

# WAIKOLOA PLAZA

I S S U E 0 4 . 2 0 2 2

*Waikoloa Plaza*

WAIKOLOA ROAD  
WAIKOLOAPLAZA.COM





APR  
2022



## WHAT'S NEW

Throughout the site, concrete curbs have been completed. Sidewalks and landscape installation continues. All paving and seal coat for the plaza has been completed. Property signage & striping have been installed and completed. HECO has energized the plaza, with tenant spaces to follow. Building F and Building K are still available for lease. Building A & Building J shell construction is underway. Foodland plans are in the design phase.



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Building H (Popeye's) tenant improvements are in design. The shell building is completed except door installation, sidewalks and the landscaping installation is ongoing. Tenant improvement drawings will be ready soon to submit to County.



Building M ( Family Health and Wellness & Diagnostic Laboratory Services) framing and roofing is completed. The siding is installed. Access sidewalks to be installed soon.

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Building J (Kohala Coffee Co., Pudjee Panda & Coco Cantina) shell construction is ongoing. Walls, building trusses and roofing have been installed. Pudjee Panda & Kohala Coffee, & Coco Cantina tenant improvement plans are under review by county. Siding installation is on going.



Building A (Napa Auto & TK Foodcourt) shell building has been permitted the foundation work has started. The Napa Auto Parts and TK Foodcourt tenant improvement plans are in design.

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Building G (Pueo's Osteria) tenant improvements are under way with underground plumbing and cement slab have been completed. Electrical and the balance of trades to follow. Interior wall construction has started. There is a lease pending for the balance of space.



Building C and Building A (Goodwill Hawaii, Black Lava Vape and Sushi HI) permits have been issued. The County is currently reviewing tenant improvement plans for Fireart, & L&L BBQ. Eyecare Waikoloa and Sweet Indulgence are in review as well. MH Nail Salon is in design.

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Tenant improvement work for BodyPro and Balsimo's is ongoing. Electrical finals and meter set is needed for shell building & tenant improvements final. Tenant improvement plans for Keo Siam, & Dominos are under review by County. Rocko's Country Cookin' & Kingu Yakiniku permits have been issued.



Building L (Fitness Forever) has been completed. Tenant Improvements completed and the space is ready to be turned over to the tenant upon power activation & final inspections by County.

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The building framing, siding and roofing for Building B (Ace Hardware) have been completed. The windows and rear doors have been installed with the exception of the roll up door. The fire walls are completed and have been inspected. Electric rough-in completed and overhead lighting installed. The fire sprinkler mains installed. Ace Hardware tenant improvements plans are with the County for permitting.

president & founder  
**GARY PINKSTON**

vp of construction  
**COLIN THOMPSON**

*Waikoloa Plaza*

planners architects  
**RIEHM OWENSBY**

site development  
**GOODFELLOW BROS.**

## LEASING

Current base rent rates begin at \$5 per square foot. For more information, contact one of our leasing agents.

## FOR LEASING INFORMATION PLEASE CONTACT:

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 MERIDIAN PACIFIC, LTD.

For information about Meridian Pacific Properties please visit our Corporate Website: [www.meridianpacificltd.com](http://www.meridianpacificltd.com)

For information about Waikoloa Plaza, LLC please visit our Website: [www.waikoloaplaza.com](http://www.waikoloaplaza.com)

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At the Lofts at Waikoloa, all 11 buildings have been erected. The building color selections are approved and exterior paint has started. Interior work is ongoing. Occupancy projected in June 2022.

At the Lofts West the civil construction to start the underground utilities and drainage system will start in spring of 2022.

At the Lofts East civil construction and paving have been completed. We are addressing the final round of building review comments.

## Colin Thompson

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(808) 990-5603

## Scott Gaston

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(808) 769-0825

**Owner/Developer** Meridian Pacific, Ltd.  
**President** Gary Pinkston  
**VP Construction** Colin Thompson  
**Project Manager** Scott Gaston

**Architect**  
Riehm Owensby Planners Architects, LLC

**Electrical Engineer**  
Wallace T. Oki, P.E. Inc.

**Mechanical Engineer**  
Lance Uchida Mechanical Engineers, Ltd.

**Structural Engineer**  
Iwamoto Engineering Consultants, Inc.

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## FEATURE TENANT: ISLAND HOLISTIC HEALING

Goodwill Hawaii is a 501 (c)(3) non-profit charity that helps people with employment barriers to reach their full potential and become self-sufficient. Since 1959, we have provided job placement, career development, education, training, employment and support services for people throughout the state. Thousands of Hawaii residents each year benefit from our services and have found employment in our community.



