

# Kauai Village Shopping Center

4-831 Kuhio Highway | Kapaa, HI 96746



**FOR LEASE**

## Retail/Food-Use Opportunity

**380-3,612 SF**  
Available

**5 Spaces**  
Available

## ABOUT THE PROPERTY

- Center is Anchored by Top Performing Safeway
- New 18,475 SF Ross Dress for Less increases consumer draw to the center and promotes crossover store exposure
- Strong mix of national tenants
- Located within the heart of Kapa'a, the largest city in Kauai
- Nearly 14,000 residents within 3 miles, 20,000 within 3 miles
- Excellent visibility and easy access via Kuhio Highway (30,700 VPD)
- Surrounding trade area includes more than 75 hotel & timeshare properties comprised of +/- 2,000 units
- Significant recent capital improvements including exterior remodel and improvements to parking & traffic flow

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## DEMOGRAPHIC HIGHLIGHTS

### Population

|                                      | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|--------|---------|---------|
| 2021 Estimated Population            | 1,053  | 13,599  | 19,684  |
| 2026 Projected Population            | 1,066  | 13,767  | 19,908  |
| Projected Annual Growth 2021 to 2026 | 0.25%  | 0.25%   | 0.23%   |

### Income

|                                    |          |          |           |
|------------------------------------|----------|----------|-----------|
| 2021 Est. Average Household Income | \$91,758 | \$95,226 | \$100,031 |
| 2021 Est. Median Household Income  | \$67,174 | \$83,814 | \$84,529  |

### Households & Growth

|                                      |       |       |       |
|--------------------------------------|-------|-------|-------|
| 2021 Estimated Households            | 407   | 4,585 | 6,773 |
| 2026 Projected Households            | 411   | 4,628 | 6,833 |
| Projected Annual Growth 2021 to 2026 | 0.20% | 0.19% | 0.18% |

### 2021 Estimate Race & Ethnicity

|                                      |       |       |       |
|--------------------------------------|-------|-------|-------|
| White Alone                          | 34.1% | 31.2% | 34.6% |
| Black/African American Alone         | 1.0%  | 0.7%  | 0.7%  |
| American Indian/Native Alaskan Alone | 0.5%  | 0.5%  | 0.4%  |
| Asian Alone                          | 24.4% | 28.2% | 25.3% |
| Pacific Islander Alone               | 12.1% | 8.8%  | 9.1%  |
| Hispanic Origin (Any Race)           | 15.1% | 13.0% | 12.4% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Pouli Rd

Kuhio Hwy

Hoi Rd

Niulani Rd

Kealoha Rd

Kealoha Rd

Panihi

Kaehulua Stream

Waikaea Canal

Ohia St

Mamane St

KOA St

Kukui St

Inia St

Kuhio Hwy

Ulu St

Lehua St

Kahala Rd

5600

581

56

56

56



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| Suite | Tenant                | SQ FT  |
|-------|-----------------------|--------|
| 100   | Safeway               | 38,506 |
| 150   | American Savings Bank | 1,186  |
| 156   | Big Monster 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                | 1,400  |

| Suite   | Tenant                | SQ FT |
|---------|-----------------------|-------|
| 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                      | SQ FT |
|-------|-----------------------------|-------|
| 360   | Kauai Home Care             | 500   |
| 370   | AVAILABLE                   | 418   |
| 372   | Pro Service Hawaii          | 500   |
| 400   | Jackson Hewitt Tax Services | 514   |
| 412   | AVAILABLE                   | 3,612 |
| 418   | Hydrate Hawaii              | 550   |
| 420   | NAMAKA RESTAURANT & BAR     | 3,067 |
| 426   | Kauai MedSpa                | 1,015 |
| 428   | PACSOURCE                   | 2,014 |

| Suite | Tenant                | SQ FT  |
|-------|-----------------------|--------|
| 432   | AVAILABLE             | 1,011  |
| 434   | Kauai Optometric      | 801    |
| 436   | Kauai Nail Spa        | 803    |
| 438   | UPS Store             | 1,136  |
| 439   | VIP Treats and Sweets | 641    |
| 440   | Pho Kapaa             | 1,262  |
| 442   | AVAILABLE             | 380    |
| 500   | Ross Dress For Less   | 18,475 |

