



Full service. Big savings.
The **experts** next door.


[HONOLULUADVERTISER.COM](#) | [WEATHER](#) | [CLASSIFIEDS](#) | [JOBS](#) | [CARS](#) | [HOMES](#) | [APARTMENTS](#) | [SHOPPING](#)
[LOCAL NEWS](#)  [SPORTS](#)  [BUSINESS](#)  [ISLAND LIFE](#)  [ENTERTAINMENT](#)  [OPINION](#)

Only
33¢/day
for home delivery

Business

 [Printable version](#)
 [E-mail this story](#)

Posted on: Friday, December 2, 2005

Retail rent on O'ahu up 27.7 percent

By [Dan Nakaso](#)
Advertiser Staff Writer

Average retail rents on O'ahu jumped 27.7 percent from last year to \$3.23 per square foot per month, the highest level in more than nine years, according to a report by Colliers Monroe Friedlander.

"Retailers are facing increasing rents as landlords capitalize on the tightening retail market," said the report released yesterday.

Rennie West looked at O'ahu's major malls to open an International House of Pancakes restaurant and was stunned by the asking prices.

"I asked them, 'Are these places gold plated?' " West said. "The prices are very alarming."

West finally settled on a long-term lease at Windward Mall, where her IHOP is scheduled to open in late March.

O'ahu malls can charge premium rental rates because they provide value for



 [TOP JOBS](#)

[Career Opp
Hawaii Paci](#)

[Trolley and
Drivers](#)

[Career Opp
RIM Archite](#)

[Job Opport
Four Season](#)

[Job Opport
American E](#)

[All Top Jobs
About](#)

BUSINESS

[Hawaii's stocks](#)
[Hawaii's mutual funds](#)
[Hawaii's mortgage rates](#)
[Island bank rates](#)
[Stock quotes](#)
[National business](#)
[Coming events](#)
[Trade Winds](#)
[Local resources](#)

ARCHIVE

[Back issues](#)

FEATURED NEWS

[Nation/World news](#)
[Movie showtimes](#)
[Special projects](#)
[Obituaries](#)
[Columnists](#)
[Photo gallery](#)

CUSTOMER SERVICE

[Help page](#)
[Contact us](#)
[Subscriber services](#)
[Reader services](#)
[Advertising services](#)
[About us](#)
[Site map](#)
[Corrections](#)
[Today's front page](#)

RESOURCES

[Discussion board](#)
[Traffic hotspots](#)
[Phone directory](#)
[Hawaiian dictionary](#)

E-mail news alerts
 RSS news feeds
 Wireless news
 Newspaper in
 Education
 Blood Bank of
 Hawaii

HONOLULU TRAFFIC
 SPONSORED BY **DTRIC**

retailers, West said.

"They offer a good environment," West said. "It is safe. It is clean. All of these malls are very well run. Because of that, they attract a lot of retailers ... which is what the customers want. So the malls can charge whatever they want right now."

Earlier this year, Michael Han, president and founder of The Wedding Ring Shop, moved out of a 1,000-square-foot spot in Ala Moana Center and into a temporary site on Kapi'olani Boulevard.

Rather than pay retail rental prices, Han plans to open a permanent, three-story, 7,200-square-foot store at 1181 Kapi'olani Blvd. in February.

Han will own the land and the property.

"We knew there would be no end, that landlords would be asking more and more for retail space," Han said. "We knew the only way to have it (improved) would be to own our own property."

IHOP owner West said should she face higher rents once her long-term lease expires, she doubts that she could pass the extra costs on to customers.

"You can only do that so much," West said. "Especially with a family restaurant, low prices are one of the things that draws customers."

Healthy demand for space at Ala Moana Center, Pearlridge Center and Royal Hawaiian Shopping Center resulted in 300,586 square feet of space being leased so far this year, according to the year-end retail market report by Colliers Monroe Friedlander.

The result is that Honolulu's retail shopping center vacancy rate has fallen to 3.38 percent, the lowest level in nearly a decade.

The departure of J.C. Penney's at Ala Moana Center and Pearlridge Center in 2004 created smaller spaces that attracted considerable interest from smaller retailers, according to the report.

Reach Dan Nakaso at dnakaso@honoluluadvertiser.com.



[▲ Top](#)

MINI SITE MAP

- LOCAL NEWS**: [Education](#) | [Obituaries](#) | [Weather](#) | [Traffic hotspots](#) | [Town Hall](#) | [Military news](#) | [Discussion boards](#) | [I](#)
- SPORTS**: [Surf report](#) | [UH sports](#) | [High school sports](#) | [Recreation](#) | [Sports calendar](#) | [On the Air](#) | [Golf report](#) |
- ISLAND LIFE**: [About Men/Women](#) | [Taste/Recipes](#) | [Faith calendar](#) | [Health/Fitness](#) | [Comics](#) | [TGIF calendar](#) | [Tube](#)
- ENTERTAINMENT**: [TGIF weekend calendar](#) | [4-week guide](#) | [Movie showtimes](#) | [Dining](#) | [Visitors](#) | [National arts & leisure](#)
- BUSINESS**: [Hawai'i stocks](#) | [Hawai'i mutual funds](#) | [Hawai'i mortgage rates](#) | [Island bank rates](#) | [Stock quotes](#) | [Mc](#)
[Local resources](#)
- OPINION**: [Letters to the Editor](#) | [Dick Adair's cartoons](#) | [Submit a letter](#) | [Submit a commentary](#)
- HELP PAGE**: [Contact us](#) | [Back issues](#) | [Newspaper subscriptions](#) | [How to advertise](#) | [Frequently asked questions](#) | [Corrections](#)
- CLASSIFIEDS**: [Classified ads](#) | [Shopping](#) | [Coupons](#) | [Place an ad](#)
- PARTNERS**: [Jobs: Careerbuilder.com](#) | [Cars: Cars.com](#) | [Apartments: Apartments.com](#)

© COPYRIGHT 2005 The Honolulu Advertiser, a division of [Gannett Co.](#) Inc.
Use of this site indicates your agreement to the [Terms of Service](#) and [Privacy Policy](#) (updated 6/7/2005)