### Philosophy

For more than 100 years, Goodwill Hawaii has championed a philosophy of community service through the power of work. In 1902, the founder of this philosophy, Reverend Edgar J. Helms, a Methodist Minister, took burlap bags into Boston's wealthier neighborhoods collecting donations. He invited community residents with disabilities and other disadvantages to help repair and sell the donations and used the revenue made through the sales to pay the workers. This philosophy is evident throughout Goodwill Hawaii, and in Goodwills throughout the world.

### Goodwill Industries International

Goodwill Hawaii is an autonomous, dues-paying member of Goodwill Industries International, a growing network of Goodwill organizations throughout the world. There are currently 183 full member Goodwill organizations in the United States and Canada. Since the organization's founding in 1902, Goodwill has helped more than 9 million people. Globally, Goodwill Industries International announced its 21st Century Initiative to serve 20 million people by the year 2020.



### Goodwill Leadership and Accreditation

Goodwill Hawaii is led by a volunteer Board of Directors comprised of civic and business leaders from the community. Goodwill Hawaii has been fully accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) for more than 30 years, and is certified by NISH. Goodwill maintains active membership in the National Rehabilitation Association, Hawaii Alliance of Nonprofit Organizations, Retail Merchants of Hawaii, Chamber of Commerce of Hawaii, Aloha United Way, Hawaii Employers Council, West Oahu Economic Development Association, the Kailua and Kapolei Chambers of Commerce.



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## FEATURE TENANT: ACE HARDWARE

### About Ace Hardware

We are your local hardware store and we are a part of your community. Ace Hardware has over 5,000 stores around the world with the majority of those stores independently owned and operated by local entrepreneurs. These hard working men and women are part of the fabric of your community. They are small business owners who are local and loyal...just like it ought to be. While others have become large and impersonal, at Ace, we've remained small and very personal. That's why we say a visit to Ace, is like a visit to your neighbor.

Ace stores come in all sizes and shapes based on the needs of each individual neighborhood. We have small, urban stores, large rural stores and everything in between. Ace stores offer a wide variety of paint, lawn and garden, tools, local niche services and virtually anything you'll ever need to fix, repair and maintain your home. And of course, Ace is most certainly the place with the HELPFUL HARDWARE FOLKS(TM)

Founded in 1924 by a small group of Chicago hardware store owners, Ace changed the retail landscape by allowing individual stores to purchase merchandise in bulk to save money and buy at the lowest possible price. This partnership enabled even the smaller stores to compete effectively at retail despite larger stores in their market. And to this very day, Ace Hardware Corporation is still owned solely and exclusively by the local Ace retail entrepreneurs.

Thanks for visiting us at [acehardware.com](http://acehardware.com). For a far more personal form of service, be sure to visit us at your local Ace Store. And the moment you walk in the door, you'll know why we are Ace... the Helpful Place.



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## FEATURE TENANT: PUEO'S OSTERIA

Pueo's Osteria, located in Waikoloa Village, is an Italian-inspired, inviting restaurant that provides great food in a delightful environment. The Chef focuses on the finest Italian products paired with seafood, produce and meats from boutique farms (sourced locally whenever possible), including "farm-fresh" products from local farmers' markets.

The Pueo is a local, indigenous owl which represents the Chef's focus on dinner and serving food until midnight. Pueo's Osteria caters to locals, visitors and serves late to welcome service industry personnel. Engaging service, approachable pricing, great flavors and a lively atmosphere await at Pueo's Osteria – food, wine & fun ... where the night owls meet.



"Engaging service, approachable pricing, great flavors and food await at Pueo's Osteria, where the night owls meet."

## ARTISANAL COOKING

Classic approach. Home made pastas and gnocci using the famous "00" flour imported from Italy, along with brick oven pizza and bread. Great olive oil, burrata cheese and handcrafted desserts. We have a rustic, artisanal approach where sometimes less is more. Our philosophy is to start with a great ingredient and utilize cooking techniques and recipes that will highlight the natural flavor and texture of those products.



