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PACIFIC BUSINESS NEWS

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Scoops: Who's moving, buying, opening, changing, winning

Pacific Business News (Honolulu) - by [PBN Staff](#)

Marriott to convert Waikiki tower into boutique hotel

Marriott International plans to open a luxury boutique hotel in Honolulu called Waikiki Edition.

The property, scheduled to open later this year or in early 2010, appears to be on the site currently occupied by Yacht Harbor Tower at the corner of Ala Moana Boulevard and Hobron Lane.

Marriott spokeswoman Laurie Goldstein declined to comment on whether the property would become the Waikiki Edition.

"We will hopefully have some announcement soon, but right now we are not commenting on any of our locations or opening dates," she told PBN.

It was previously reported that Maryland-based **Marriott Hotel Services** would manage the Yacht Harbor Tower, which is owned by California-based **M Waikiki** LLC, an affiliate of eRealty Cos. of San Diego.

And talk around town has been building in recent months as renovations have continued on the tower, which is connected to the **Ilikai hotel**-condominium.

Also, Marriott has advertised on its Web page for employees to staff a 350-room Waikiki Edition on the beach. The oceanfront Yacht Harbor Tower has 360 rooms.

Editions are a new brand of hotels created through a partnership between Marriott and Ian Schrager, who is credited with inventing the boutique concept 23 years ago.

Shops at Mauna Lani will get state's first 4-D theater

Hawaii's first 4-D theater will open at **The Shops** at Mauna Lani on the Big Island in November.

The \$500,000 cinematic ride and attraction, called The Great 4-D Movie Ride, is under construction.

Bill Borkan, owner of The Shops at Mauna Lani, told PBN that the 2,100-square-foot theater will be equipped with 4-D features such as water misters, air jets, wind machines and full-range-motion seats.

The technology and equipment is similar to what's used in popular attractions at **Universal Studios** and **Disneyland** including "Back to the Future" and "Honey, I shrunk the audience," Borkan said.

The 24-seat theater will feature simulated "rides" on a 19-foot screen that will feature Hawaii films and documentaries or popular 3-D and 4-D films that have been released nationwide.

"We're all having a difficult time right now," Borkan said. "And what I found is, everybody needs to work together to get people traveling to the Big Island, so that's why we're creating something this unique. One of my kids had this idea for a ride based on the volcano experience at Kilauea, so that's what we're trying to do here."

Borkan said he is in discussions with partners to develop similar 4-D theaters or rides statewide and on the Mainland.

Kit n Kitchen owner says he's looking for franchisees

Kit n Kitchen's owner wants to get into the franchise business.

Kit Yiu says customers at his University Avenue restaurant have been asking him for years to open another location and he decided that franchising would work best, especially given the recession.

The casual dine-in restaurant, which opened in 2001, specializes in Euro-Asian cuisine.

"At University [Avenue], we've been really busy and a lot of customers were asking about a franchise, so I think this is a good opportunity for people who have some money saved to do something and own their own business," he told PBN. "I'm looking for the right people and the right fit."

Yiu said it would cost Kit n Kitchen franchisees between \$50,000 and \$300,000 to open a restaurant, depending on the size and location.



Christina Failma, PBN Instructor Cari Payer, left, helps Cherlyn Simms with a lunging exercise at Baby Boot Camp, a twice-weekly class offered by Baby aWEARness, a new store for expectant parents in Manoa Marketplace.

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Yiu also operates a space in the food court at the former **99 Ranch Market** in Mapunapuna, which he also is offering up as a franchise opportunity.

Kahuku developer looks for investor to collect the rent

The owner of the land under 51 former sugar mill homes in Kahuku is looking for another investor to collect the rent.

Continental Pacific had purchased the 25-acre property that's leased to the **Kahuku Village Association** as part of 240 acres it bought from the former Estate of James Campbell in 2006. At the time, Continental Pacific made a deal with the city and the community that would allow the tenants to remain in the plantation-era homes along Kamehameha Highway.

Continental Pacific also was working on a deal to divide the land underneath the homes under a condominium property regime and sell the lots back to the tenants for about \$75,000 each fee simple. But, in order to make the deal financially viable, the landowner wanted to sell approximately 18 one-acre oceanfront lots for about \$1.5 million each, a plan that drew opposition from some members of the community.

Now, Continental Pacific is asking \$5 million for 25-plus acres under the village homes. The oceanfront lots, as well as the 9-hole Kahuku Golf Course, are not for sale.

Agent Mary Lavoie of Choi International says Continental Pacific already has given the 51 homes to the tenants. The Kahuku Village Association collects rents and pays taxes and expenses, netting the landowner a rent of about \$25,000.

"It's perfect for an investor who would like to retire and just collect a net check," Lavoie said.

Bamboo Sky opens Waikiki store with an eye on tourists

Fashion boutique Bamboo Sky has opened a second Honolulu location, this one in Waikiki.

The seller of clothes, accessories and jewelry recently opened its newest location in the former Recycled Bookstore spot on Kaiulani Avenue. Co-owner Shane Breeden told PBN that he and co-owner Tiffany Young have wanted to expand to Waikiki to reach the tourist market. Breeden said he chose the site because of its ground-floor location, high visibility and access to foot traffic. He said the rent and terms of the lease were "very attractive."

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