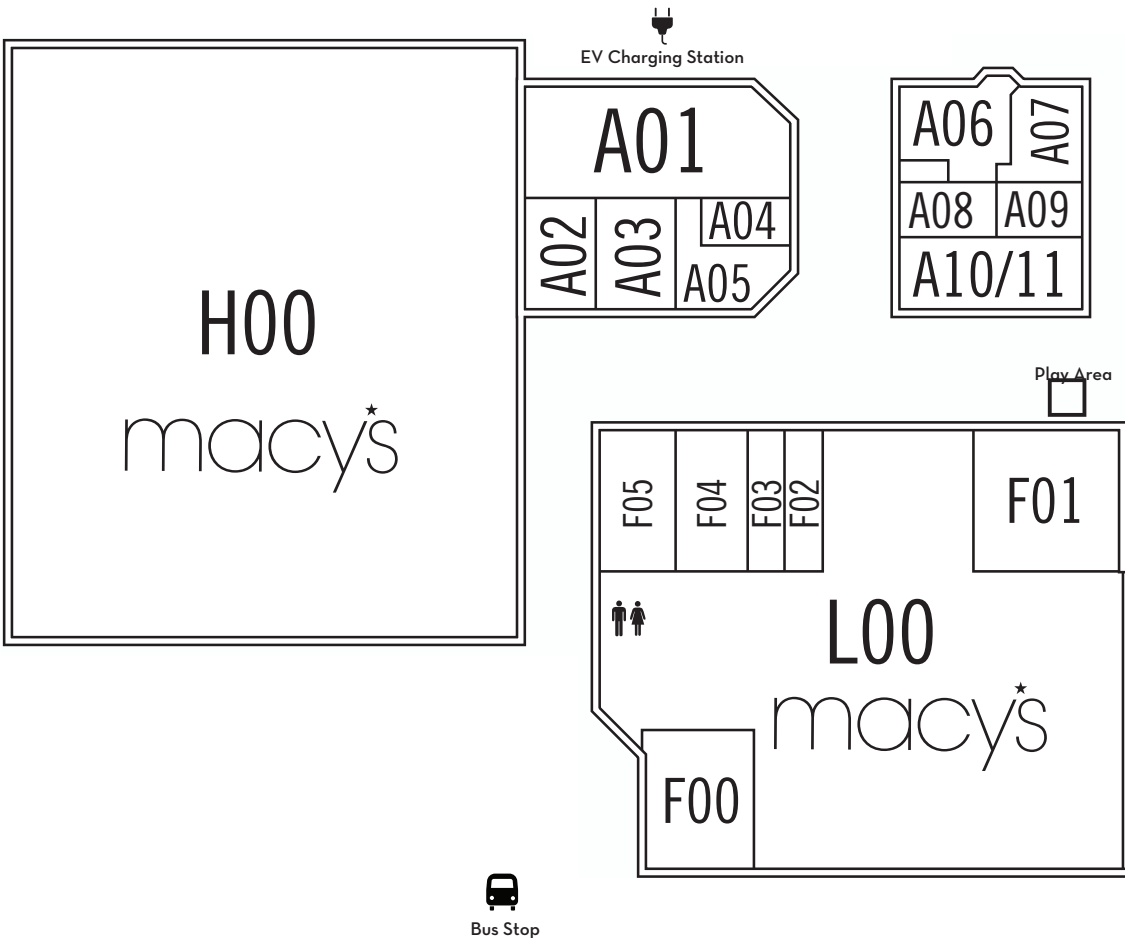
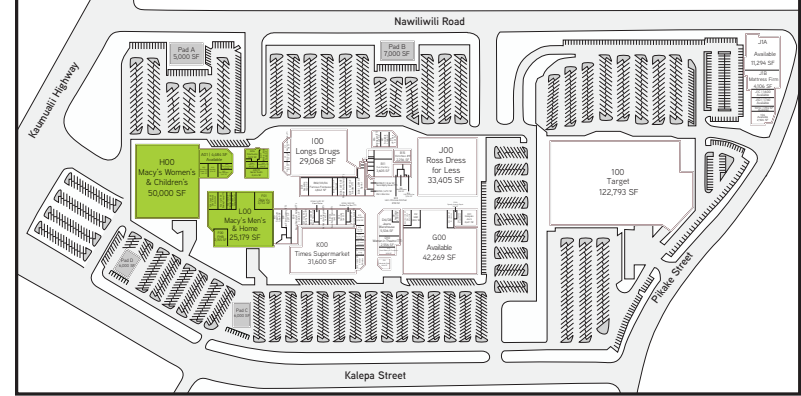


