

AVAILABLE FOR LEASE

PRIME RETAIL SPACE

'ĀHUIMANU | KILAUEA, HAWAII






'ĀHUIMANU

KĪLAUEA, KAUA'I





PROPERTY OVERVIEW

- The 42,000-square-foot neighborhood center fronts Kilauea Road and is about a mile from the popular visitor destination Kilauea Point Lighthouse and National Wildlife Refuge.
- The charming village serves locals and visitors, offering inviting retail shops, services, artwork, and local restaurants.
- Home to a number of Kauai retailers, including Kilauea Market & Cafe, Kenji Burger, Avalon Gastropub, Kilauea Surf & Skate, Kaua'i Juice Co and many more.
- Provides the under-served, immediate resident market with new neighborhood goods, services and dining.
- Fronting Kilauea Road, the shopping center is on the main road to Kilauea Lighthouse (500,000+ annual visitors).



DEMOGRAPHICS

KILAUEA DEMOGRAPHICS 2025 (estimated)

Population	4,356
Households	1,459
Avg. Household Income.....	\$128,237
Adj. Daytime Demographics (16yrs+).....	2,203
Annual Household Retail Expenditure...	\$84.94 M

KAUAI VISITOR STATS 2024

Visitor Arrivals	1,369,012
Avg. Length of Stay	7.43 Days
Avg. Per Person Per Day Spending.....	\$279.90
Total Visitor Spending	\$2.85 B



