

# KAILUA-KONA'S NEWEST RETAIL DEVELOPMENT

AVAILABLE FOR LEASE



**SAFeway**



PROPERTY  
DRONE VIDEO

**CBRE**

# CENTER AT A GLANCE

<b>ADDRESS</b>	Queen Kaahumanu Highway & Henry Street Kailua-Kona, HI 96740
<b>TMK:</b>	(3)-7-5-4: 7, 29,52 & 56
<b>LAND AREA:</b>	21.74 Acres
<b>GLA:</b>	208,000 square feet
<b>TERM:</b>	5-10 years; options negotiable
<b>BASE RENT:</b>	\$3.50 to \$5.00 / sf / mo.
<b>% RENT:</b>	Negotiable
<b>OPEX:</b>	\$1.12 / sf / mo. approx. <i>(Includes CAM/Taxes/Insurance)</i>

## THE OPPORTUNITY

Just eight miles from the Kona International Airport, Niumalu Marketplace is located in the heart of West Hawaii, in the Kailua-Kona trade area, and is surrounded by four major road systems: Palani Road / Kuakini Highway / Henry Street / Queen Kaahumanu Highway.

The center's location is adjacent to renowned local and national tenants such as Wal-Mart, Lowe's, Starbucks, Denny's, CVS/Longs Drug Stores, Target, Ross Dress for Less, O'Reilly Auto Parts, and Old Navy to name a few. Additionally, the vibrant tourist destination of Alii Drive is located less than a mile away, which is host to world famous restaurants, retailers, hotels, and iconic landmarks such as the Kailua-Kona Pier which serves as the finish-line for the Ironman Triathlon as well as the official weigh in location for the long running, International Billfish Tournament.

Niumalu Marketplace is home to a new 63,000 square foot prototype Safeway store along with Kona's first Safeway-branded fuel center. The 208,000 square foot neighborhood center will also be home to an exciting variety of local, national, and first-to-market tenants. Due to its extremely convenient location and the retail and services to be provided, Niumalu Marketplace will serve the growing residential population of Kailua-Kona in addition to the abundant visitor demographic.



	1 MILE	3 MILES	5 MILES
2023 Population	4,375	30,357	45,398
2028 Est. Population	4,540	31,354	46,632
Households	1,688	11,048	16,351
Avg. HH Income	\$102,492	\$122,406	\$126,328
Median Age	43.6	43	43.3

### 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.



# NIUMALU

MARKETPLACE

## SITE PLAN

1	BLDG 1	2,100 SF up to 5,100 SF
2	BLDG 2	2,000 SF
3	BLDG 3	22,000 SF Retail
4	BLDG 4	<b>SAFEWAY</b> 
5	BLDG 5	23,00 SF Retail
6	BLDG 6	14,800 SF Ground Floor Retail 6,000 Second Floor Restaurant
7	C-STORE 7	<b>SAFEWAY</b>  C-store
8	GAS PAD 8	<b>SAFEWAY</b>  Fuel
10	BLDG 10	Professional Building - Office/Service/Medical 1,790 SF up to 5,000 SF
11	BLDG 11	Up to 2,500 SF plus drive-thru
12	BLDG 12	Up to 2,500 SF plus drive-thru
13	BLDG 13	Up to 2,500 SF plus drive-thru
15	BLDG 15	Up to 5,500 SF



**FOR MORE INFORMATION, CONTACT:**

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