SUB-LEASE OPPORTUNITY

RetailNet REAL ESTATE

HILO, HI

Former Walgreens #13836

±15,062 SF | $225,000/yr, MG | Sept '30

301 E MAAKALA STREET



hilo

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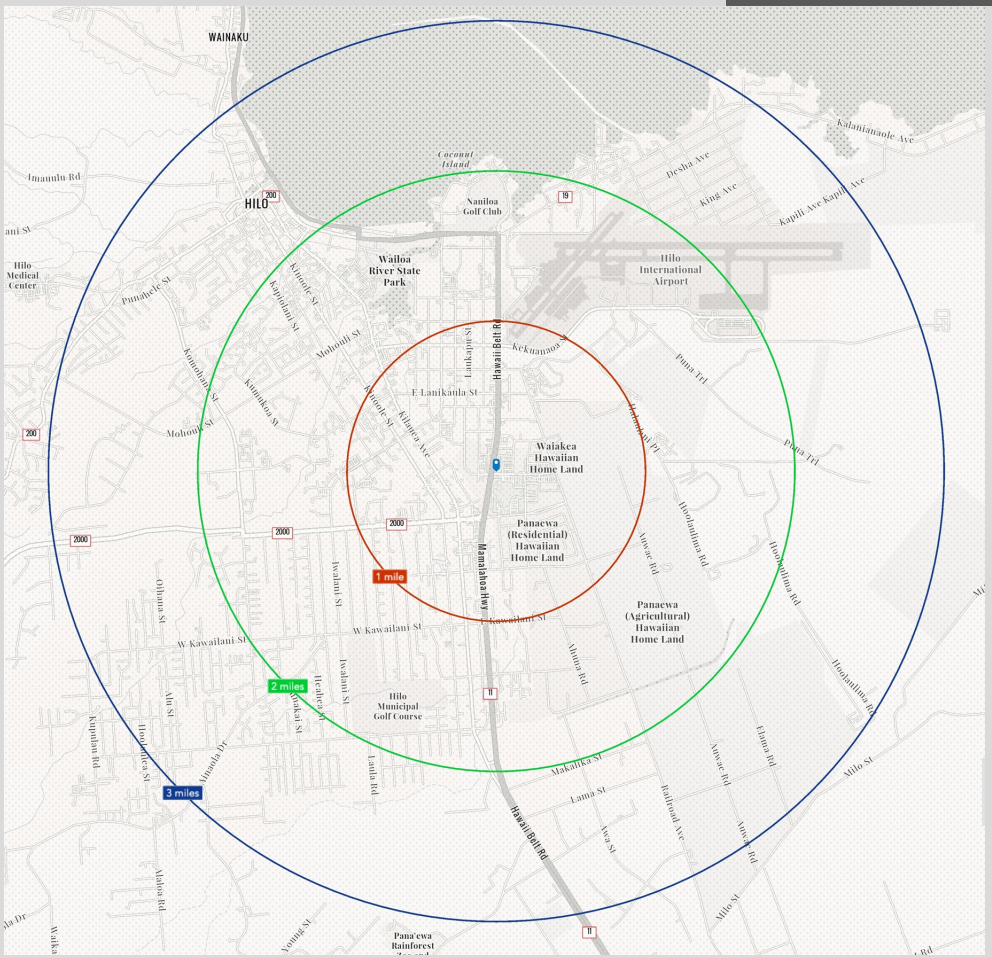

‘26 Estimates	1 Mile	2 Miles	3 Miles
Population	6,261	18,610	34,917
Households	2,242	6,886	13,123
Avg. HH Inc.	$97,648	$98,530	$112,015
Mamalahoa Hwy – Daily Traffic Count Estimate			34,700

Property Overview

- **Rent.** $225,000/yr, Modified Gross* (±$15 psf/yr)
  **(inclusive of RET; R&M, insurance, utilities separate)*
- **Master Lease Expiration**. 9/30/30
- **Walgreens Premises**. ±15,062 SF
- **Signage**. Building
- **Access**. FI/FO via traffic signal on Maakala
- **Hard Corner.** NEC of Maakala & Mamalahoa Hwy
- **Opportunity**. Immediate occupancy at below market rent *(±15.00 psf, MG)*
- **Zoning**. CG-20, Hawai‘i County, Zoning
- **Permitted Uses**. Use Table
- **Prohibited Uses**. Retail pharmacy, fitness, restaurant

Location Overview

- **Prime Retail Location**. Situated within Waiakea Center, one of Hilo’s premier shopping destinations, anchored by Walmart, Ross and OfficeMax, with Target, Home Depot and Prince Kūhiō Plaza all adjacent or across the street.
- **Strong Traffic & Visibility.** Prominent location along Mamalahoa Highway, serving Hilo and surrounding East Hawai‘i communities.

