

# DISCOVERY BAY

1778 ALA MOANA BLVD // HONOLULU, HI

Colliers





# DISCOVERY BAY

Discover a community of retailers, office users, kama'aina, and visitors at Discovery Bay.

As the gateway to Waikiki, Discovery Bay invites you in to Oahu's most popular gathering place for visitors from around the world. From salons and spas, to bars and cafes, Discovery Bay's rich mix of tenants offers something for everyone.

Located at the busy intersection of Ala Moana Boulevard and Hobron Lane, Discovery Bay boasts neighbors such as The Modern, Ilikai Hotel, Hilton Hawaiian Village and Hawaiian Prince Hotel. This area is also home to national retailers such as Crazy Shirts, Outback Steakhouse, and Red Lobster.

# DISCOVERY BAY HIGHLIGHTS

- THE GATEWAY TO WAIKIKI
- LESS THAN ONE MILE TO ALA MOANA CENTER AND HAWAII CONVENTION CENTER
- AMPLE PARKING WITH CUSTOMER VALIDATION PROGRAM
- AVERAGE DAYTIME DEMOGRAPHICS FOR A ONE-MILE RADIUS IS 89,522
- WAIKIKI VISITORS SPENT \$16.8 BILLION IN 2017



# DISCOVERY BAY DETAILS

TMK: (1) 2-6-12-10-1 (portion of)  
Zoning: X2, Waikiki Special District  
Rent: Negotiable  
CAM: \$2.11 PSF/month (estimated 2025)  
Tenant Parking: In common with other tenants  
Term: 5-10 years

| Space Available | Size (SF) | Percentage Rent | Base Rent  |
|-----------------|-----------|-----------------|------------|
| LL-08 (retail)  | 2,235     | Negotiable      | Negotiable |
| LL-14 (retail)  | 131       | Negotiable      | Negotiable |



## CO-TENANTS



McDonald's



Tropics Ale House



Monsoon India



Subway



EXCELLENT TRANSIT



VERY WALKABLE



**1** DISCOVERY BAY  
660 Units

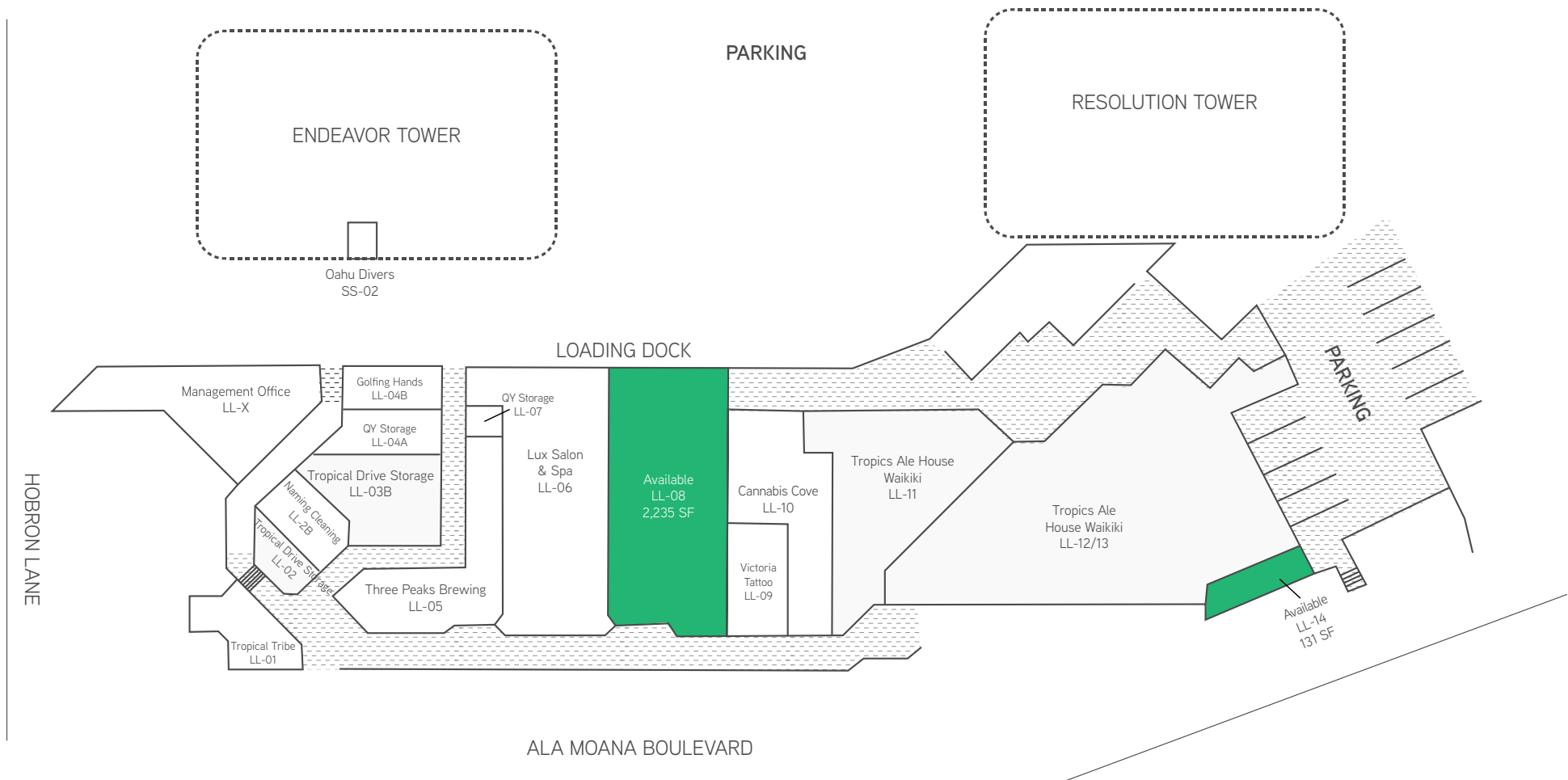
**2** HAWAII PRINCE  
HOTEL WAIKIKI  
570 Units