### Tenant Overview

Target	122,793 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
Available	11,294 SF
<b>Total GLA</b>	<b>458,017 SF</b>



# kukui grove site plan 1



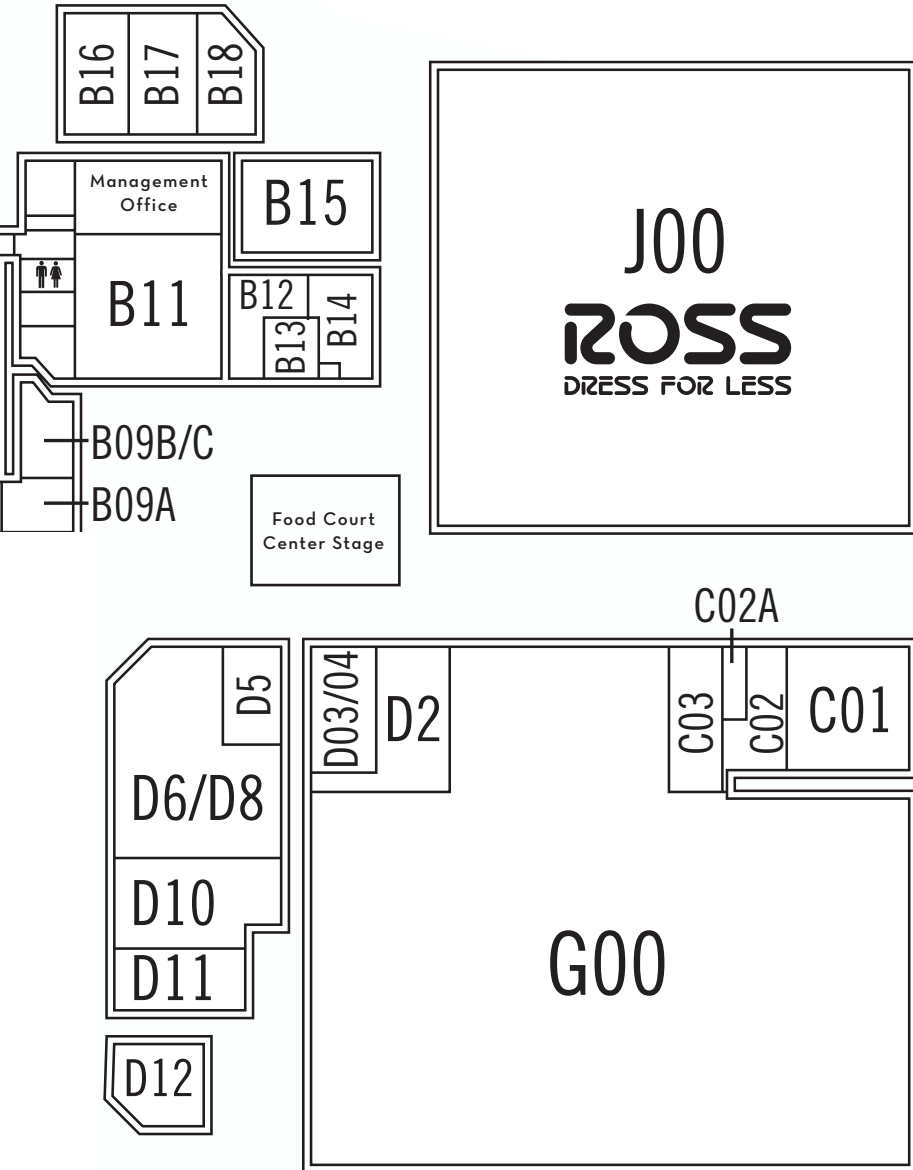
## SPACE

## SF

H00	Macy's Womens & Children	50,000
A01	HawaiiUSA Federal Credit Union	4,484
A02	Aloha Dance Studio	1,360
A03	<b>Available</b>	<b>1,236</b>
A04	Flip Flop Shops	454
A05	Kay's Jewelers	1,607
A06	Starbucks	1,613
A07	Jamba Juice	1,463
A08	Jane	835
A09	<b>Available</b>	<b>806</b>
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	Kuleana Work	1,679
F05	Deli & Bread Connection	1,645
L00	Macy's Mens & Home	25,179



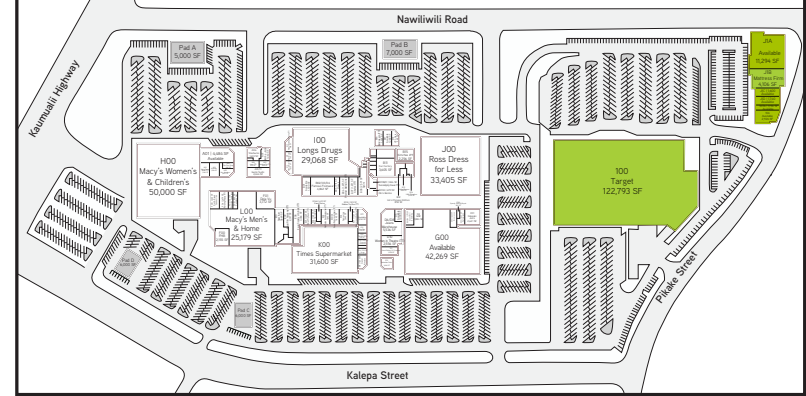