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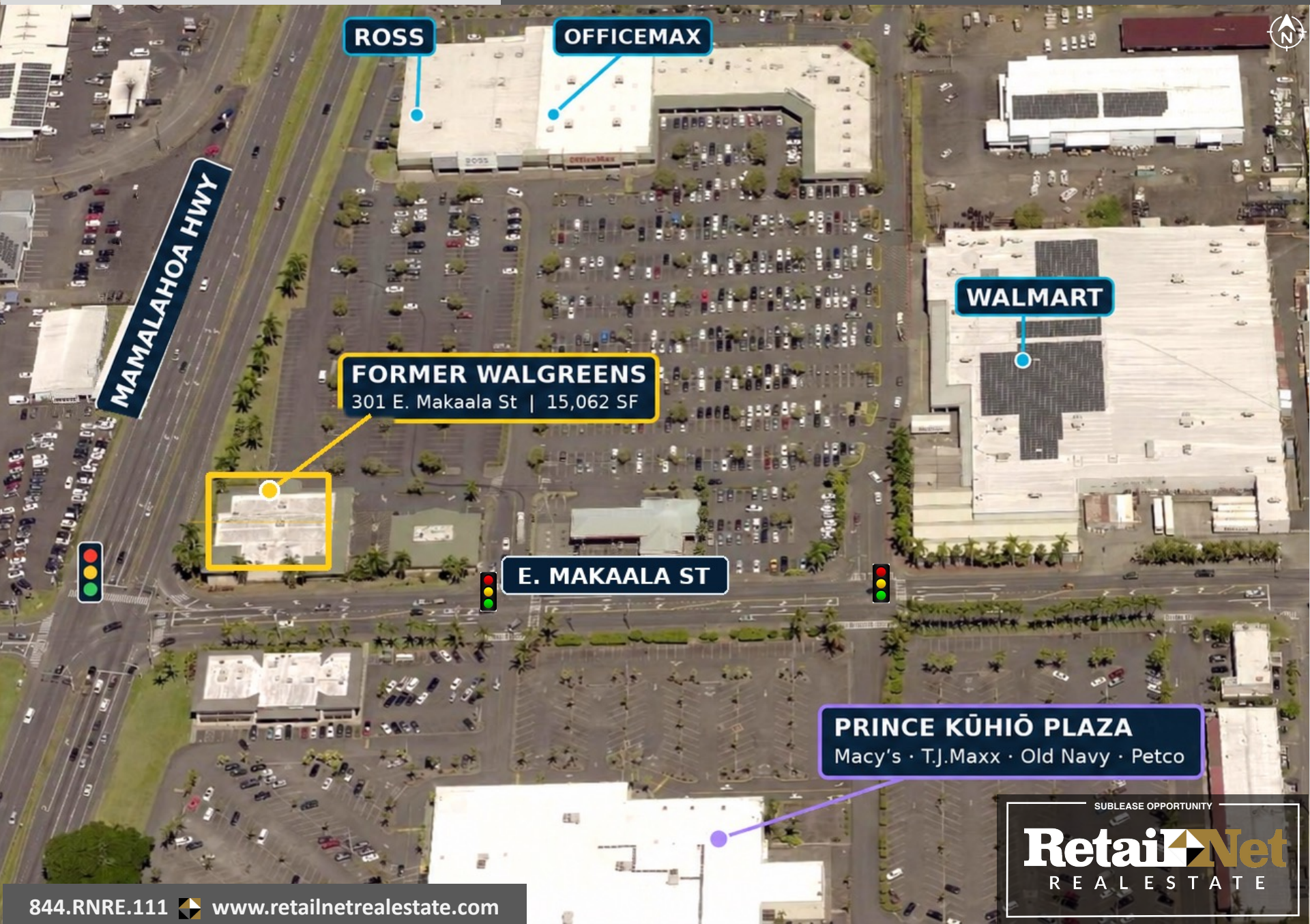

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SUB-LEASE TERMS

SUGGESTED RENT*	$225,000 *(inclusive of RET; R&M, insurance, utilities separate)*
TERM	9/30/30 *(Co-terminus with master lease)*
DELIVERY	"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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