**3** THE MODERN  
HOTEL  
353 Units

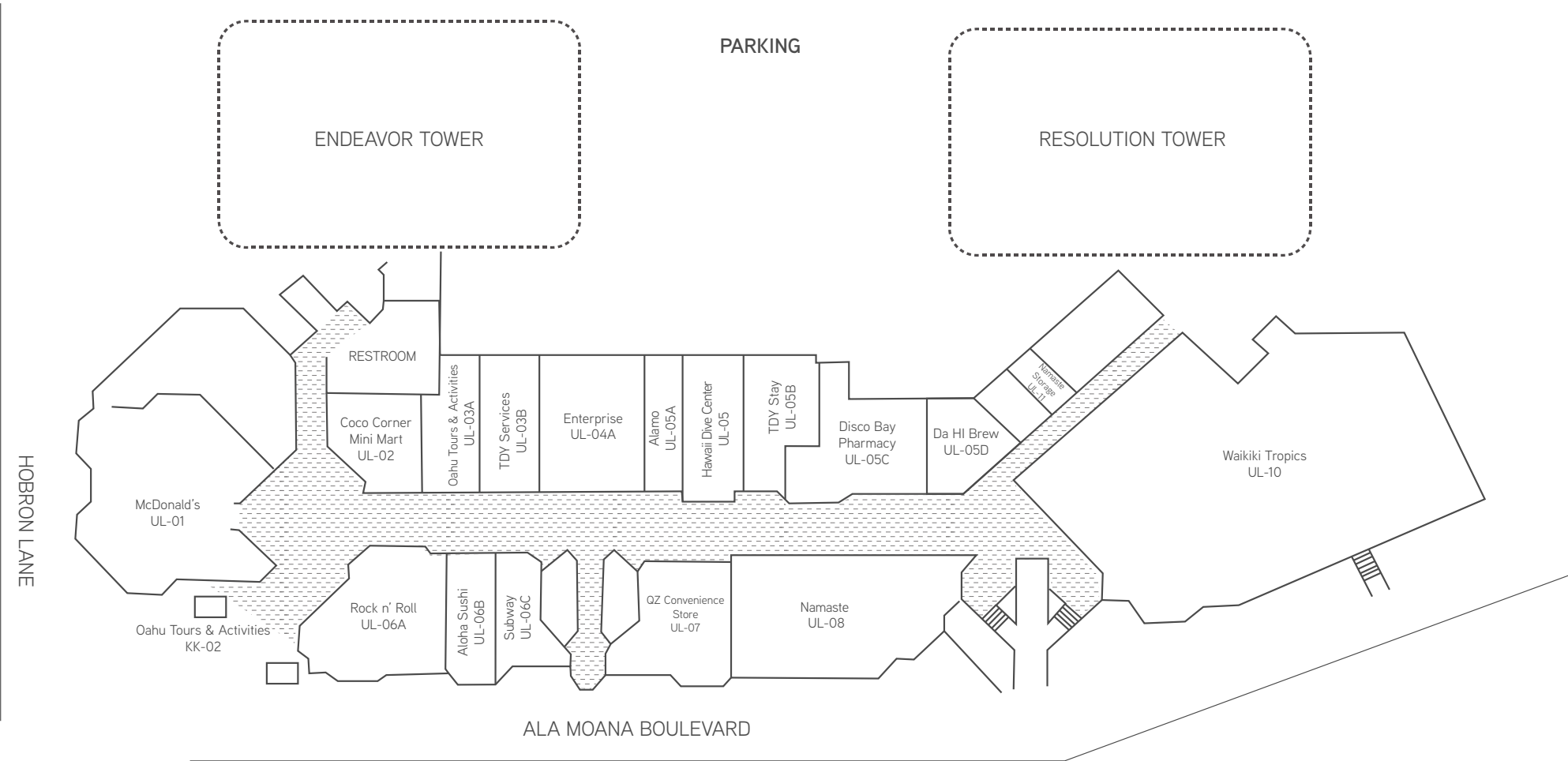
**4** ILIKAI HOTEL &  
LUXURY SUITES  
343 Hotel Units  
80 Timeshare Units  
586 Condo Units

**5** HILTON HAWAIIAN  
VILLAGE  
3,386 Units

# LOWER LEVEL SITE PLAN



# UPPER LEVEL SITE PLAN





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