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# FEATURE TENANT: BODYPRO PHYSICAL THERAPY

## Welcome to BodyPro Physical Therapy

We are very happy to welcome you to BodyPro Physical Therapy, Inc. Mahalo, for joining us! We want you to feel that your association with us will be mutually beneficial and pleasant. Taking great pride in establishing an outstanding reputation for providing quality services in the islands of Hawaii. Credit for this goes to every one of our employees and therapists!

## Philosophy

The philosophy of BodyPro Physical Therapy (BPPT) is to provide quality physical and occupational therapy services with an Aloha Spirit to the Hawaiian community we serve. Meeting the individual needs of each patient is of the utmost importance, as is assisting the patient to achieve their goals. Our patients are encouraged to accept responsibility for their rehabilitation and actively participate in a home management program, yet we adhere to a team approach to provide services for all patients.

## Patients

Our patients are the single most important part of our practice. Patients are our employers. We work for them. Patients are never an interruption of our work activities. Nothing matters as much as taking care of our patient's individual needs. Remember -always- that we are here for the patient. They are not here for us. We build our practice on personal as well as doctor referrals from patients who become a part of our clinic. At BodyPro Physical Therapy, we want to create an enthusiastic and warm atmosphere where patients can heal in a positive environment.

## Company Profile

Established in May 2008, We are located in the heart of Waimea town on the Big Island of Hawaii. We are a physical and occupational therapy clinic with a commitment to excellence in patient care. Therapists provide direct care to rehabilitate patients with physical impairments. Treatments include Evaluation, Assessments, Program Planning, and Implementation. We participate in all insurance programs with a physician's referral.





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## FEATURE TENANT: ROCKO'S COUNTRY COOKIN'

"Welcome to Rocko's...!"

Rocko's Country Cookin' is a family owned and operated food service establishment offering classic comfort foods smothered in homestyle goodness. Owned by Todd and Melisa Perkins of Waikoloa Hawaii, intertwining over 35 years of food and beverage experience to fulfill their life long dream of bringing fresh, friendly, and fun flavors to your Ohana.

Rocko's will offer a high-energy environment with an exciting variety of family favorites featuring a twist of southern cuisine, comfort flavors, and healthy highlights brought to you from their roots of California and Texas. Come "Rockify" your taste buds and enjoy our mouth-watering breakfast, lunch, Texas-style meats, homemade desserts, and customized family packs; Where every bite is a delight!





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## FEATURE TENANT: FIREART CUISINE

Fireart Cuisine Restaurant will offer delicious tasting Chinese and Asian cuisine in Waikoloa Village. Fireart Cuisine is known for its variety in taste including BBQ & Grill Plates, Burgers and Asian Wraps, all prepared using high quality fresh ingredients. Come and experience the friendly atmosphere and excellent service!



OTHER LOCATIONS:  
Fireart Cuisine - Kailua-Kona  
75-1027 Henry St  
Kailua-Kona, HI 96740  
(808) 339-7010





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## FEATURE TENANT: FAMILY HEALTH & WELLNESS

Dr. Sharon Lawler was born and raised in Honolulu. Her lifelong dream was to become a medical doctor. She attended Kalani High School and graduated from Brigham Young University where she majored in chemistry. She was then accepted into the John A. Burns School of Medicine where she completed training in the University of Hawaii Internal Medicine Residency Program.

In her private practice, Dr. Lawler has created a Patient Center Medical Home where all of the services are centralized to offer the best care to patients. These healthcare services will now be coming to Waikoloa.

"We want to offer the best in quality of care, continuity of care and to develop a strong model of patient-doctor relationships that extends into the community. Healthcare is essential to wellness and serving families is our goal; therefore, our name: Family Health and Wellness. Our physicians and staff look forward to servicing your healthcare needs in the near future. Thank you for welcoming us into your community."

- Dr. Sharon Lawler





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## FEATURE TENANT: POPEYES

"The Popeyes story began in New Orleans back in 1972, when Al Copeland opened a quick-service restaurant called "Chicken on the Run," selling traditional mild fried chicken to the downtown lunch crowd. But business was slow, and Copeland realized that he'd have to develop a spicier alternative to his standard chicken recipe if he wanted to impress flavor-seeking New Orleanians.

Experimenting with the flavorful Cajun recipes he'd been enjoying all his life, Copeland developed a new menu, reopened his restaurant – now called "Popeyes" – and soon had customers lining up around the block for his spicy New Orleans-style fried chicken."



