

PACIFIC
RETAIL

LEGENDARY SHOPPING, DINING & EXPERIENCES

Kings' Shops

SPIRIT CYCLE

Valente Prive

Valente Prive



**EVOLVING
REAL ESTATE
FOR THE NEXT
GENERATION**

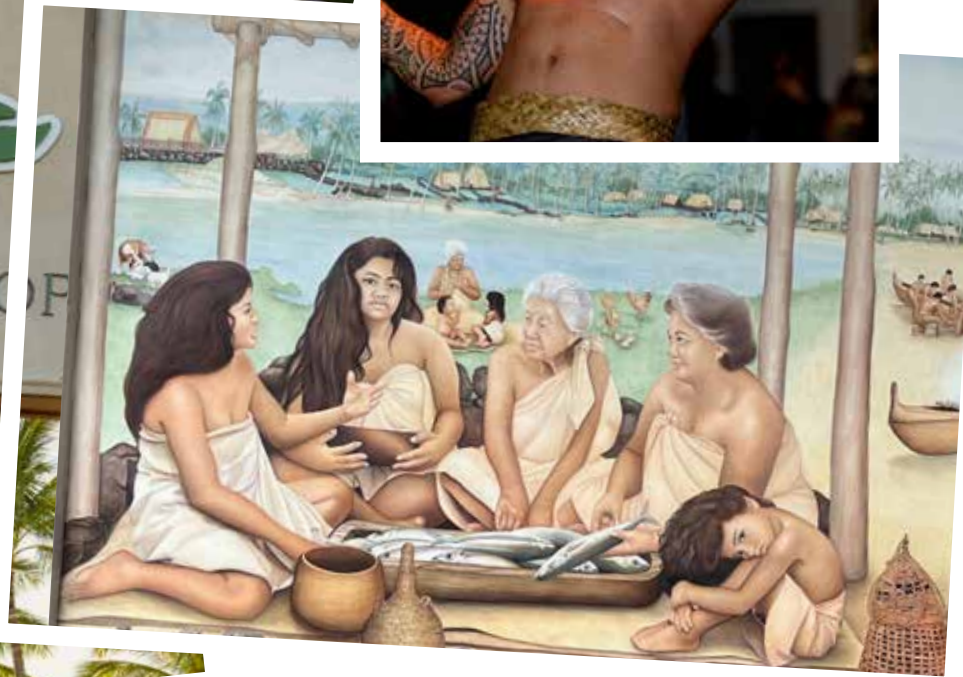


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Welcome

Kings' Shops is one of the largest luxury resort retail destinations on the island. The center's sales per square foot are among the highest in the State of Hawaii. The current retail mix includes Tiffany & Co., Tori Richard, Kahala, Lululemon, TravisMathew, NaHoku, Island Vintage Coffee and more. The center is home to three full-service restaurants including celebrity chef restaurant, Roy's Waikoloa Bar & Grill, 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	70,000 SQ. FT.
ANNUAL VISITORS	1.67 MILLION+
PARKING SPACES	708

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

7,791+

vehicles passing daily

7,500

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



Kings' Shops is centrally located on the Kohala Coast of Hawaii Island and is surrounded by eight world class resorts. The center is located within the Waikoloa Beach Resort, a 1,150-acre master planned resort featuring the 1,113-room Hilton Waikoloa Village, the 411-room Waikoloa Beach Marriott Resort & Spa, more than 1,000 condominiums, 293 timeshare units along with residential units.



LOCATION HIGHLIGHTS

7,500

hotel rooms & rental units
averaging a 74% occupancy rate

The Four Seasons Hualalai Resort	243 rooms
Hualalai Resort Condos & Homes	318 units
Waikoloa Beach Marriott Resort & Spa	411 units
Hilton Waikoloa Village	1,113 rooms
Hilton Grand Vacations Club	801 units
Waikoloa Condos & Residences	1,293 units
Mauna Lani Condo & Residences	763 units
Auberge Mauna Lani Resorts	334 rooms
Mauna Lani Bay Hotel & Bungalows	341 rooms
Fairmont Orchid	540 rooms
Hapuna Beach Hotel	249 rooms
Mauna Kea Beach Hotel	252 rooms
Mauna Kea Condos	182 units
Rosewood Kona Village coResort	150 rooms
Kuki'o Residences	143 sites
Kohanaiki Residences	400 sites



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 LOCAL FAVORITES : Original Big Island Shave Ice Co. & Island Fish & Chips



Roy's Waikoloa Bar & Grill



A-Bay's Island Grill Hawaii



Foster's Kitchen



Retail Mix

SHOPPING



TIFFANY & Co.

