

Anchored by

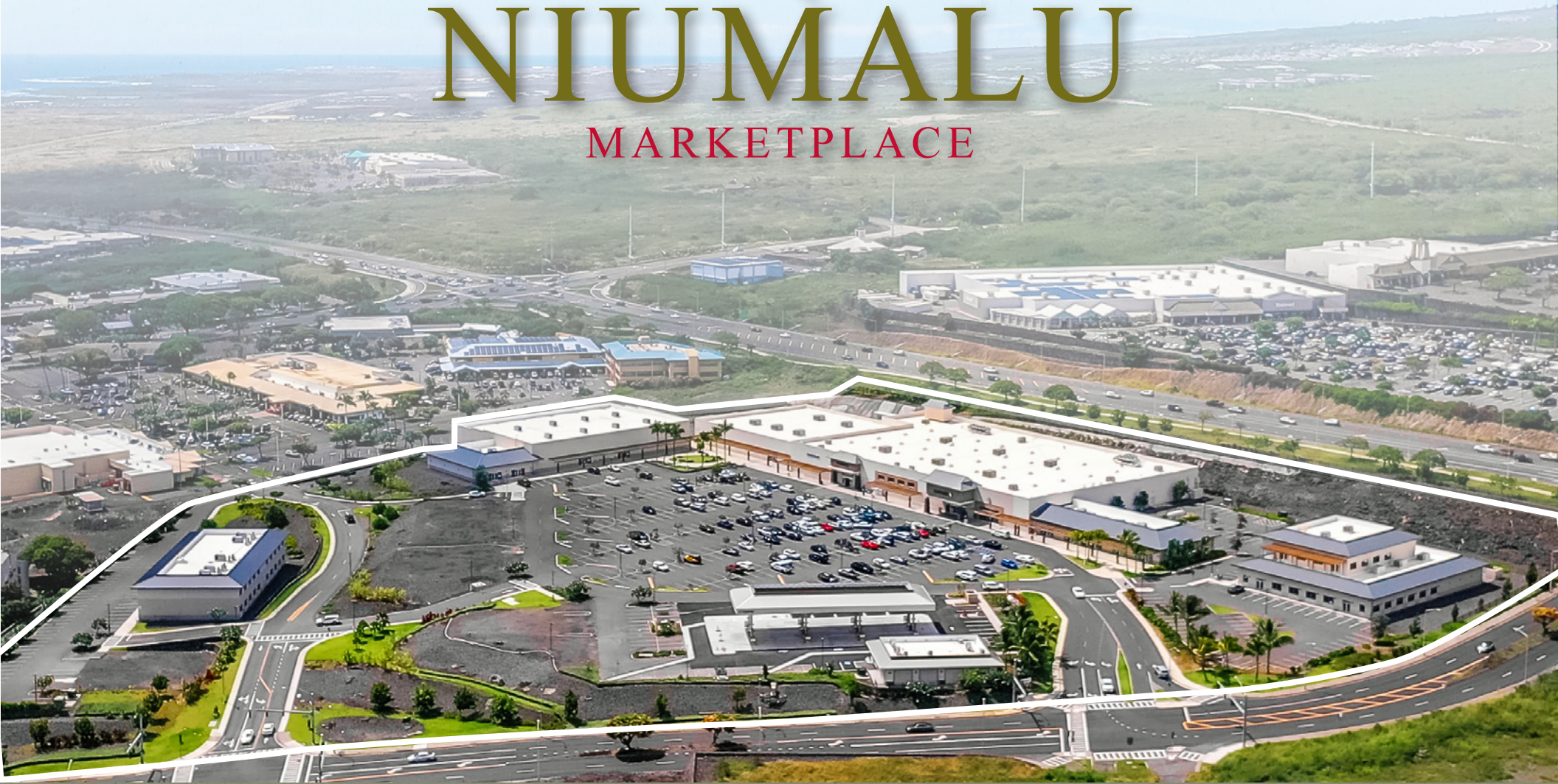


PROPERTY  
DRONE VIDEO

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

<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 SF
<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. (Includes CAM/Taxes/Insurance)

### AREA DEMOGRAPHICS

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

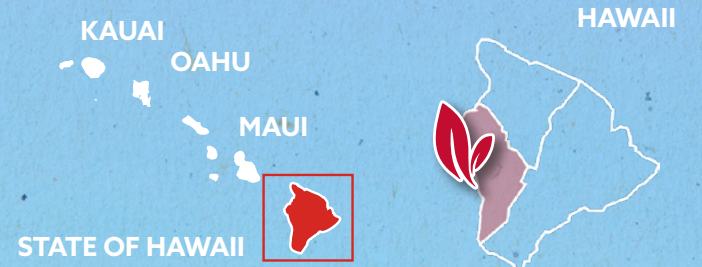
### KAMAKANA VILLAGES

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



MAKALAPUA PROJECT DISTRICT



TARGET

OfficeMax

petco

Longs Drugs

Sack N Save

macy's

Walmart

KAMAKANA VILLAGES



GEN  
KOREAN BBQ HOUSE

SAFeway  
GASOLINE

SAFeway

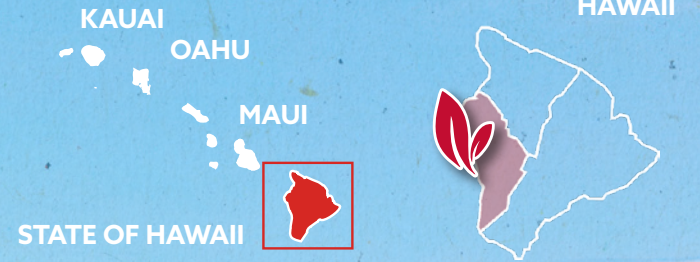
QUEEN KAAHUMANU HIGHWAY - 37,200 ADT

UNITED STATES  
POSTAL SERVICE

HENRY STREET - 13,700 ADT



# RESORTS & HOTELS



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

QUEEN KA'AHUMANU HWY

**SAFeway**

**UNITED STATES POSTAL SERVICE**

15' FRONT SETBACK

15' FRONT SETBACK

**GEN**  
KOREAN BBQ HOUSE

**SAFeway GASOLINE**

**express**

HENRY STREET

ALAHOU ST

# SITE PLAN

- 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**  
Up to 2,500 SF plus drive-thru  
& land area
- 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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