4 Sandwich Family Feast



2Pc Chicken Meal



Classic Chicken Sandwich



Cinnamon Apple Pie

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## FEATURE TENANT: BLACK LAVA VAPE

"We are the first vape shop on the Big Island. We opened in 2013, and have been providing the big island with quality vaping products ever since. Our staff is passionate about vape, and our goals are simple: provide the best customer service possible, & help as many people as possible stop the use of tobacco! If you have any questions about anything vape, please give us a call!"

Now Serving More of the Big Island With 3 Locations!

### Black Lava Vape Kona

75-5722 Hanama Pl. 1101  
Kailua Kona HI, 96740  
Open 7 Days a Week

Monday to Friday: 9:00 AM – 7:00 PM  
Saturday & Sunday: 10:00 AM – 6:00 PM  
Black Lava Vape Waimea

64-1035 Mamalahoa Hwy. Unit K  
Kamuela HI, 96743  
Open 7 Days a Week

Monday to Sunday: 10:00 AM – 6:00 PM  
Black Lava Vape Pahoa

15-2714 Pahoa Village Rd. C2  
Pahoa HI, 96778  
Open 7 Days a Week

Monday to Saturday: 9:00 AM – 7:00 PM  
Sunday: 10:00 AM – 6:00 PM





# Waikoloa NIGHT MARKET

**SATURDAY, APRIL 9**

**4PM-8PM | WAIKOLOA PLAZA**

- **FREE ENTRY**
- **LIVE MUSIC**
- **FOOD & DRINK**
- **ARTISAN GOODS**
- **LOCAL POP-UPS**



 @waikoloanightmarket

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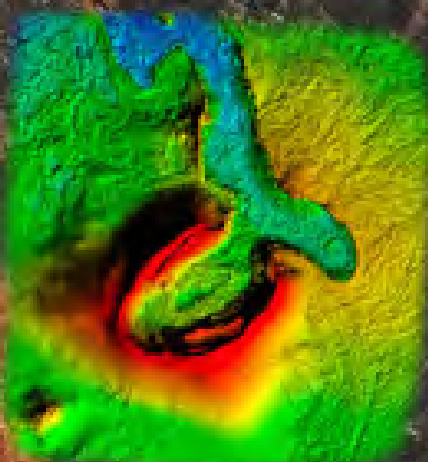
Progress Capture



Inspections



News Events



Orthomosaic

**Ahu'ailā'au**

*Figure 8*

*"Discovery Channel" "Strange Things" (Mo'okini Heiau)*

*Winner HawaiiCon 2020 Drone Film Festival*

*KITV Documentary "Pele's Path"*

*Big Island Video News*

*KGMB News*

*KITV News*

*FAA Certified & Insured*

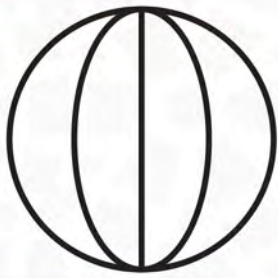


# WAIKOLOA PROPANE

24/7 Automated Exchange  
Cylinder Refill & Deliveries

Waikoloa Propane offers the first automated 24/7 propane tank exchange in the state of Hawaii. Customers can purchase or exchange propane cylinders with no lines, no wait, and 24/7 operation in a convenient and accessible outdoor location. We are currently constructing our other locations at Waikoloa Plaza, in Waikoloa Hawaii, and at Waipahu Towncenter in Waipahu Hawaii.





