

FOR LEASE | Retail + Food Use Opportunities

in a bustling shopping complex just outside downtown Kapa'a



**WATCH OUR
PROPERTY
VIDEO**



KAUAI VILLAGE SHOPPING CENTER

4-831 Kuhio Highway, Kapaa, HI 96746

CBRE



FOR LEASE

Retail and Food Use
Opportunity

562-1,200 SF
AVAILABLE

3 SPACES
AVAILABLE

2025 CAM
\$1.21 PSF/Month

ABOUT THE PROPERTY

- Center is anchored by top performing Safeway
- Strong performing 18,475 SF Ross Dress for Less increases consumer draw to the center and promotes crossover store exposure
- Strong mix of national tenants
- Excellent visibility and easy access via Kuhio Highway (28,501 VPD)
- Significant recent capital improvements including exterior remodel and improvements to parking & traffic flow



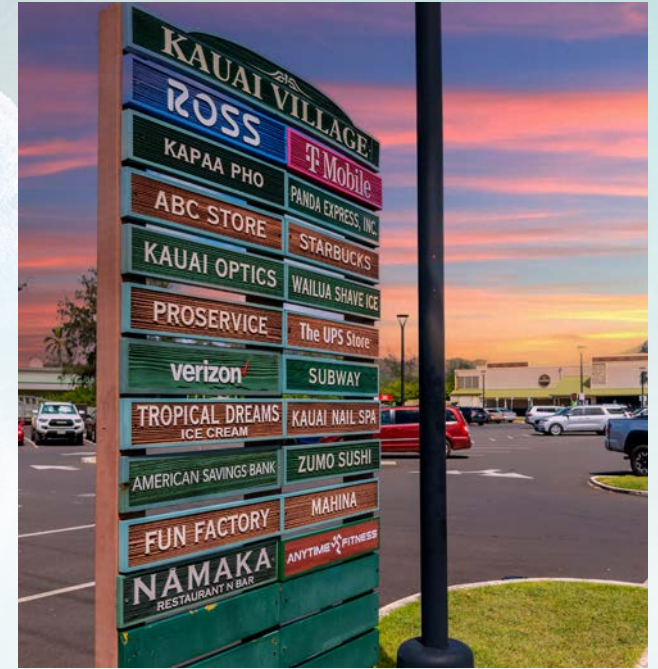
Located within the heart of Kapa'a, the largest city in Kauai



Nearly 14,000 residents within 3 miles, over 21,000 within 5 miles



Surrounding trade area includes more than 75 hotel & timeshare properties comprised of +/- 2,000 units



Kauai Village Shopping Center | 4-831 Kuhio Highway Kapaa, HI 96746



SURROUNDING AREA



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DEMOGRAPHIC HIGHLIGHTS

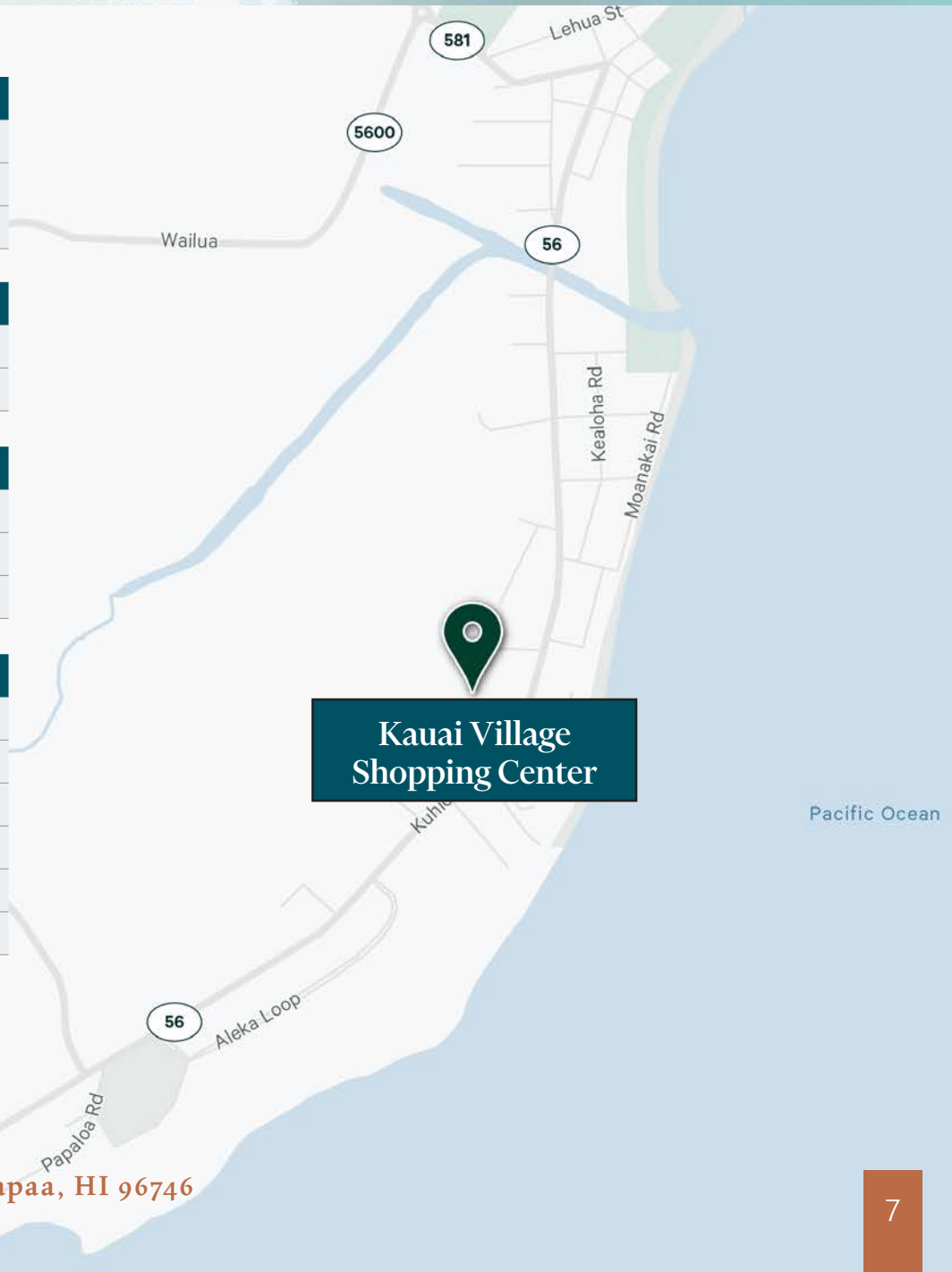
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| Population | 1 Miles | 3 Miles | 5 Miles |
|--------------------------------------|---------|---------|---------|
| 2024 Estimated Population | 1,057 | 13,736 | 21,341 |
| 2029 Projected Population | 1,054 | 13,924 | 21,611 |
| Projected Annual Growth 2024 to 2029 | -0.06% | 0.27% | 0.25% |

