



# KONA SQUARE

RETAIL SPACE AVAILABLE  
75-5667 ALII DRIVE



# PROPERTY HIGHLIGHTS

**Kona Square** is a two-story 9,500 SF retail shopping center located directly off of **Alii Drive** across from Kona Pier and King Kamehameha Hotel. **Kailua-Kona** is a resort town in West Hawaii on the Big Island, the second largest town on the Big Island of Hawaii.

- Prime location on the corner of Alii Drive and Kaahumanu Place
- Heavy foot traffic, bike, and vehicle traffic
- Beautiful oceanfront views
- Directly on the course of the world famous Ironman Competition





KONA BAY HOTEL

KONA SEASIDE HOTEL

KONA SEASIDE HOTEL  
118 ROOMS



HOLIDAY INN EXPRESS  
75 ROOMS



KONA ISLANDER  
INN HOTEL

Kona Square

KUAKINI HWY

ALII DRIVE

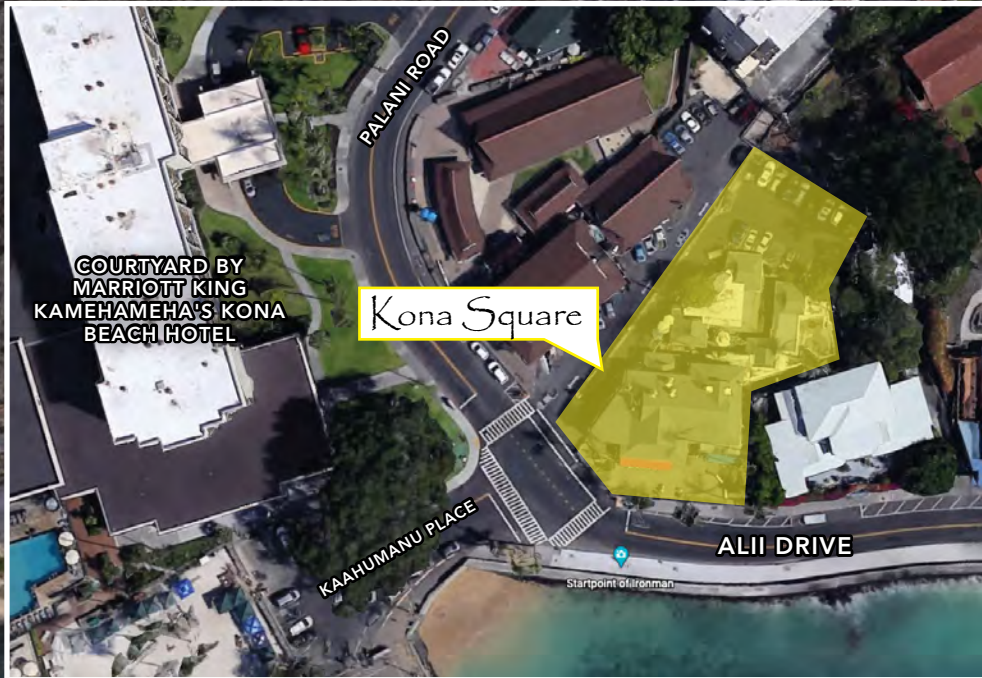
KAILUA  
PIER

HULIHEE  
PALACE



COURTYARD BY MARRIOTT  
452 ROOMS

KAMAKAHONU NATIONAL  
HISTORIC LANDMARK



Kona Square

COURTYARD BY  
MARRIOTT KING  
KAMEHAMEHA'S KONA  
BEACH HOTEL

KAHUMANU PLACE

ALII DRIVE

Starpoint of Ironman

Google earth

# LEASING DIAGRAM

Not to scale



## SECOND FLOOR



### AVAILABILITY

Space #	Size
1103 (60 Days Notice)	193 SF
1107 (Available Immediately)	770 SF

### SPACE DETAILS

Base Rent	Contact Broker for Details
CAM	\$2.17 PSF/Mo



Unit 1103 - interior

*\*display furniture not included*



Unit 1103 - interior

*\*display furniture not included*



Unit 1103 - exterior

*\*display furniture not included*



Unit 1103 - exterior

*\*display furniture not included*



Unit 1107 - interior

*\*display furniture not included*



Unit 1107 - interior

*\*display furniture not included*



Unit 1107 - exterior

*\*display furniture not included*



Unit 1107 - exterior

*\*display furniture not included*



Kona Square

# VISITOR MARKET HIGHLIGHTS - 2025

## ■ DEMOGRAPHICS | KAILUA-KONA

	3 Mile	5 Mile	15 Mile
2025 Estimated Population	21,336	31,230	54,299
2025 Est. Average Household Income	\$125,305	\$133,389	\$136,059
Est. Median Age	42.1	43.5	43.7

## ■ AREA HIGHLIGHTS

- Annual Big Island Visitor Arrivals by Air (2025P) 1,752,589
- Annual Big Island Visitor Spending (2025P) \$348.4M
- Visitor Accommodation Units in Kona 4,938
- The world famous IRONMAN Women's World Championship drew over 6,000 people to Kailua-Kona in 2025.\*
- Ironman's estimated economic impact to the state in 2025 was estimated to be \$55 - \$60 million\*

\*[https://www.triathlete.com/culture/news/why-does-kona-feel-so-quiet-at-the-2025-ironman-world-championship/?utm\\_source=chatgpt.com](https://www.triathlete.com/culture/news/why-does-kona-feel-so-quiet-at-the-2025-ironman-world-championship/?utm_source=chatgpt.com)

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