



SUCCESS STORY

The Center of Waikiki

THE CENTER OF WAIKIKI
2184 KALAKAUA AVE
HONOLULU, HI
96815



Atlantis Seafood and Steak

Whaler's General Store

STATISTICS
26,728 SF OF BLDG



www.colliershawaii.com

INTRODUCTION

Robertson Properties Group began the \$10 million redevelopment of the former Waikiki Theatre 3 into a two-story retail center in February of 2006.

CHALLENGE

The developer and Colliers Monroe Friedlander were hurdled with working with an extraordinarily deep parcel of land.

SERVICES

Colliers represented the owner in preparing market research, building design and tenant layout.

RESULTS

Colliers was able to attract tenants to the project, at market rents, ranging from 5,000-7,500 square feet. A majority of the tenants have very deep spaces with 180 feet deep. Colliers was also able to restrict the tenants to a maximum lease term of 10-year terms, thus allowing the owner the flexibility for a redevelopment opportunity.

Tenants include California Pizza Kitchen, Footlocker, Rip Curl, Atlantis Seafood & Steak and Whaler's General Store.