

ISLANDER SHOPS

Fee Simple Retail Center

440 ALEKA PLACE, KAPAA, HI 96746 - KAUAI

\$3,400,000

PRESENTED BY:

B BEALL CORP
RETAIL REAL ESTATE



EXECUTIVE SUMMARY

The Beall Corporation ("TBC") has been exclusively retained by Ownership to present Islander Shops, a fee simple retail property located in the heart of Kapaa on Kauai's East Side. The offering consists of a collection of retail and restaurant suites totaling approximately 6,474 square feet, positioned steps from several of the island's busiest beachfront resorts and immediately adjacent to the Coconut Marketplace shopping center.

This is a rare opportunity to acquire a well-located Kauai retail asset in a market where high-quality, small-format centers trade infrequently. With strong daily foot traffic generated by more than 1,900 surrounding visitor units and steady demand from the island's most populated residential corridor, Islander Shops offers investors a stabilized, easy-to-operate property with meaningful long-term upside.

PROPERTY SUMMARY

Address	440 Aleka Place Kapaa, HI 96746
Parcel (TMK)	4-4-3-2-13-209
Zoning	RR-20
GLA	6,474 SF
Occupancy	100%
Offering Price	\$3,400,000
2025 Projected EBITDA	\$211,241
Cap Rate	6.21%

HIGHLIGHTS

- Prime location in Kauai's East Side resort district
- Surrounded by 1,900+ visitor units, generating consistent daily foot traffic
- Commercial Condo within the Aston Islander on the Beach Resort
- Good mix of food, service retail, and experiential uses, some with 10+ years of tenancy
- Prime opportunity for owner-user
- Ample parking and easy ingress/egress along Kuhio Highway
- High visibility to both tourists and local residents

ISLANDER ON THE BEACH RESORT



Islander on the Beach is a well-established oceanfront resort built in 1970, situated on approximately 6 acres along Kauai's highly trafficked Coconut Coast. The property consists of eight low-rise, plantation-style buildings containing roughly 200 condominium units, primarily studio layouts with select one-bedroom configurations. Set directly on the shoreline, the resort offers a strong amenity package including a beachfront swimming pool, spa, poolside bar, BBQ areas, landscaped open spaces, and immediate access to the coastal bike and walking path. Its location within the Wailua-Kapaa resort district places guests steps from dining, retail, and recreation, with Islander Shops positioned immediately adjacent to the resort's entrance, capturing consistent foot traffic from guests seeking grab-and-go food, beach necessities, apparel, and locally oriented retail. The direct adjacency between the resort and Islander Shops creates a mutually reinforcing environment, enhancing visibility, generating steady customer flow, and supporting the center's long-term demand within one of Kauai's most active hospitality corridors.