NA HOKU
Hawaii's Finest Jewelers Since 1924



Martin & MacArthur



DINING



ENTERTAINMENT

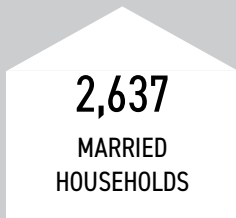
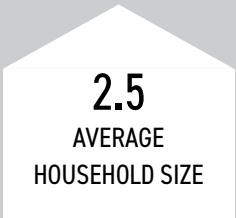


Demographics

	5-MILE	10-MILE
POPULATION	3,265	13,676
TOTAL HOUSEHOLDS	1,621	5,576
AVG. MEDIAN INCOME	\$104,754	\$103,899

HOUSEHOLDS & EDUCATION

10-MILE RADIUS



3,798+	College or Graduate Degree
5,149+	Graduate or Professional Degree
9,623+	High School Graduate or Higher

RACE & ETHNICITY

10-MILE RADIUS



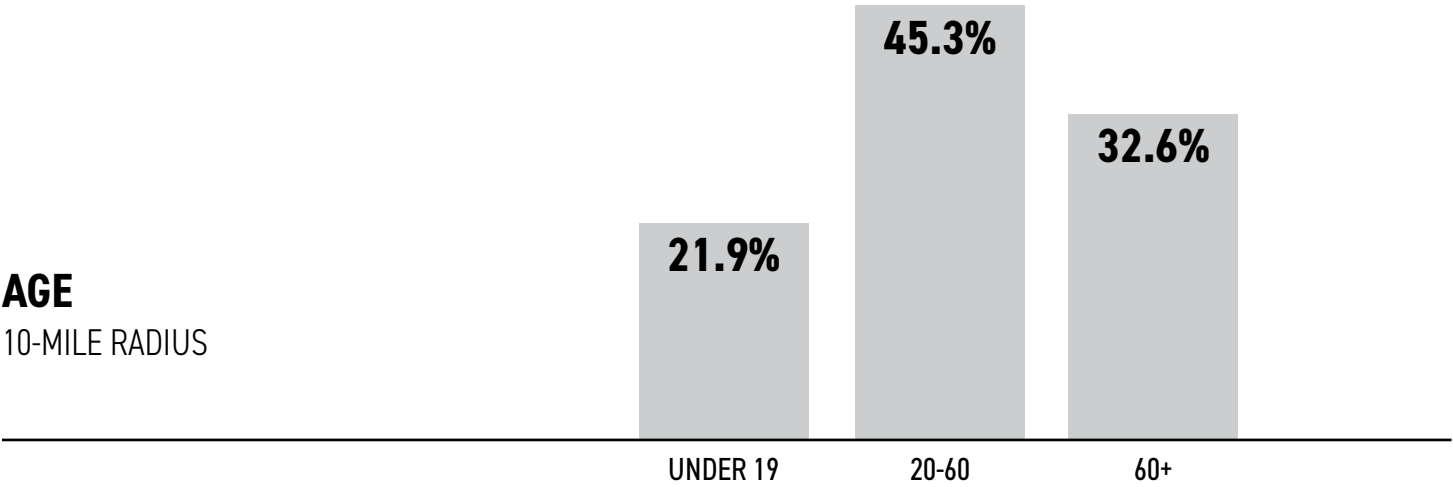
36.1%	White
20.4%	Asian
9.1%	Hawaiian or Pacific Islander
30.3%	Two or more races



Estimated 1.67 million
shoppers per year

20%+ increase in Shoppers Spend

AGE
10-MILE RADIUS



Placemaking

CREATING A SENSE OF ALOHA

**Kings' Shops
Represents The Aloha Spirit
Found In Kama'aina And Visitors
Alike!**

Cultural Representation With Art And Historical Displays Throughout The Center
Scenic Observation Tower
Partnerships With Local Artists And Artisans For Weekly Markets
Cultural Performances/Events



Tenant Marketing

Kings' Shops Features A Full Service Marketing Team To Develop And Execute Strategic Marketing Campaigns And Programs From Community Events To Local Partnerships 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**