# Meridian Pacific, Ltd.

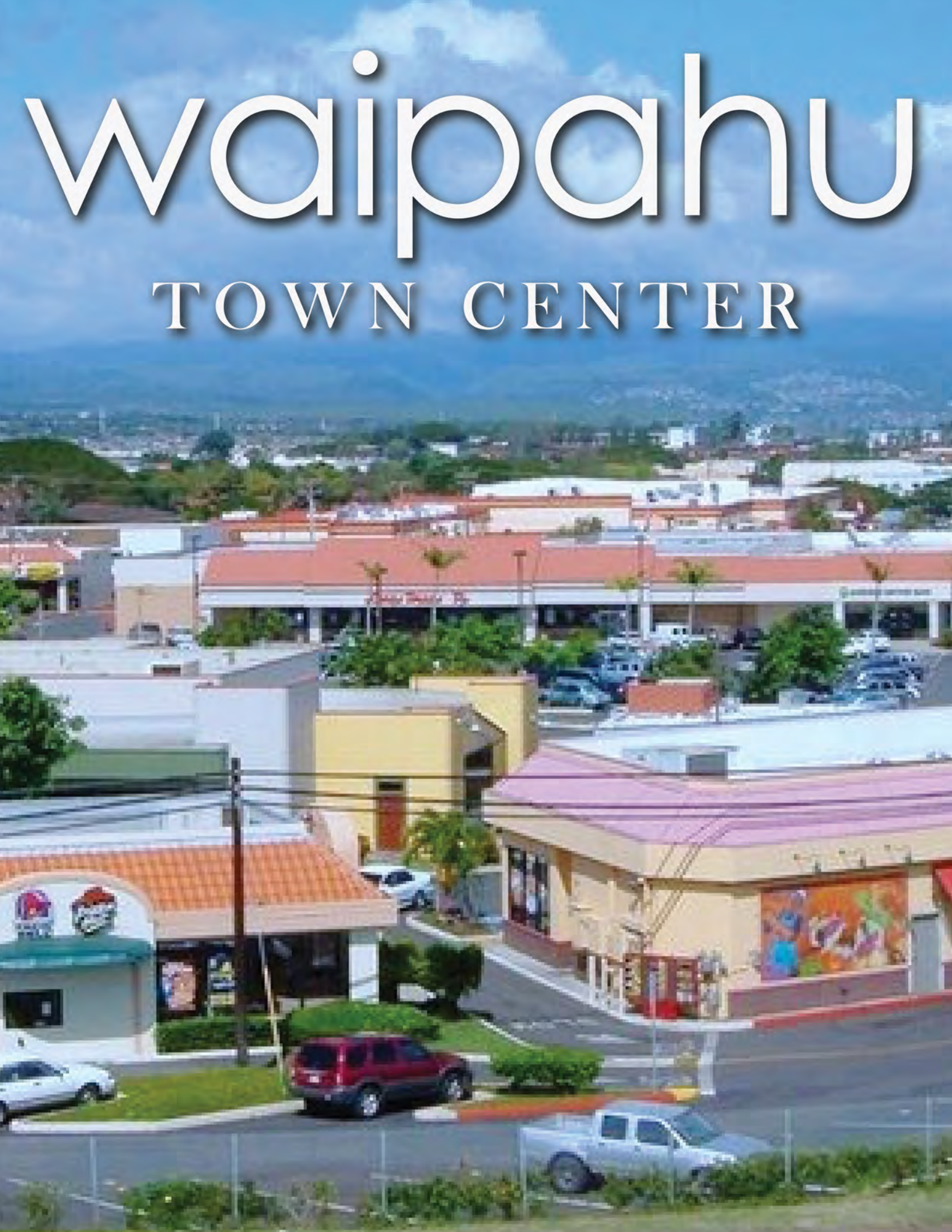
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# waipahu