ISLANDER ON THE BEACH RESORT – SITE PLAN



ISLANDER SHOPS - LEASE PLAN



ISLANDER SHOPS - GALLERY



THE ISLAND OF KAUAI



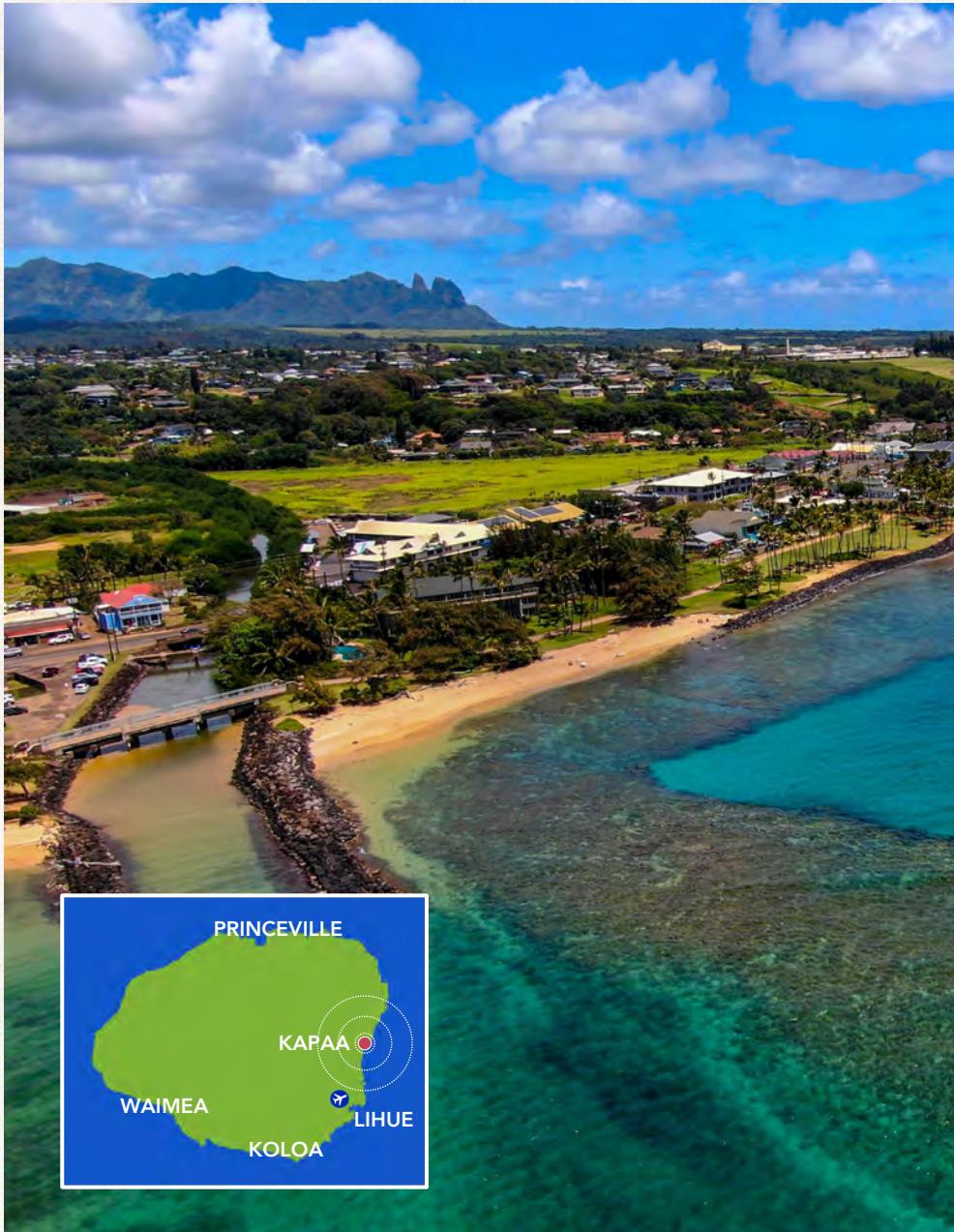
Kauai (The Garden Isle) is the westernmost and oldest of the major Hawaiian Islands drawing more than one million visitor arrivals each year with its natural beauty, outdoor recreation, and steadily growing tourism economy. The island maintains a limited supply of commercial real estate, particularly in coastal areas, creating a stable environment for retail assets supported by both visitors and a year-round local population.

KAUAI VISITORS

	2019	2020	2021	2022	2023	2024	CHANGE 2023 vs. 2024
VISITOR ARRIVALS	1.37M	330,263	813,647	1.35M	1.42M	1.3M	-3.3%
VISITOR SPENDING	\$1.91B	N/A	\$1.4M	\$2.23B	\$2.79M	\$2.85B	+2.1%
VISITOR DAYS	10.11M	2.94M	7.01M	10.44M	10.59M	10.19M	-3.7%

SOURCE: Department of Business & Economic Development (DBEDT)