**ELECTRIC VEHICLE
CHARGING STATIONS**



**CULTURAL
PRESENTATION**



**AMPLE
PARKING**



**COMMUNITY ACTIVITIES
& ENTERTAINMENT**



Pololu Valley Lookout



Mauna Kea Observatory



Hapuna Beach State Park

Sites / Activities



Waikoloa Beach Golf Resort

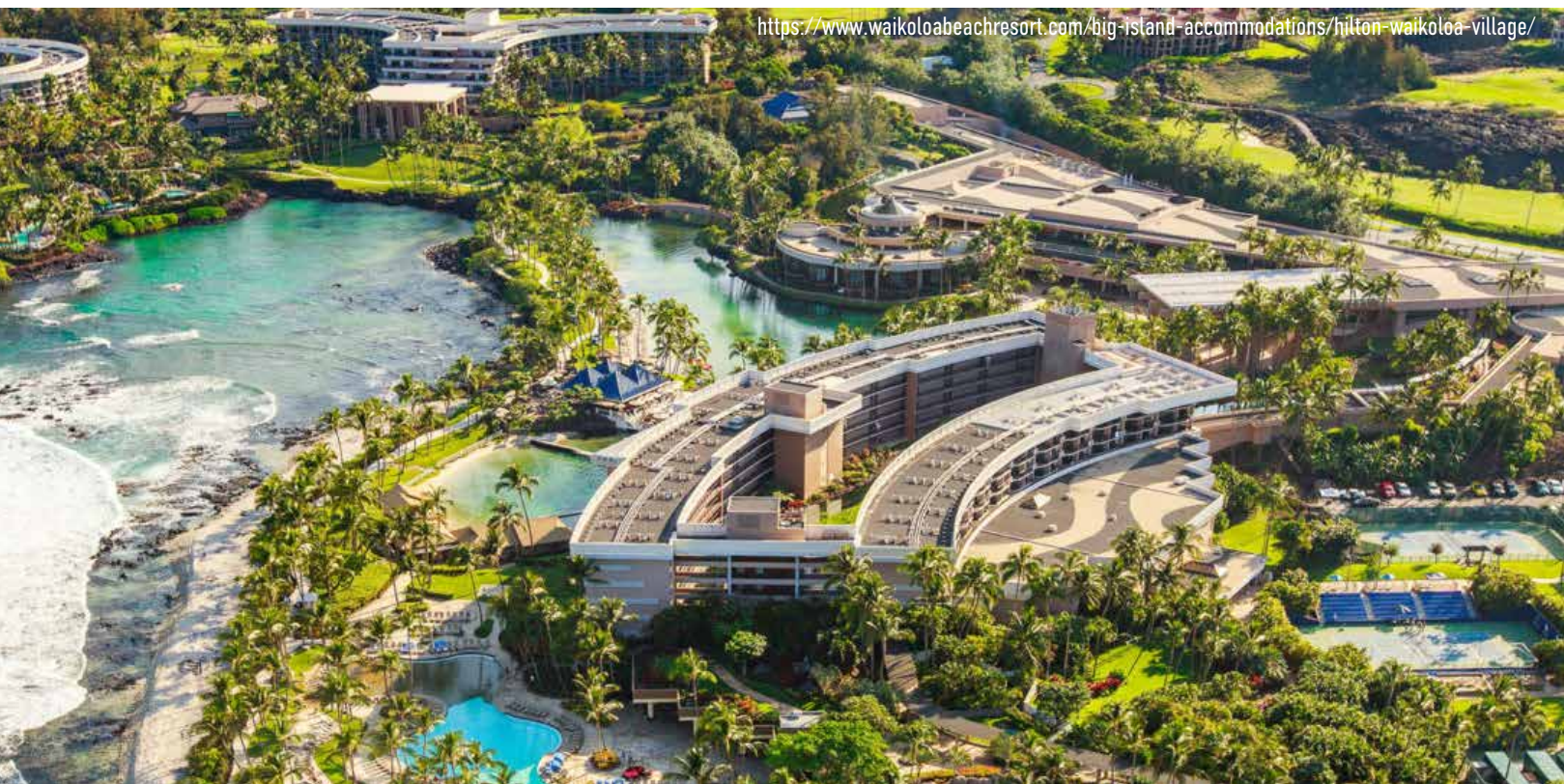


Kilauea Volcano



Historic King Kamehameha Statue Hawi, HI

Nearby Accommodations



Hilton Waikoloa Village

4 Acre ocean front resort. Less than 1 mile from Kings' Shops



Waikoloa Beach Marriott Resort & Spa (297 guest rooms)

