

# Henry Street Landing Retail Building

75-934 Henry Street, Kailua-Kona, Hawaii 96740



**CBRE**

# About the Property

## *Henry Street* LANDING

CBRE presents Henry Street Landing, an exciting opportunity to lease a 6,326 SF free-standing retail building with excellent glass frontage located in the vibrant heart of Kailua-Kona. Situated in a high-traffic retail area, it offers an ideal location for businesses seeking premium storefront exposure.

This newly constructed building is available for lease and features shell condition delivery, giving potential users the ability to customize and design the space as needed. The entire 6,326 SF free standing building can possibly be demised to three separate smaller spaces.



## Property Highlights

- The site has an excellent location within downtown Kailua-Kona walking distance to Ali'i Drive, and close proximity to local & national retailers
- The newly constructed free-standing retail building can be leased entirely or demised into three first-generation spaces
- Property is directly adjacent to Starbucks, Jack-in-the-Box and Aloha gas and has excellent visibility along Henry Street
- Ideal for retailers and restaurants - features a community grease trap
- Year-round population of approximately 30,000+ residents
- Parking is excellent, with good traffic and high vehicle counts along Henry St. and Kuakini Hwy



# Property Information

Building Size	6,326 SF
Available SF	1,326 to 3,000 SF
Base Rent	Negotiable
CAM Est.	\$1.05/PSF/Mo. (2023)
Term	5-10 Years
Parking	In Common
Area	Kailua-Kona, Hawaii
TMK #	3-7-5-4-31
Zoning	CG-20 (Gen. Com.)



# Floor Plan and Available Spaces

Lease One Space

Suites B-1 to B-3  
6,326 SF

or

Demisable Spaces

1

Suite B-1  
3,000 SF

2

Suite B-2  
1,236 SF

3

Suite B-3  
2,000 SF





# Location Map





# Amenities Map





# Area Demographics

## Population (2023)

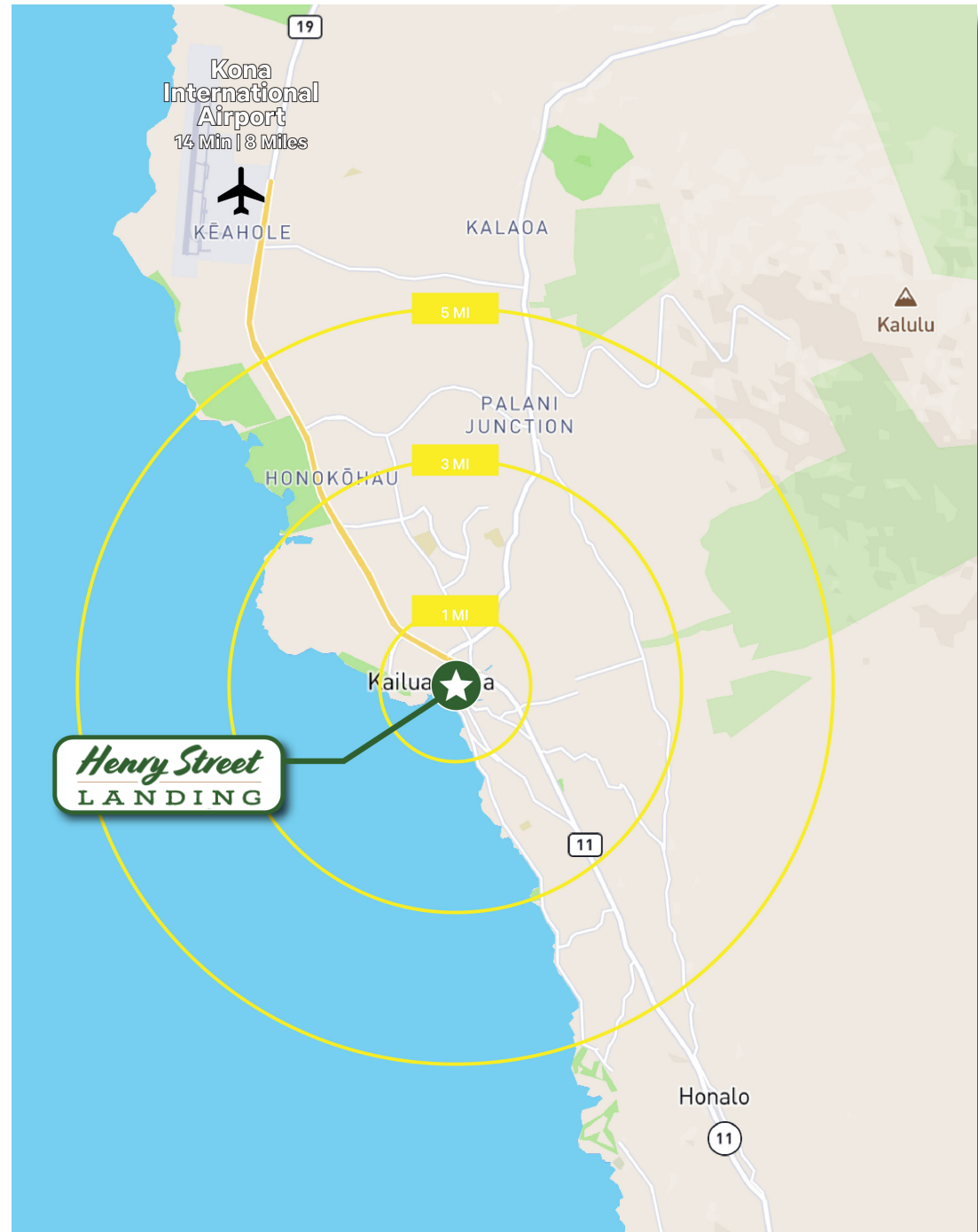
4,426	20,558	31,700
1 Mile	3 Miles	5 Miles

## Households (2023)

1,849	7,407	11,734
1 Mile	3 Miles	5 Miles

## Average HH Income (2023)

\$94,633	\$126,277	\$132,435
1 Mile	3 Miles	5 Miles



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## CONTACTS

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