| Income | 1 Miles | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| 2024 Average Household Income | \$99,963 | \$115,697 | \$119,022 |
| 2029 Estimated Average Household Income | \$119,236 | \$130,086 | \$133,832 |

| Households & Growth | 1 Miles | 3 Miles | 5 Miles |
|--------------------------------------|---------|---------|---------|
| 2024 Households | 401 | 4,652 | 7,209 |
| 2029 Projected Households | 408 | 4,742 | 7,335 |
| Projected Annual Growth 2024 to 2029 | 0.35% | 0.38% | 0.35% |

| 2024 Race and Ethnicity | 1 Miles | 3 Miles | 5 Miles |
|--------------------------------|---------|---------|---------|
| White | 33.6% | 30.3% | 32.5% |
| Black/African American Alone | 1.5% | 0.9% | 0.8% |
| Asian | 22.5% | 27.6% | 25.5% |
| American Indian/Native Alaskan | 0.4% | 0.6% | 0.5% |
| Pacific Islander | 11.1% | 10.0% | 9.8% |
| Two or More Race | 27.3% | 28.9% | 29% |



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LEASING PLAN

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| SUITE | TENANT | SF |
|-------|-----------------------|--------|
| 100 | Safeway | 38,506 |
| 150 | American Savings Bank | 1,186 |
| 156 | Zumo Sushi | 813 |
| 200 | Subway | 675 |
| 201 | Wailua Drive-In | 2,100 |
| 206 | Wailua Shave Ice | 1,400 |
| 208 | Starbucks | 2,172 |
| 210 | ABC Store | 3,516 |
| 216 | Mahina Maui | 1,400 |

| SUITE | TENANT | SF |
|---------|-----------------------|-------|
| 218 | Domino's Pizza | 1,426 |
| 220 | Tropical Dreams Kapaa | 900 |
| 222 | Panda Express | 2,300 |
| 224 | Verizon Wireless | 1,000 |
| 300 | Fun Factory | 2,150 |
| 304 | AVAILABLE | 1,200 |
| 306/308 | T-Mobile | 2,400 |
| 310/330 | Anytime Fitness | 3,751 |
| 332 | Hawaii Pacific Health | 7,904 |

| SUITE | TENANT | SF |
|-------|----------------------------|-------|
| 360 | Kauai Home Care | 500 |
| 370 | AVAILABLE | 562 |
| 372 | Pro Service Hawaii | 500 |
| 400 | Jackson Hewitt Tax Service | 514 |
| 412 | Smash Time Grinds | 3,612 |
| 418 | Hydrate Hawaii | 550 |
| 420 | Namoka Restaurant N Bar | 3,067 |
| 426 | Kauai MedSpa | 1,015 |
| 428 | Pacific Source | 2,014 |

| SUITE | TENANT | SF |
|---------|---------------------|--------|
| 432 | AVAILABLE | 1,011 |
| 434 | Kauai Optics | 801 |
| 436 | Kauai Nail Spa | 803 |
| 438 | UPS Store | 1,136 |
| 439/440 | Pho Kapaa | 1,903 |
| 442 | Spinal Flow | 380 |
| 500 | Ross Dress For Less | 18,475 |

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