

# 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







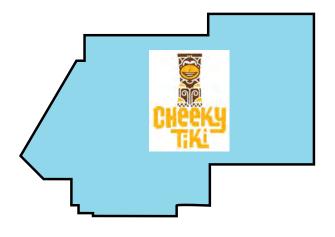






## LEASING DIAGRAM





### **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

























# 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**

<ul> <li>Annual Big Isla</li> </ul>	and Visitor Arrivals by Air (2	024P) 1,563,514
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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-konc

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