



KONA COAST
SHOPPING CENTER

74-5588 PALANI RD., KAILUA KONA, HI

Palani Road | 18,600 VPD

Queen Ka'ahumanu Highway | 25,400 VPD

PRIME RETAIL & RESTAURANT SPACES FOR LEASE

 VALUEROCK CBRE



Kona Coast Shopping Center is a well-established retail hub in the heart of Kailua-Kona, located at the busy intersection of Queen Ka'ahumanu Highway and Palani Drive. Anchored by KTA Supermarket and home to a diverse mix of shops, services, and dining options, the center benefits from strong local and tourist traffic, including cruise ship visitors. With over 81,000 square feet of retail space, ample parking, and a central location near downtown, Kona Coast offers retailers excellent visibility and a loyal customer base in West Hawaii's growing market.



PRIME LOCATION

Steps from historic Kona town, a high barrier-to-entry market with limited competition



ESTABLISHED CENTER

Grocery-anchored hub home to an established local grocer
Strong historical occupancy



RECENT RENOVATION

New building facades, covered central courtyard with ample seating,
and a re-paved parking lot



STRONG VISITOR MARKET

Kailua-Kona boasts a strong visitor market with over 2,000 hotel rooms and 1,735,821 annual visitor arrivals in 2024.



HIGH FOOT TRAFFIC

Kona Coast Shopping Center is located within a dense 1.5 mile corridor fueling foot traffic from the nearby cruise ships, hotels and nearby residential areas

PRIME RETAIL & RESTAURANT SPACES FOR LEASE





PRIME RETAIL & RESTAURANT SPACES FOR LEASE

 VALUEROCK CBRE



SITE PLAN AND AVAILABILITY

74-5588 PALANI RD., KAILUA KONA, HI

SPACE	SIZE AVAILABLE
#2 - 3	2,560 SF
Second generation restaurant space complete with a grease trap and hood.	
#8 - 9	2,560 SF
In-line retail space with prominent visibility, build out includes a private restroom.	
#21 - 22	2,560 SF
In-line retail space with prominent visibility, build out includes a private restroom.	
Asking rent	Upon Request
Est. 2026 CAM	\$2.00 PSF/Month



Queen Ka'ahumanu Hwy 25,400 VPD

Palani Rd 18,600 VPD

PRIME RETAIL & RESTAURANT SPACES FOR LEASE

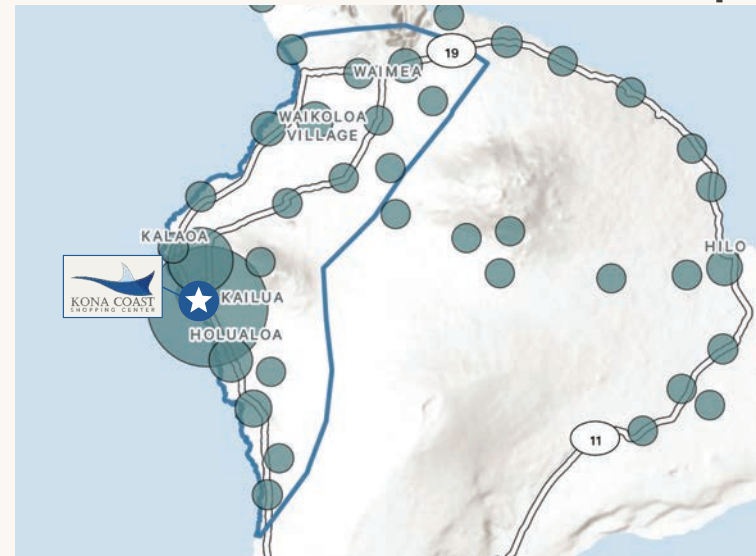




AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Population	4,239	20,527	32,028
2025 Average HH Income	\$90,337	\$119,508	\$125,673
2025 Daytime Population	11,090	27,030	39,378
2025 Households	1,760	7,380	11,867
2025 Big Island Visitor Arrivals	1,752,589		
2025 Big Island Visitor Spending	\$3.23 Billion		

Trade Area Map





74-5588 PALANI RD., KAILUA KONA, HI



CONTACT US

KELLY GRAF

Associate
808 541 5112
Kelly.Graf@cbre.com
Lic. RS-83271

NICHOLAS PAULIC

Senior Vice President
808 541 5108
Nicholas.Paulic@cbre.com
Lic. RB-22952

AJ CORDERO

Vice President
808 541 5111
AJ.Cordero1@cbre.com
Lic. RB-24096

CBRE © 2026 All Rights Reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. This information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission of the CBRE Global Chief Economist. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

This disclaimer shall apply to CBRE Inc. and to all other divisions of the Corporation ("CBRE"). All information included herein pertaining to CBRE – including but not limited to its operations, employees, technology and clients – are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. CBRE and the CBRE logo are the service marks of CBRE Inc. and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.