Directly across the street from Kings' Shops

Hilton Grand Vacations

4 Locations located in the waikoloa resort
Ocean Tower, Kings' Land, Kohala Suites, the Bay Club



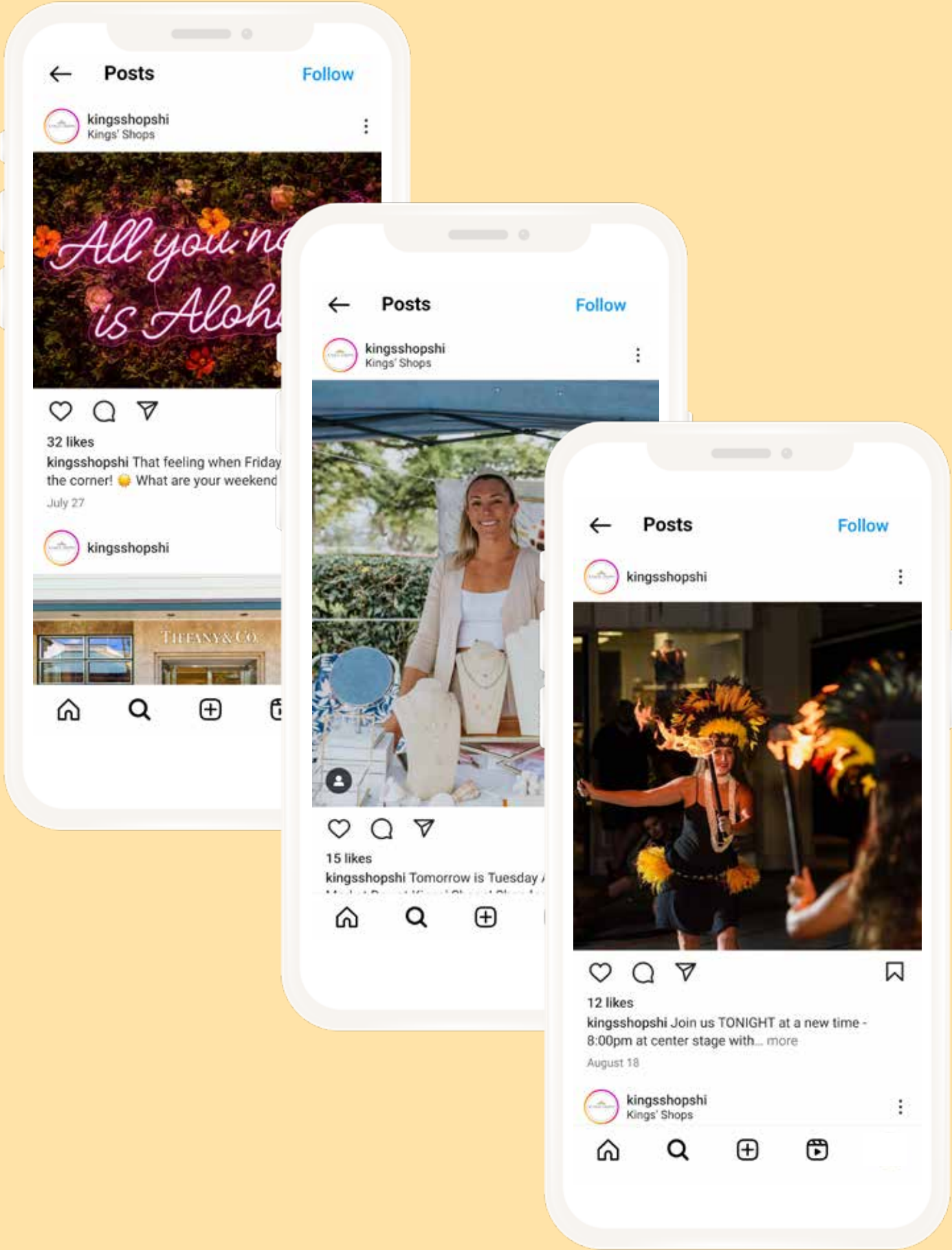
By The Numbers

FACEBOOK
4,800+ Page Likes

WEBSITE
9,000+ Average Monthly Visitors
23,000+ Average Monthly Page Views

INSTAGRAM
2,900+ Total Followers

EMAIL
22,630+ Total Subscribers



Environmental, Social & Governance

OUR COMMITMENT

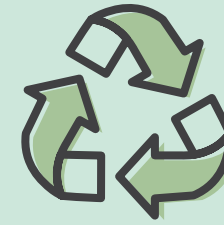
At Kings' Shops, we honor our connection to the community and the environment, recognizing blessings and generously sharing resources with others. Our management team at Pacific Retail strives to be stewards of sustainability across their portfolio of properties by collaborating with stakeholders at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



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.

