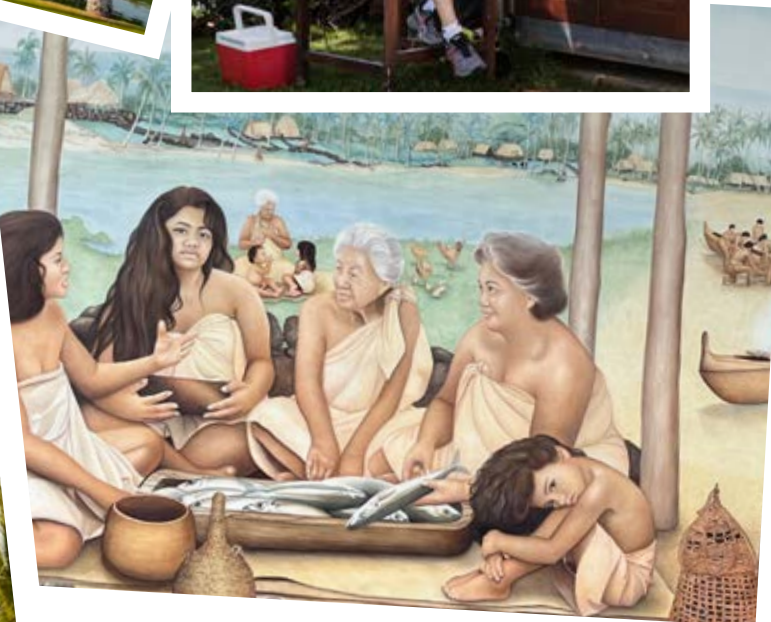


PACIFIC  
RETAIL



LEGENDARY SHOPPING, DINING & EXPERIENCES

# Kings' Shops



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# Welcome

Kings' Shops is a 70,596 square foot luxury resort retail destination. The center's sales per square foot are among the highest in the State of Hawaii. The current retail mix includes Tiffany & Co., Tommy Bahama, Tori Richard, Travis Matthew, NaHoku and Island Vintage Coffee and more. The center is home to three full-service restaurants including celebrity chef restaurant, Roy's Waikoloa Bar & Grill, by Chef Roy Yamaguchi, Foster's Kitchen, and A-Bay's Island Grill. Kings' Shops is centrally located on the Kohala Coast of Hawaii Island and is surrounded by eight world class resorts.





**Kings' Shops offers cultural activities, award-winning entertainment, and world-class shopping & dining!**

# PROPERTY INFO

BUILT	1991
STORES	35
TOTAL CENTER GLA	69,650 SQ. FT.
ANNUAL VISITORS	1.67 MILLION+
PARKING SPACES	6,930

## WAIKOLOA BEACH RESORT

1,350 acre luxury resort destination of golf, hotels, shopping and prime real estate

## EASY ACCESS

Entrance from Queen Ka'ahumanu Hwy and Waikoloa Beach Drive

## 20 MILES

From Kona International Airport

## 4,941+

vehicles passing daily

## 7,500

Hotel rooms, condos, timeshares and rental units within the Kohala Coast



# Local Restaurants

Kings' Shops is home to three full service restaurants including celebrity chef restaurant, Roy's Waikoloa Bar & Grill, by Chef Roy Yamaguchi, Foster's Kitchen and A-Bay's Island Grill.

PLUS RECENT ADDITIONS : Original Big Island Shave Ice Co. & Island Vintage Coffee



A-Bay's Island Grill Hawaii



Roy's Waikoloa Bar & Grill



Foster's Kitchen





# Retail Mix

## SHOPPING



TIFFANY & Co.



MICHAEL KORS

Martin & MacArthur



## DINNING



## ENTERTAINMENT

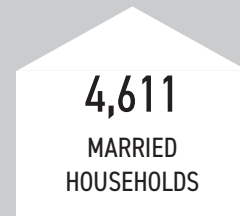
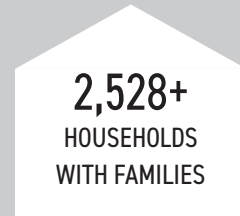
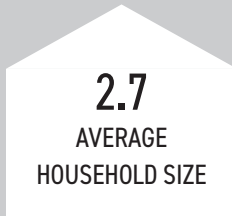


