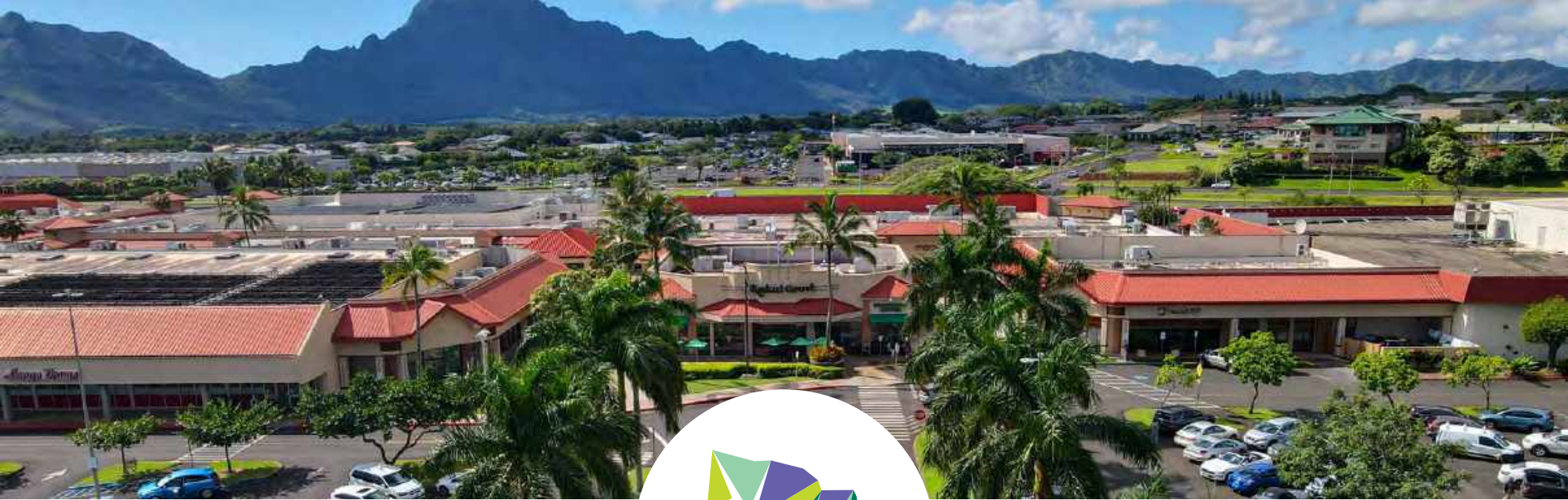




Kukui Grove

THE PLACE TO BE

THE CENTER OF KAUA'I RETAIL



The Place to Be

THE CENTER OF KAUAI RETAIL

Kukui Grove Center and Kukui Marketplace occupy **458,378 square feet** of prime retail in Lihue at **the center of Kauai's retail and resort community**. With a dynamic and authentic mix of more than fifty stores, restaurants, local specialty shops and experiences, **Kukui Grove offers a cultural experience on the island unlike any other.**

ALL ROADS LEAD TO LIHUE



TOP 5 REASONS

- 1 The Center of Kaua'i Retail**
Strategically located at the heart of Kaua'i's business district, Kukui Grove is the island's only regional shopping center serving a **daytime population of 100,000+**.
- 2 Where the Locals Shop, Eat & Play**
Kukui Grove is Kaua'i's most popular retail destination for **73,298 residents** - a **regular stop for daily commuters, weekly shopping trips and family outings**.
- 3 An Authentic Playground for Visitors**
Local food, culture and entertainment offer an unrivalled guest experience for **27,696 visitors on the island spending \$5.4 million daily**.
- 4 Future Forward Retail**
Multi-million dollar upgrades to common areas, a new Target and an award-winning mix of retailers, restaurants and services offer a fresh approach **welcoming future growth**.
- 5 The Place to Be**
Integrated marketing support and **250+ events** and promotions per year engage visitors and community for **maximum tenant support**.

THE GATEWAY TO KAUA'I



**UNDER 3 MILES FROM
LIHUE AIRPORT AND
NAWILIWILI HARBOR**



**CENTRAL COMMUTER STOP
WITH 5.2 PARKING RATIO**



**48.9 ACRES IN MAIN LIHUE
COMMERCIAL DISTRICT**



**PRIME INTERSECTION ON
KAUMUALI'I HIGHWAY
(81,800 VPD)**



**ONSITE KAUA'I BUS STOP
AND CRUISE SHIP SHUTTLE**



**FAMILY HUB WITH
10 SCHOOLS WITHIN
10 MINUTES**



**CLOSE PROXIMITY TO
6,981 VISITOR ROOMS**



ABOUT THE CONSUMER

Kukui Grove is Kaua'i's most popular retail destination - a daily stop for commuters to work and school, and a prime destination on weekends for families to shop, eat and play again.

