

Anchored by

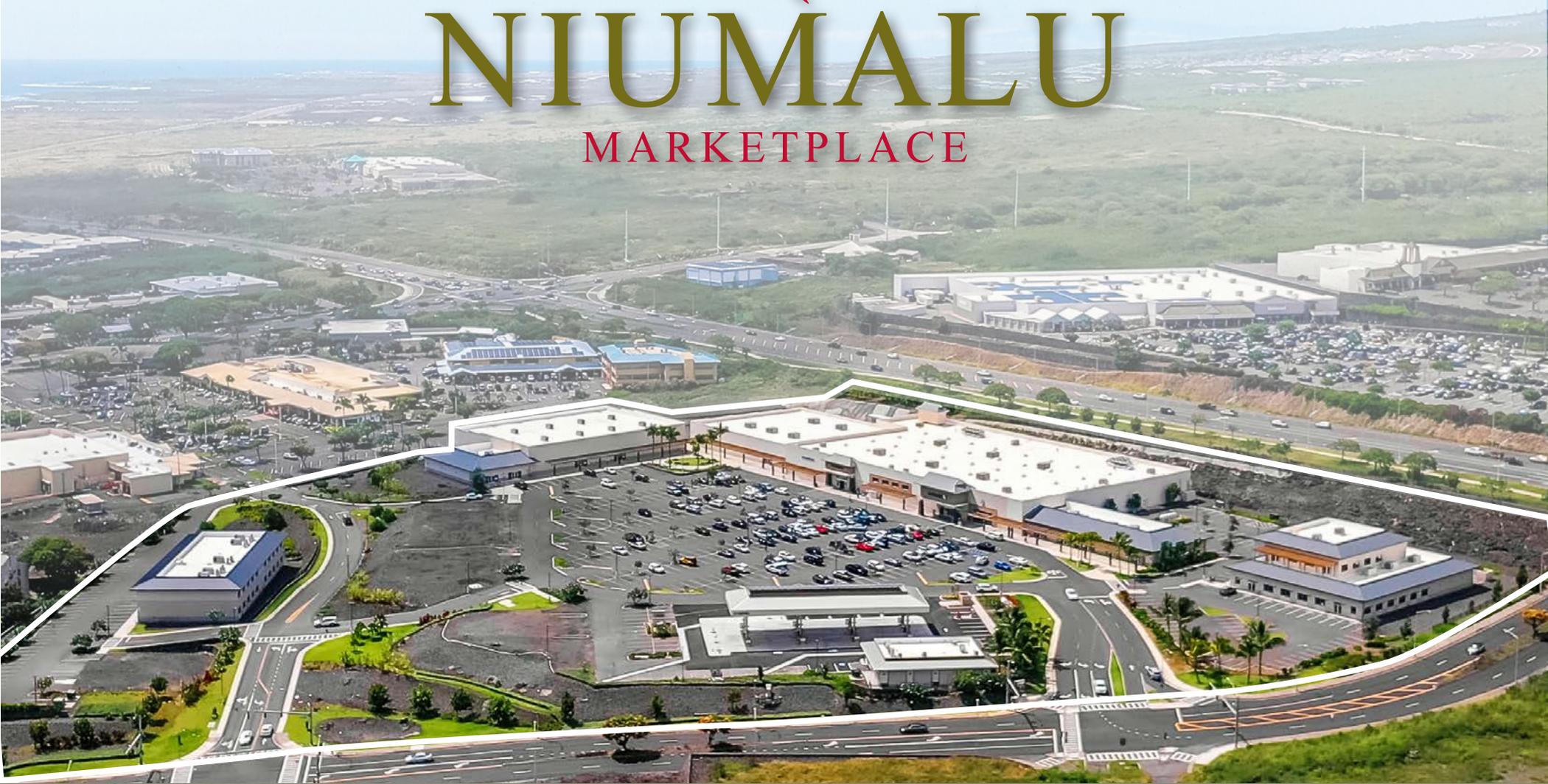


PROPERTY
DRONE VIDEO

A stylized logo featuring a green mountain range with two red leaves on top.

NIUMALU

MARKETPLACE



75-971 Henry St, Kailua-Kona, HI 96740

AVAILABLE FOR LEASE | KAILUA-KONA'S NEWEST RETAIL DEVELOPMENT

CBRE

PROPERTY HIGHLIGHTS



PRIME LOCATION

Just 8 miles from Kona International Airport, in the heart of West Hawaii.



HIGH VISIBILITY

Located in the Kailua-Kona trade area, with excellent access from Palani Rd., Kuakini Hwy., Henry St., and Queen Kaahumanu Hwy.



THRIVING TOURIST DESTINATION

Close proximity to Alii Drive, home to world-famous restaurants, retailers, and iconic landmarks.



NEW SAFEWAY STORE

Features a new 63,000 sq ft Safeway store and a Safeway-branded fuel center.



STRONG ANCHOR TENANTS

Adjacent to popular national and local retailers like Walmart, Lowe's, Starbucks, Target, and more.



IDEAL DEMOGRAPHICS

Perfectly positioned to serve both the growing Kailua-Kona residential population and abundant visitors.