# Demographics

	5-MILE	10-MILE
POPULATION	1,041	9,972
TOTAL HOUSEHOLDS	488	3,753
AVG. HOUSEHOLD INCOME	\$138,619	\$99,393

## HOUSEHOLDS & EDUCATION

10-MILE RADIUS



**2,565+** College or Graduate Degree  
**5,798+** Graduate or Professional Degree  
**9,322+** High School Graduate or Higher

## RACE & ETHNICITY

10-MILE RADIUS



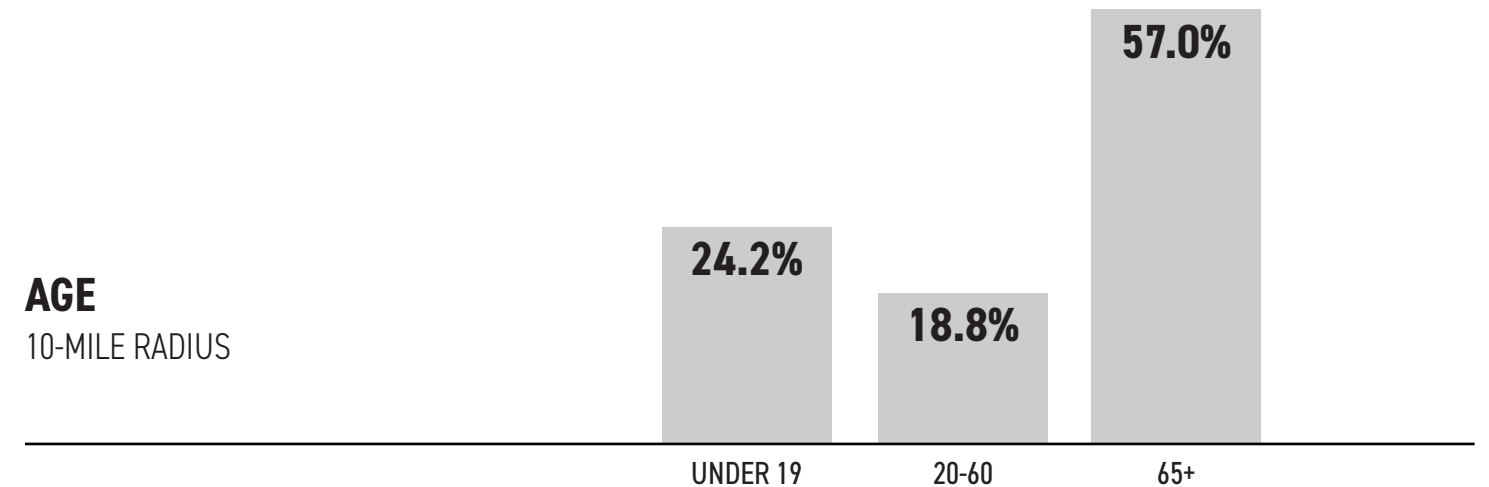
**39.3%** White  
**17.9%** Asian  
**9.2%** Hawaiian or Pacific Islander  
**25.3%** Two or more races



# Estimated 1.67 million shoppers per year

**20%+** increase in Shoppers Spend

**AGE**  
10-MILE RADIUS





# Placemaking

CREATING A SENSE OF PLACE

## Customization, Localization & Curation

- Context and details are important
- Destination-worthy public spaces
- Custom artwork & FF&E
- Partnered with local artists & artisans
- Customized music lists



# Tenant Marketing

Kings' Shops features a full service Marketing team to develop and execute strategic Marketing campaigns and programs from community events to public art installations to public relations to increase sales, traffic and visibility at the center.

## — DIGITAL & SOCIAL

Inclusion on property website and directories.  
Regular social media posts on property social media channels with paid support when applicable.  
Opportunity to include info (offers, events, promotions) in monthly e-newsletter.

## — PUBLIC RELATIONS

Press releases coordinated with tenants, released in conjunction with paid social posts.  
Strong relationships with local media and influencers who can offer turnkey services.

## — ADVERTISING

General campaigns for center brand awareness across digital, social, print and sponsorships.