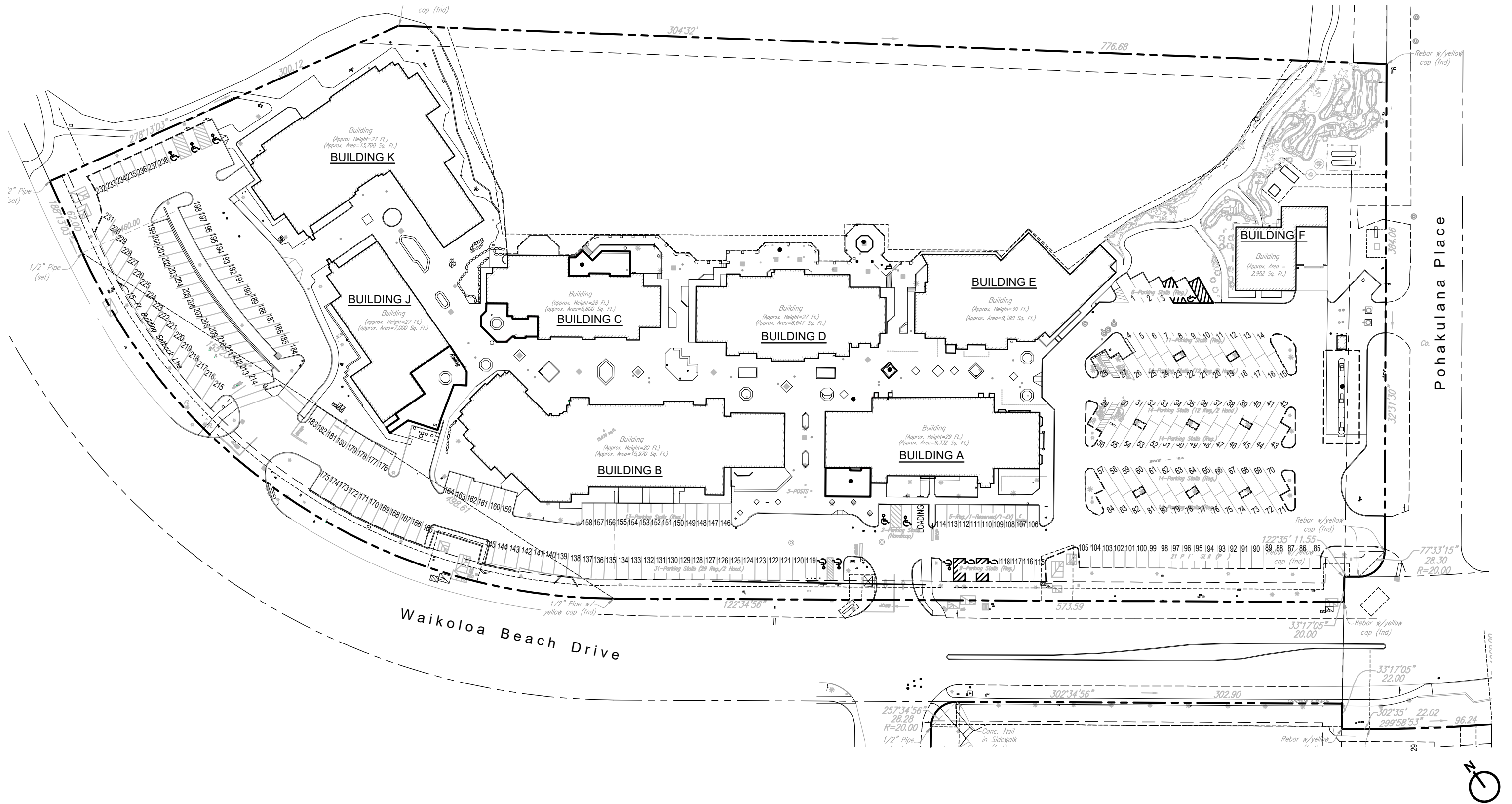


We will have several new stations to supply electricity for electric cars and plug-in hybrids in the upcoming year.