# kukui grove site plan 3



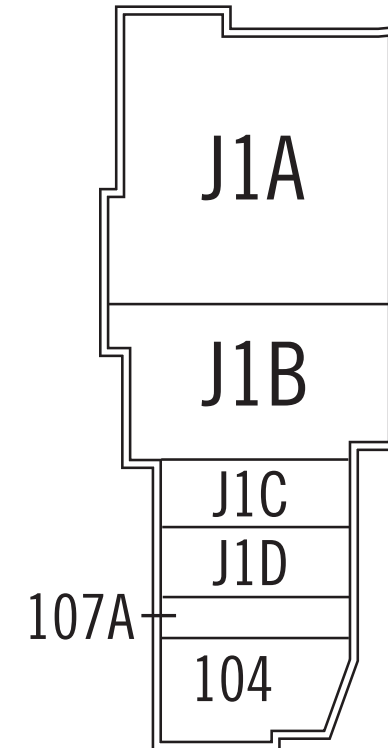
## SPACE

SPACE		SF
BO9A	Oki's Best Box Lunch	670
BO9B	Kaua`i ParTea	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	Crows Nest	1,368
B18	The UPS Store	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	U.S. Armed Forces Career Center	2,556
D11	Kauai Bakery	1,058
D12	Paradise Sports	1,406

# kukui grove marketplace



SPACE		SF
100	Target	122,793
J1A	Available	11,294
J1B	Mattress Firm	4,106
J1C	Available	1,600
J1D	Available	1,740
107A	Available	1,194
104	Available	2,926



100



TARGET®

*join*  
THE PLACE  
TO BE  
ON KAUA'I

## JLL LEASING

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