PROPERTY OVERVIEW

ADDRESS	Queen Kaahumanu Highway & Henry Street Kailua-Kona, HI 96740
TMK:	(3) 7-5-4: 7, 29,52 & 56
LAND AREA:	21.74 ACRES
GLA:	208,000 SF
TERM:	5-10 Years; Options Negotiable
BASE RENT:	\$3.50 to \$5.00 / SF / Mo.
% RENT:	Negotiable
OPEX:	\$1.12 / SF / Mo. Approx. (Includes CAM/Taxes/Insurance)

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,321	20,938	32,767
2030 ESTIMATED POPULATION	4,528	21,757	33,974
HOUSEHOLDS	1,738	7,663	12,112
AVG. HOUSEHOLD INCOME	\$89,816	\$120,126	\$125,391
MEDIAN AGE	44.4	43.6	44.7

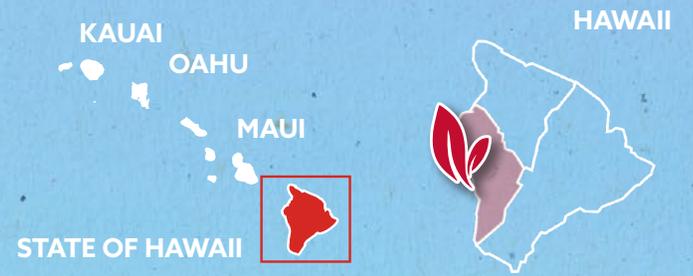
KAMAKANA VILLAGES

Sprawled across more than 5 acres of land, Kamakana Villages hosts a community of 170 affordable homes for families and senior citizens.

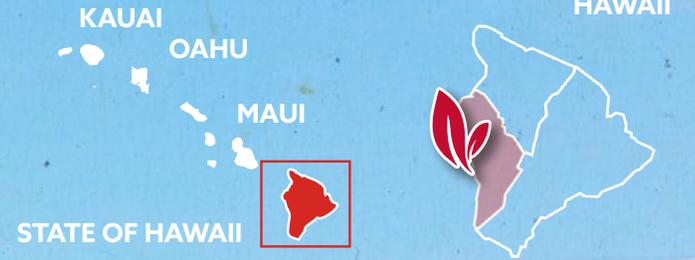
MAKALAPUA PROJECT DISTRICT

The proposed mixed-used development by the Liliuokalani Trust is designed to transform over 69 acres in downtown Kona to feature more than 300 residential units, 220 hotel rooms, and retail and service oriented amenities.

NEARBY RETAILERS



RESORTS & HOTELS



KEAUHOU

KUAKINI HEIGHTS

CLUB WYNDHAM KONA

ALI'I KAI

CLUB WYNDHAM SEACLIFF

KONA REEF RESORT

HALE KONA KAI

ROYAL KONA RESORT

KUAKINI HIGHWAY - 14,863 ADT



KAILUA BAY RESORT

QUEEN KAAHUMANU HIGHWAY - 37,200 ADT



VISITOR OVERVIEW



\$20.6B

2024 Total Annual Visitor Spending



1,735,380

2024 Total Visitors to Kona (West Hawaii Island)



9,701,499

Total 2025 Visitors to Hawaii



280K+

Visitors in the Hawaiian Islands on any given day

AIRLINES OFFERING DIRECT SERVICE TO KONA

AIRLINES	ORIGIN/DESTINATION
Air Canada	Vancouver
Alaska Airlines	Anchorage, Seattle/Tacoma, Portland, San Jose, Los Angeles, San Diego
American Airlines	Los Angeles, Phoenix, Dallas
Delta Air Lines	Seattle/Tacoma, Los Angeles
Go! Mokulele	Honolulu, Kahului
Hawaiian Airlines	Honolulu, Kahului, Lihue, Los Angeles, Tokyo
Japan Airlines	Tokyo
United Airlines	Chicago-O'Hare, Denver, Los Angeles, San Francisco
Southwest Airlines	Honolulu, Kahului, Oakland, San Jose, Las Vegas, Los Angeles, San Diego, Phoenix
Westjet	Vancouver



- 1 BLDG 1**
2,100 SF up to 5,100 SF
- 2 BLDG 2**
Baskin Robbins, Island Time
Boba Cafe, Kona Diamond,
Kona Coast Dental, Better
Homes & Gardens
- 3 BLDG 3**
22,000 SF Retail
- 4 BLDG 4**
Safeway
- 5 BLDG 5**
23,000 SF Retail
- 6 BLDG 6**
Floor 1- USPS
Floor 2- 6,000 SF Retail
- 7 C-STORE 7**
Safeway Express C-store
- 8 GAS PAD 8**
Safeway Gasoline
- 10 BLDG 10**
Professional Building
Office/Service/Medical
1,790 SF up to 6,000 SF
- 11 BLDG 11**
Wendy's
- 12 BLDG 12**
Up to 2,500 SF plus drive-thru
& land area
- 13 BLDG 13**
Up to 2,500 SF plus drive-thru
& pad space
- 15 BLDG 15**
Gen Korean BBQ

AVAILABLE

LEASED





FOR LEASE | CONTACT US FOR MORE INFORMATION



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