



KONA SQUARE

RETAIL SPACE AVAILABLE
75-5667 ALII DRIVE



PROPERTY HIGHLIGHTS

Kona Square is a two-story 9,500 SF retail shopping center located directly off of **Alii Drive** across from Kona Pier and King Kamehameha Hotel. **Kailua-Kona** is a resort town in West Hawaii on the Big Island, the second largest town on the Big Island of Hawaii.

- Prime location on the corner of Alii Drive and Kaahumanu Place
- Heavy foot traffic, bike, and vehicle traffic
- Beautiful oceanfront views
- Directly on the course of the world famous Ironman Competition





Google earth

LEASING DIAGRAM

Not to scale

FIRST FLOOR



SECOND FLOOR

AVAILABILITY

Space #	Size
1103 (60 Days Notice)	193 SF
1105 (Available Immediately)	324 SF
1107 (Available Immediately)	770 SF

SPACE DETAILS

Base Rent	Contact Broker for Details
CAM	\$2.17 PSF/Mo





Unit 1107 - interior

*display furniture not included



Unit 1107 - interior

*display furniture not included



Unit 1107 - exterior

*display furniture not included



Unit 1107 - exterior

*display furniture not included



Kona Square

VISITOR MARKET HIGHLIGHTS - 2024/2025

■ DEMOGRAPHICS | KAILUA-KONA

	3 Mile	5 Mile	15 Mile
2025 Estimated Population	21,336	31,230	54,299
2025 Est. Average Household Income	\$125,305	\$133,389	\$136,059
Est. Median Age	42.1	43.5	43.7

■ AREA HIGHLIGHTS

- Annual Big Island Visitor Arrivals by Air (2024P) 1,563,514
- Kona Airport Avg. Monthly Passengers (2024P) 343,884
- Visitor Accommodation Units in Kona 4,845
- The world famous VinFast IRONMAN World Championship drew over 12,000 people to Kailua-Kona in 2024.*
- Ironman's estimated economic impact to the state in 2024 was upwards of \$50 million*

*<https://www.hawaiinewsnow.com/2024/10/25/ironman-world-championship-creates-economic-boost-kailua-kona/>

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