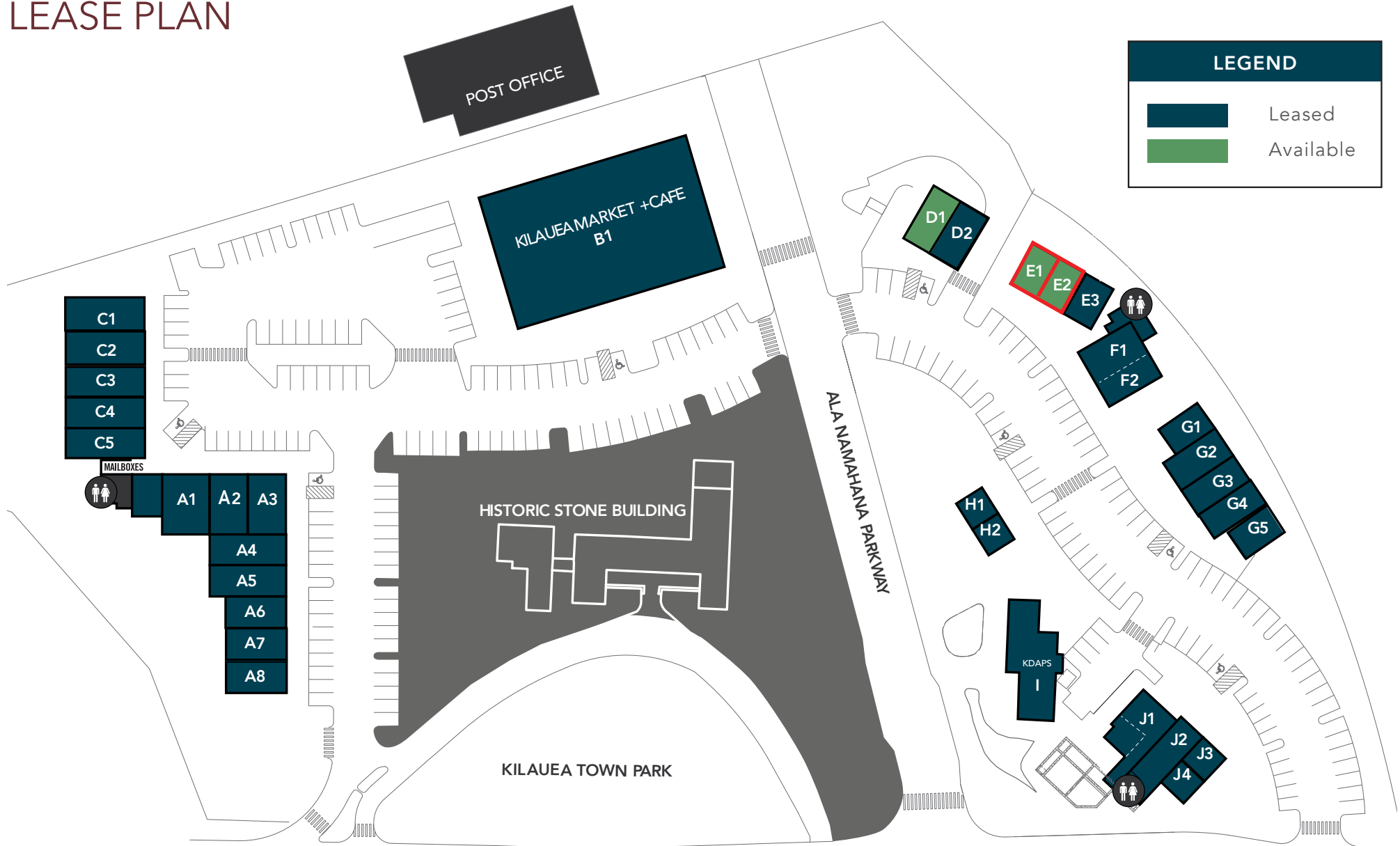
MARKET HIGHLIGHTS

- Easy access off Kuhio Road in the heart of Historic Kilauea Town
- Storefront parking, landscaped areas, public restrooms, bike racks, and convenient pedestrian access to other shops
- Fronting Kilauea Road, the shopping center is on the main road to Kilauea Lighthouse



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LEASE PLAN

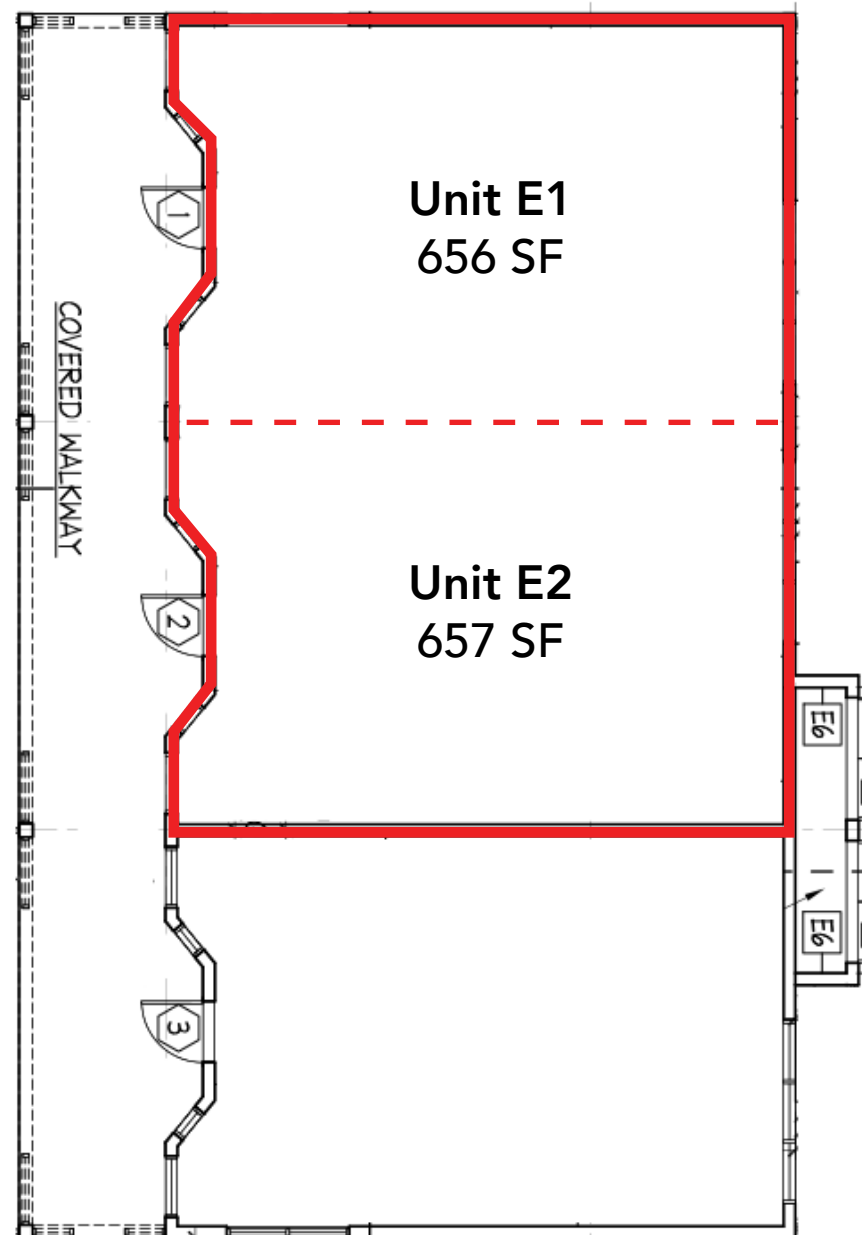


AVAILABLE UNITS

LEASE DETAILS

UNIT E1	656 SF
UNIT E2	657 SF
TOTAL	1,313 SF

AVAILABILITY	Immediately
BASE RENT	Contact Agent
CAM	\$1.86/SF
TERM	Negotiable





1120 12TH AVENUE, SUITE 301
HONOLULU, HI 96816
WWW.THEBEALLCORPORATION.COM



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WWW.AHUIMANU.COM
<https://instagram.com/ahuimanukauai/>

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