## TOWN CENTER



# KAUANOE O KŌLOA

## *Kaua'i*





# PUNA KAI

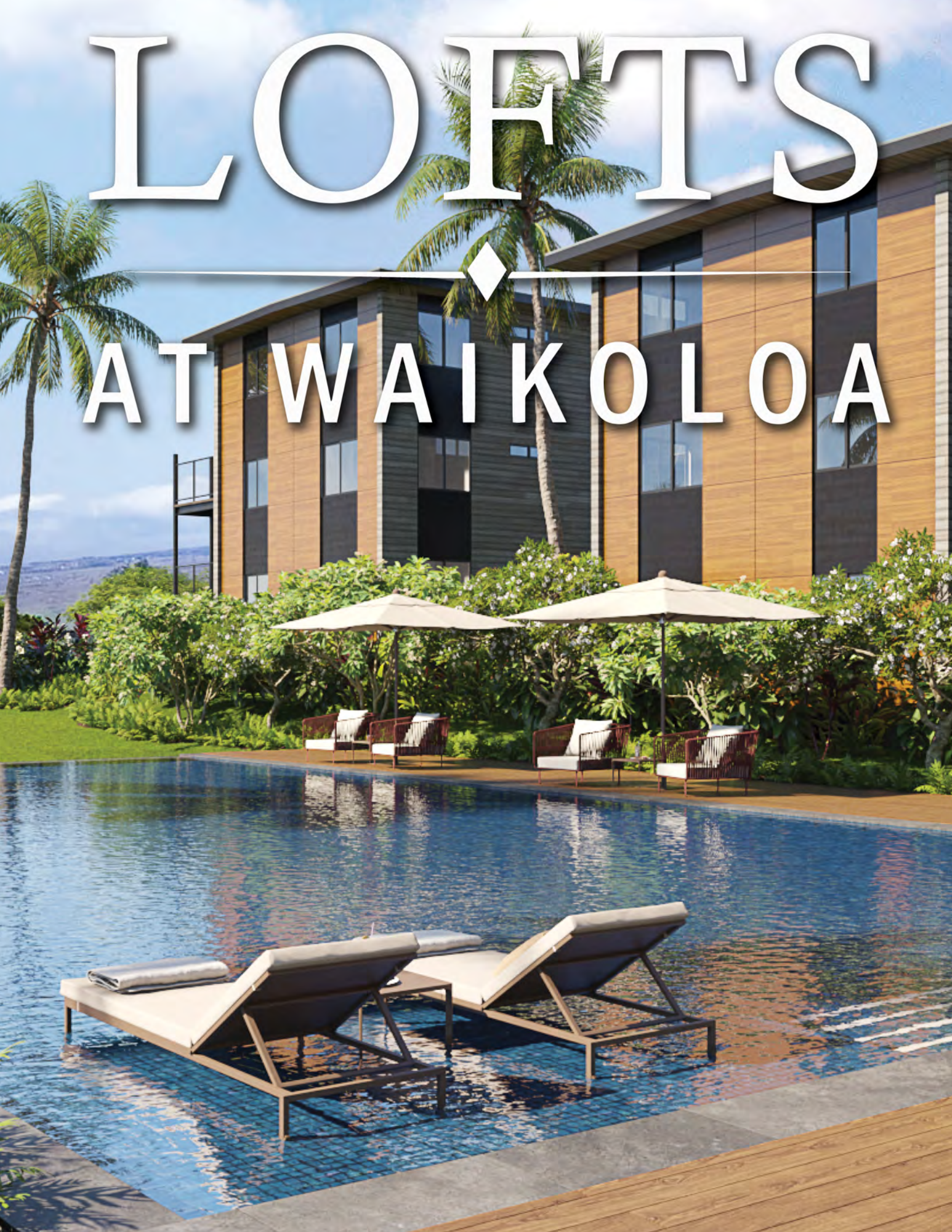
## SHOPPING CENTER





# LOFTS

# AT WAIKOLOA





# *Turlock*

TOWN



CENTER







# LOFTS

AT WAIKOLOA

## Affordable Luxury Waikoloa Village

Welcome to Lofts at Waikoloa, the newest apartment complex in the Waikoloa Village community.

Offered at  
\$2,450/month



## Apartment Amenities

- Ocean & Mountain Views
- Air Conditioning
- Automatic Dishwasher
- Disposal
- Washer/Dryer
- Full Size Refrigerator
- Microwave Oven
- Ceiling Fans
- Luxury Vinyl Tile Flooring
- Full-Size Stove

## Community Amenities

- New Construction
- Reserved Parking
- Online Resident Services
- Adjacent to Shopping and Grocery
- Solar Water Heating
- Community BBQ Area
- Short and Long Term Leases



