



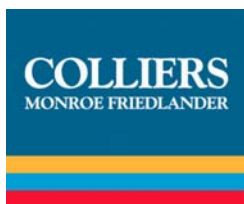
SUCCESS STORY

Ross Dress for Less

KEEAUMOKU SQUARE
711 KEEAUMOKU ST
HONOLULU, HI
96814



STATISTICS
44,113 SF of Building



www.colliershawaii.com

INTRODUCTION

As a client of Colliers Monroe Friedlander, we were obtained to locate a “big box” site near Ala Moana Center for Ross Dress for Less.

CHALLENGE

It was difficult locating a site that could accommodate a “big box” since most parcels of land in the neighborhood are very small.

SERVICES

Colliers represented Ross Dress for Less in finding, negotiating and getting the store built.

RESULTS

The building was identified as one of only a handful of sites within one mile of Ala Moana Center that could accommodate a minimum retail big box of 25,000 square feet or greater. The building was not on the market and was operated as a mini mall with over 40 tenants. Colliers was able to convince the building owner that it would be more profitable to have one credit-worthy tenant occupy the entire building versus 40 mom & pop businesses. Although the smaller tenants paid higher rent per square foot, they also had a high turnover rate.