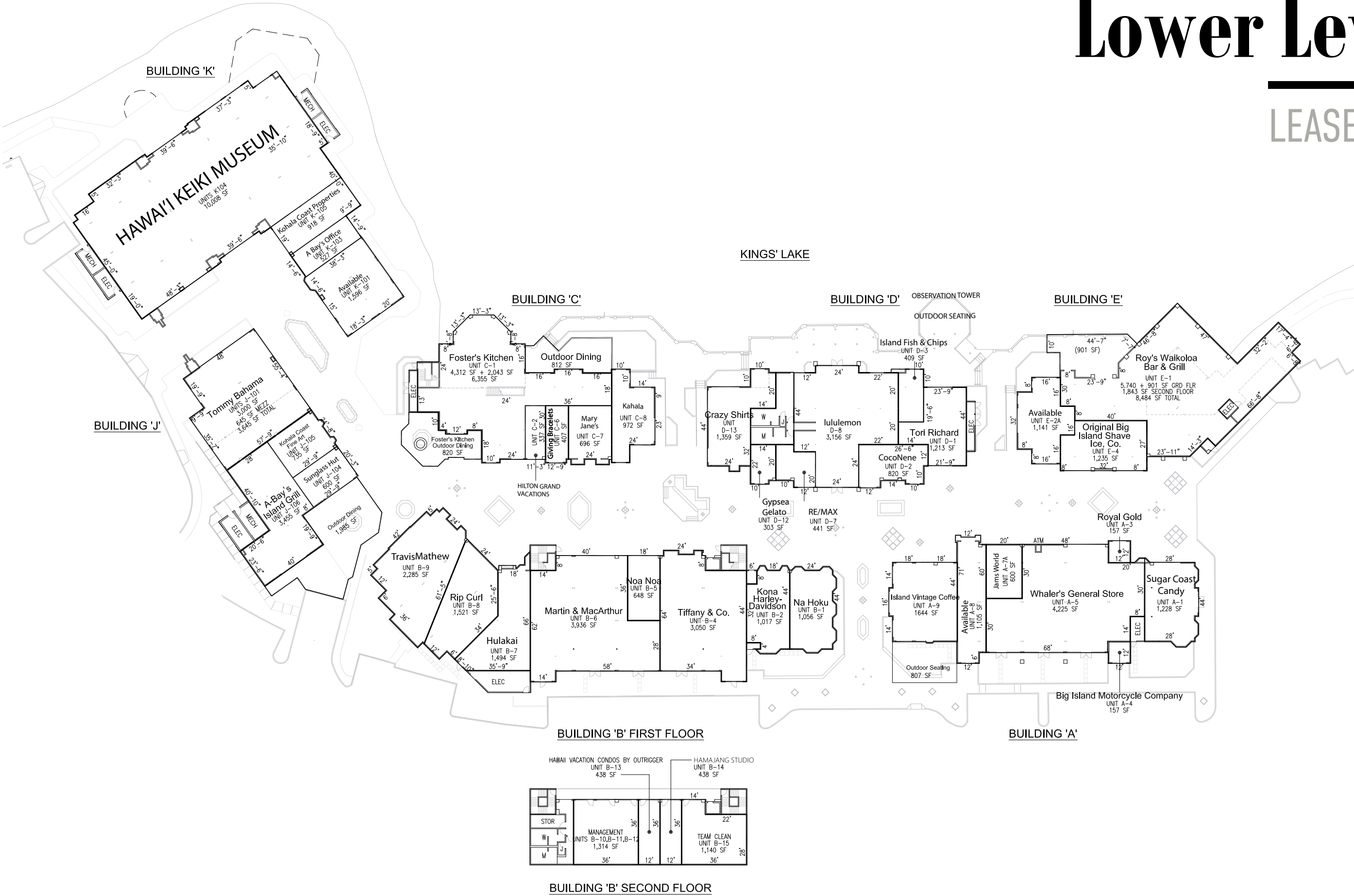
Cardboard recycling minimizes waste and improves the overall hygiene of the environment. It also helps conserve natural materials.

Site Plan



Lower Level

LEASE PLAN





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 leasing. Additionally, 17 million square feet of asset management, advisory and master planning services.



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