SUSTAINABLE PRACTICES



RESORT SHOPPING SHUTTLE



OUTDOOR DINING



DIVERSE TENANT MIX



AMPLE PARKING



COMMUNITY HUB  
Island Grill Hawaii



ELECTRIC VEHICLE CHARGING STATIONS



CULTURAL PRESENTATION

# By The Numbers

## FACEBOOK

**4,300+** Page Likes

## WEBSITE

**18,000+** Average Monthly Visitors

**66,000+** Average Monthly Page Views

## INSTAGRAM

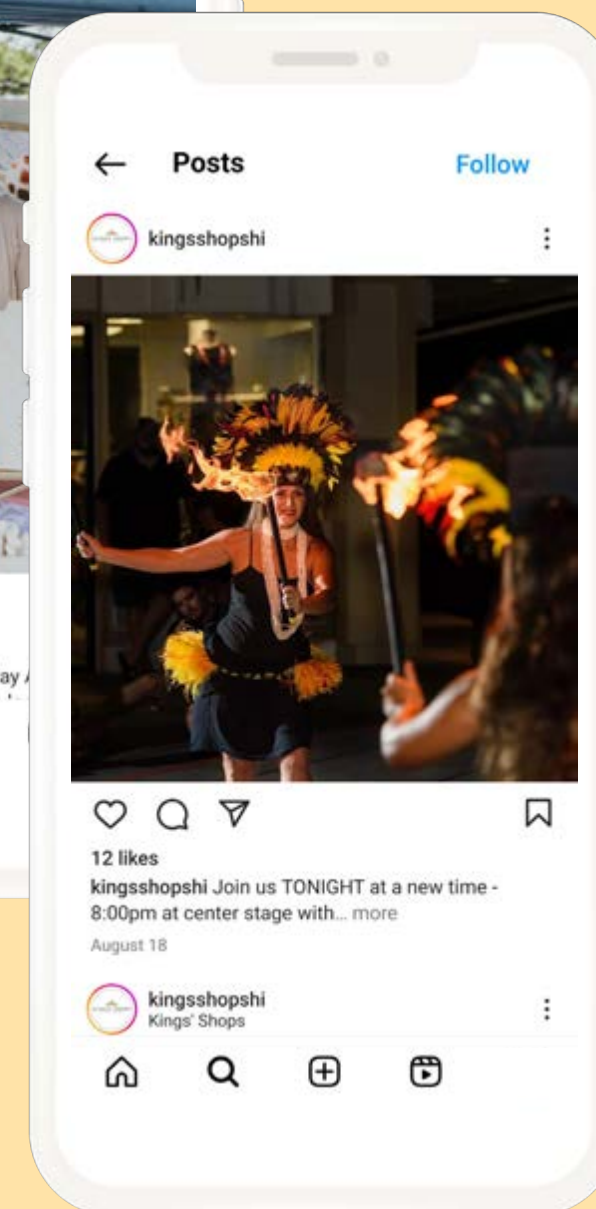
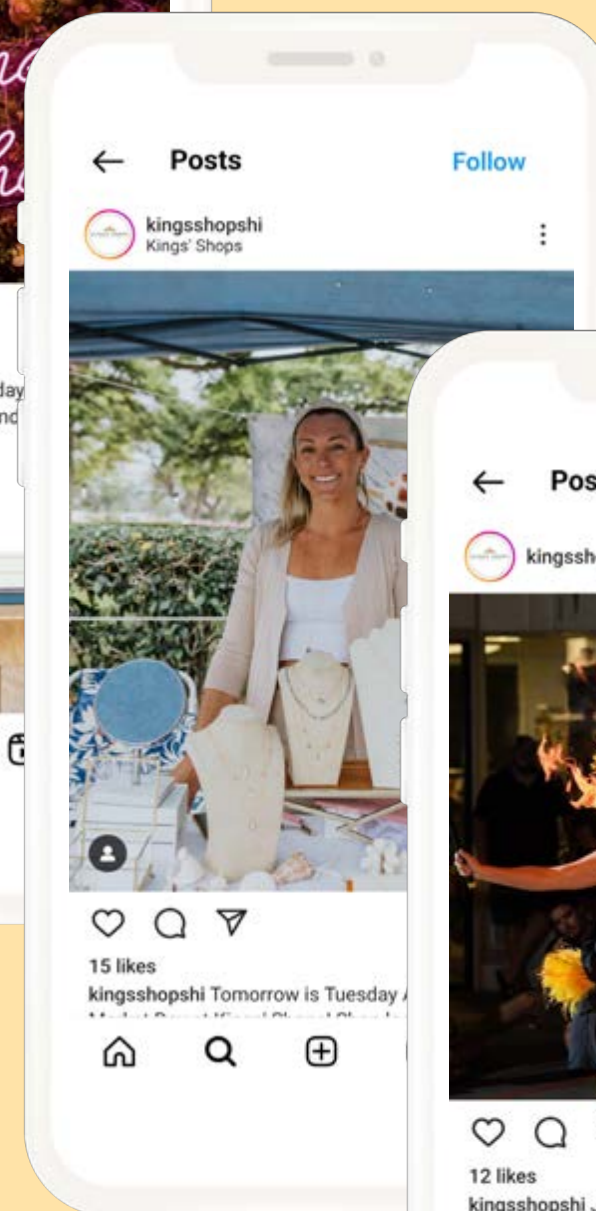
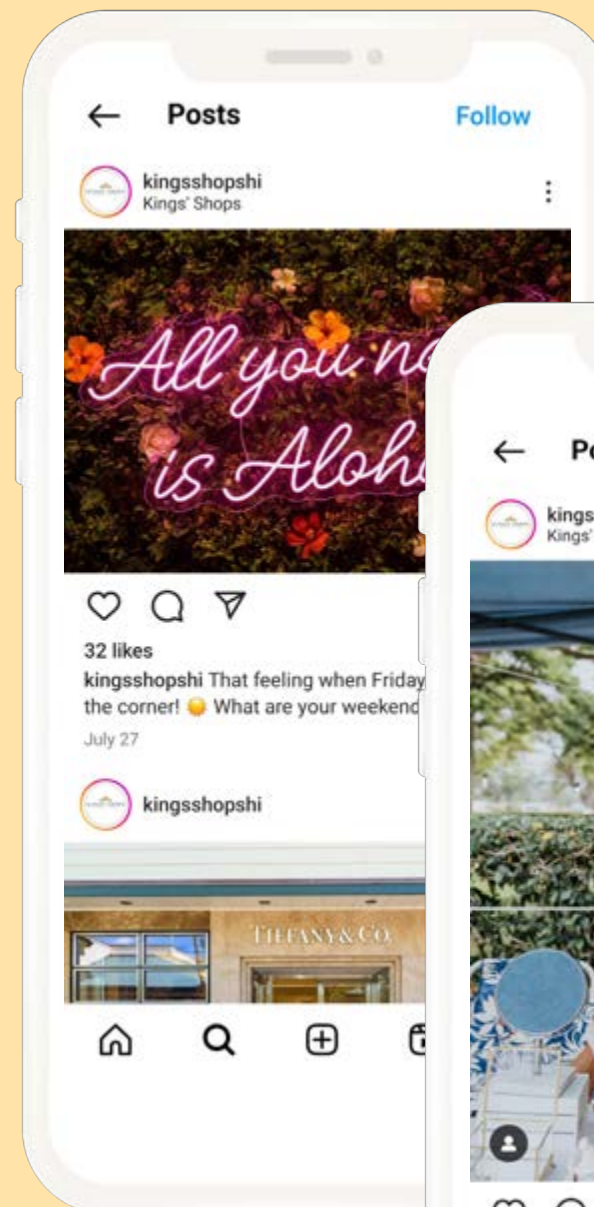
**2,100+** Total Followers