KAPAA



PRIME LOCATION IN THE HEART OF KAUAI'S EAST SIDE HOSPITALITY CORRIDOR

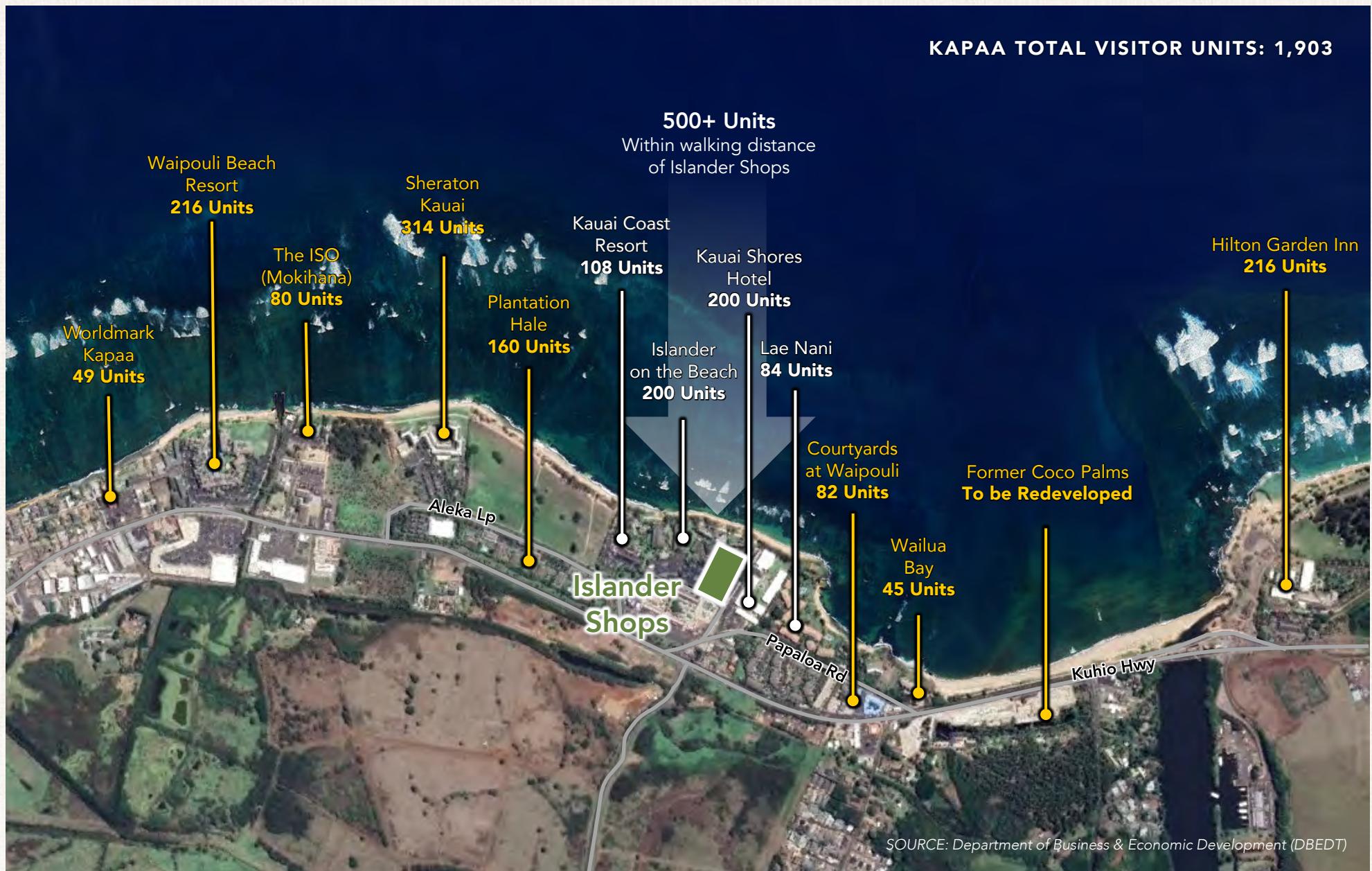
Within Kauai, Kapaa is the most densely populated part of the island and anchors what is commonly known as the "Coconut Coast," a highly active mixed-use district characterized by consistent traffic from residents, workers, and visitors. Situated along Kuhio Highway and surrounded by approximately 1,903 resort units in the Wailua-Kapaa area, Kapaa offers a visible, walkable retail environment with a blend of restaurants, boutique shops, and waterfront recreation. Its constrained supply of small-format commercial space continues to drive strong demand from both local operators and national brands seeking strategic positioning along Kauai's most trafficked corridor.

KAPAA 2025 DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	2,255	12,269	24,809
Households	862	4,266	8,221
Avg HH Income	\$104,900	\$132,301	\$125,942
Adj. Daytime Demographics 16+	2,034	6,734	12,677
Annual Retail Consumer Expenditure	\$44.52M	\$243.95M	\$469.55M

KAUAI'S COCONUT COAST

KAPAA TOTAL VISITOR UNITS: 1,903



1120 12TH AVENUE, SUITE 301
HONOLULU, HI 96816
(808) 469-4333

This document has been prepared by The Beall Corporation for advertising and general information only. The Beall Corporation makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. The Beall Corporation excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of The Beall Corporation and/or its licensor(s). © Copyright 2026, All rights reserved.



info@thebeallcorporation.com
www.thebeallcorporation.com