- Population of 73,298 residents with diverse ethnicities and backgrounds
- Large commuter base driving to or through Lihue daily for work and school
- Multi-generational households are common
- Limited entertainment options for residents make Kukui Grove Center a key venue for community

73,298

POPULATION

22,658

HOUSEHOLDS

46.6

AVERAGE AGE

62.47%

EDUCATION (COLLEGE +)

\$83,554

AVERAGE HH INCOME

PRIME VISITOR LOCATIONS



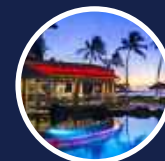
1 HOTEL HANAIEI BAY:
252 ROOMS



SHERATON KAUA'I COCONUT BEACH RESORT:
314 ROOMS



KOLOA LANDING AT POIPU BEACH:
206 ROOMS



HILTON GARDEN INN:
205 ROOMS



KIAHUNA PLANTATION:
333 ROOMS



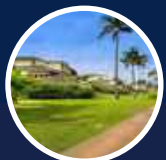
KAUA'I BEACH RESORT & SPA:
350 ROOMS



SHERATON KAUA'I RESORT:
389 ROOMS



ROYAL SONESTA KAUA'I RESORT LIHUE:
356 ROOMS



ASTON AT POIPU KAI:
372 ROOMS



GRAND HYATT KAUA'I RESORT & SPA:
604 ROOMS



KAUA'I VISITOR UNITS: 9,160
31.3% HOTEL | 30% TIMESHARE | 21.2% VACATION RENTAL | 17.5% OTHER



THE PLACE TO VISIT

All visitors to the island of Kaua'i arrive and depart from Lihue, and may drive by Kukui Grove Center several times a week. Over 70% of Kaua'i visitors are repeat-visitors with an average of 5 or more stays.

2019 CENSUS

Total Kaua'i Visitor Arrivals

DAILY VISITORS	27,696
AVERAGE LENGTH PER STAY	7.7 DAYS
PER PERSON PER DAY SPEND	\$188.84
REPEAT VISITORS	70.7%
AVERAGE NUMBER OF TRIPS	5.4
ARRIVALS ONLY VISIT KAUA'I	56.9%





KUKUI GROVE CENTER
 3-2600 KAUMUALI'I HIGHWAY, LIHUE, HI 96766
 TMK 4-3-3-006-019

KUKUI MARKETPLACE
 4303 NAWILIWILI ROAD, LIHUE, HI 96766
 TMK 4-3-3-003-034



Tenant Overview

Target	122,793 SF	Times Supermarket	31,600 SF
Macy's Women's & Children	50,000 SF	Macy's Men's & Home	25,179 SF
Available	42,269 SF	Longs Drugs	29,068 SF
Ross Dress for Less	33,405 SF	Available	11,295 SF

Total GLA - 458,378 SF

OVER 81,800 VPD
 TRAVELING KAUMUALI'I HIGHWAY
 AND NAWILIWILI ROAD



MORE CHOICES AND MORE CONSUMERS



TARGET OPENS KAUA'I STORE AT KUKUI MARKETPLACE
OCTOBER 2021

OUR TENANT MIX

Kukui Grove Center is unique in the market for its dynamic combination of beloved national brands, Hawai'i regional favorites and award-winning local Kaua'i shops, services and restaurants.



THE PLACE TO THRIVE

Kukui Grove Center has dramatically changed the shopping environment over the past four years with retailer support and the guest experience in mind.



UPGRADES INCLUDE

- **New ocean-themed Keiki Korner children's play area is the only covered soft play area on the island**
- **New stage, lighting and a Bose sound system with speakers to carry performances Center-wide**
- **Concourse transformation with lush tropical landscaping, more soft seating areas and brand touches**
- **Painting updates and concourse flooring renovation**
- **Added technology for charging stations and free WiFi and text communication throughout Center**



**FOOD COURT RENOVATION REINVENTING
THE ENVIRONMENT FOR STAGE PERFORMANCES**



AN UNMATCHED RETAIL EXPERIENCE

The island's largest selection of local foods and treats alongside popular brands, essential services, and an unmatched variety of activities and cultural events creates a neighborhood feel and frequent visits to the Center among residents and a place to discover authentic Kaua'i for visitors.





Kukui Grove

Juice It Up

STARBUCKS
COFFEE

STOP

STRATEGIC MARKETING SUPPORT

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 Farmers Market, Toddler Tuesdays, Family Movie Nights plus seasonal programs each month for frequency and variety

Digital Marketing: Social Media, Seasonal Marketing Promotions, Mobile Marketing, Text-n-Tell digital customer service, 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 public relations



Mahalo



THE FESTIVAL COMPANIES

INTEGRATED SOLUTIONS TO REAL ESTATE AND DEVELOPMENT

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The Festival Companies

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