## EMAIL

**5,800+** Total Subscribers

## SMS

**1,000+** Total Subscribers



# Environmental, Social & Governance

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## OUR COMMITMENT

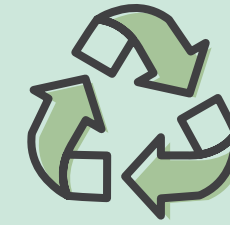
At Kings' Shops, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Trademark Property strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at all levels.



LED is highly energy efficient technology. The widespread use of LED lighting has the greatest potential impact on energy savings, and we're proud to have over 2,000 LED lights installed. Solar panels also deliver energy from our rooftops.



This is a crucial component to centralizing property infrastructure. Our operations run efficiently to monitor ventilation, lighting, energy, fire, security systems and more.



We make recycling easy for our tenants and our customers. All recyclables are placed in a single bin for recycling.

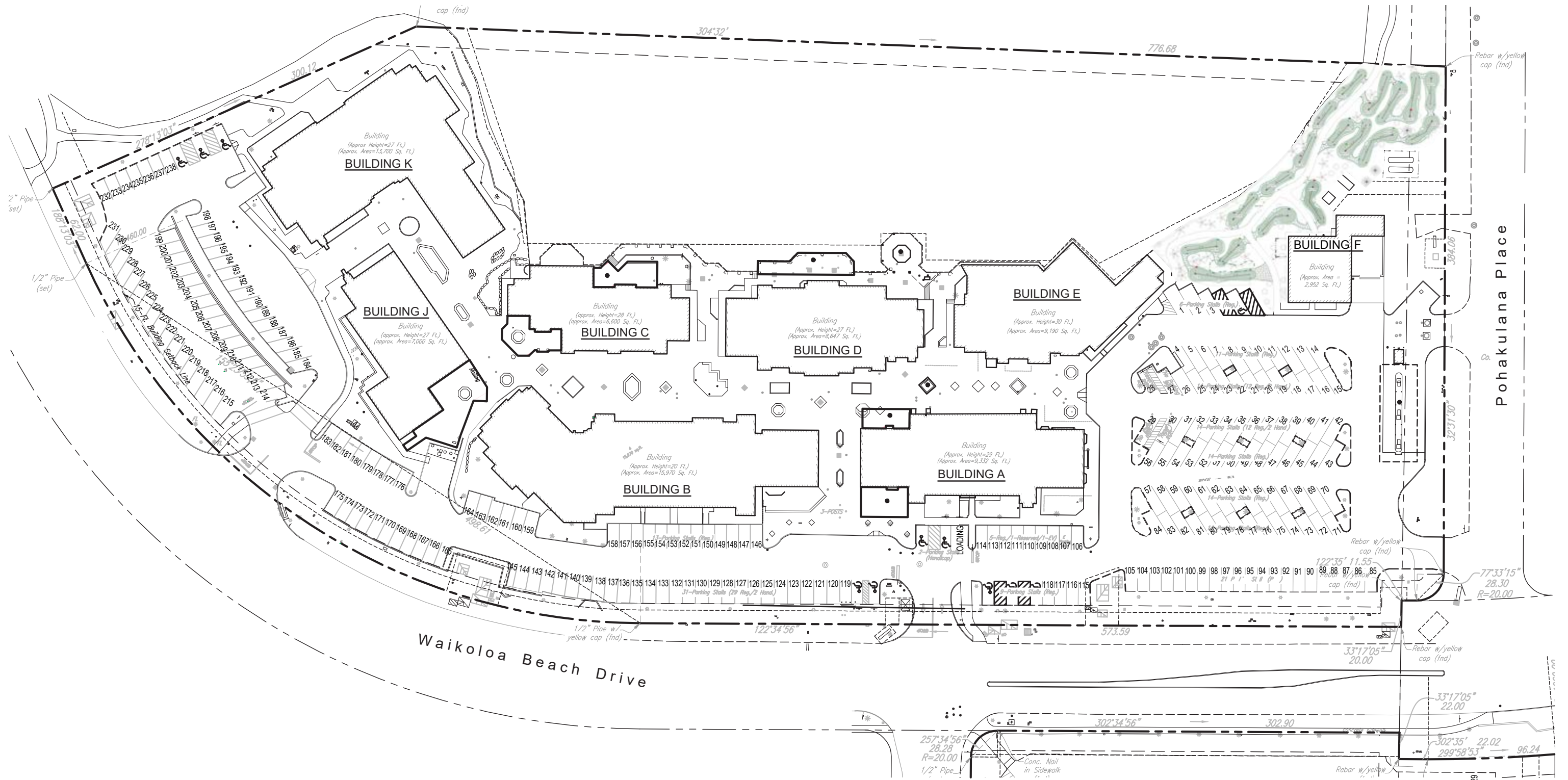


We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



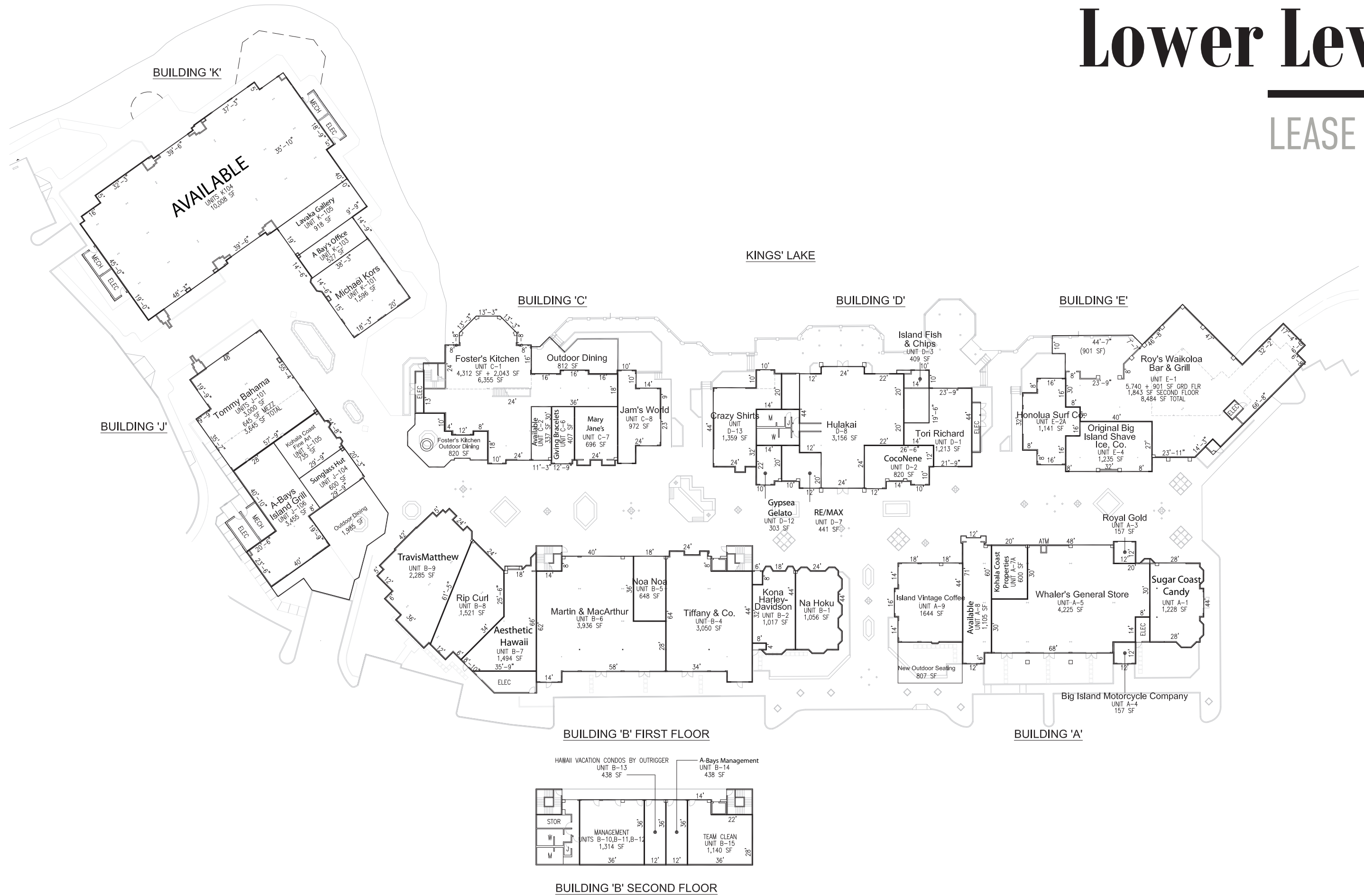
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials. Over 250 tons of waste are recycled per year at Bridgewater Commons.

# Site Plan



# Lower Level

## LEASE PLAN



BUILDING 'J'

BUILDING 'K'

BUILDING 'C'

KINGS' LAKE

BUILDING 'D'

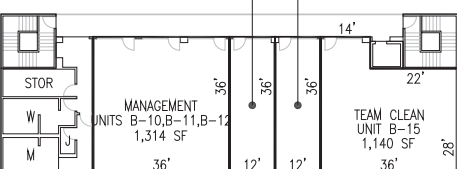
BUILDING 'E'

BUILDING 'B' FIRST FLOOR

BUILDING 'A'

HAWAII VACATION CONDOS BY OUTRIGGER  
UNIT B-13  
438 SF

A-Bays Management  
UNIT B-14  
438 SF



BUILDING 'B' SECOND FLOOR





## LEASING

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# Partner with us!

Pacific Retail Capital Partners (PRCP) is one of the nation's premier real estate investment groups, with a proven track record of evolving and repositioning large-format retail properties. Based in Southern California, PRCP strategically leads over \$3 billion and 24 million square feet in assets under direct management and an additional 17 million square feet of asset management, advisory and master planning services.



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