(808) 731-5165

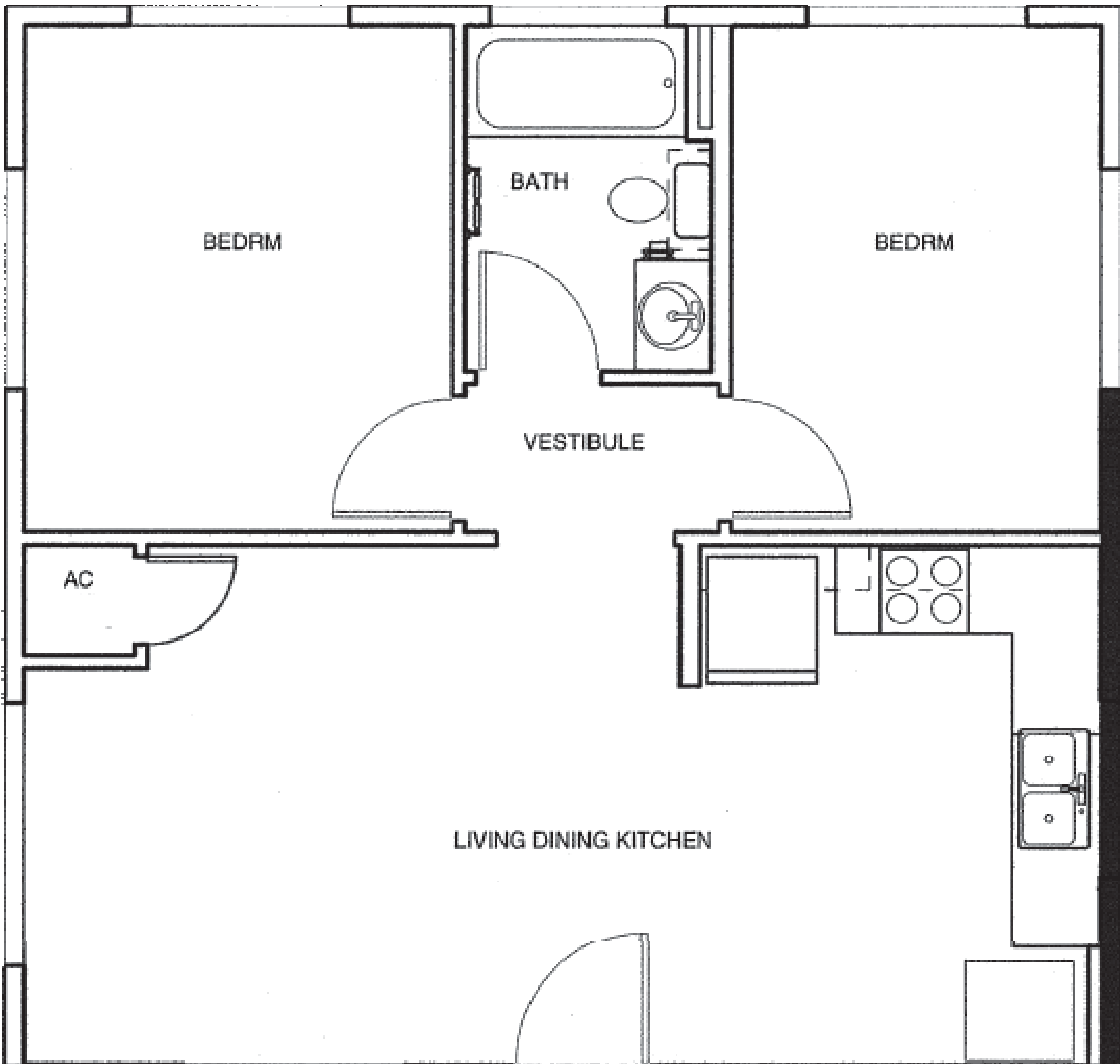


[loftsatwaikoloa.com](http://loftsatwaikoloa.com)



# Floor Plan

## 602 SF



Electricity, Internet, Sewer, Telephone, TV Cable, Water (basic & additional), to be paid by tenant. Renter's Insurance highly recommended, pet liability insurance required. All applicants are subject to a credit check. A security deposit equal to one month's rent will be due upon credit approval. Pets allowed with approval and an additional deposit of \$500 per pet.



## AVAILABLE FOR LEASE

- C106B | 1,000 SF
- PAD F | 7,250 SF
- G102 | 2,400 SF
- K101 | 5,000 SF
- M103 | 2,500 SF
- M104 | 2,500 SF



**LOFTS**  
AT WAIKOLOA  
*east*  
LOFTS EAST 33 UNITS  
TO BE COMPLETED  
2023

**LOFTS**  
AT WAIKOLOA  
LOFTS 33 UNITS  
TO BE COMPLETED  
MID 2022

**LOFTS**  
AT WAIKOLOA  
*south*  
LOFTS 33 UNITS  
TO BE COMPLETED  
2024

# Waikoloa Plaza

## MEET OUR TENANTS





# APRIL 2022

SUN	MON	TUE	WED	THU	FRI	SAT
					 1	 2
3	4	5	6	7	8	 9
 10	11	12	 13	14	 15	 16
 17	18	19	20	21	 22	 23
24	25	26	 27	28	29	 30



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