

# FOR LEASE | Retail + Food Use Opportunities

in a bustling shopping complex just outside downtown Kapa'a



WATCH OUR  
PROPERTY  
VIDEO



## KAUAI VILLAGE SHOPPING CENTER

4-831 Kuhio Highway, Kapaa, HI 96746

CBRE



## FOR LEASE

Retail and Food Use  
Opportunity

562-1,200 SF  
AVAILABLE

3 SPACES  
AVAILABLE

2026 CAM  
\$1.24 PSF/Month

## ABOUT THE PROPERTY

- Center is anchored by top performing Safeway
- Strong performing 18,475 SF Ross Dress for Less increases consumer draw to the center and promotes crossover store exposure
- Strong mix of national tenants
- Excellent visibility and easy access via Kuhio Highway (28,501 VPD)
- Significant recent capital improvements including exterior remodel and improvements to parking & traffic flow



Located within the heart of Kapaa, the largest city in Kauai



Nearly 14,000 residents within 3 miles, over 21,000 within 5 miles

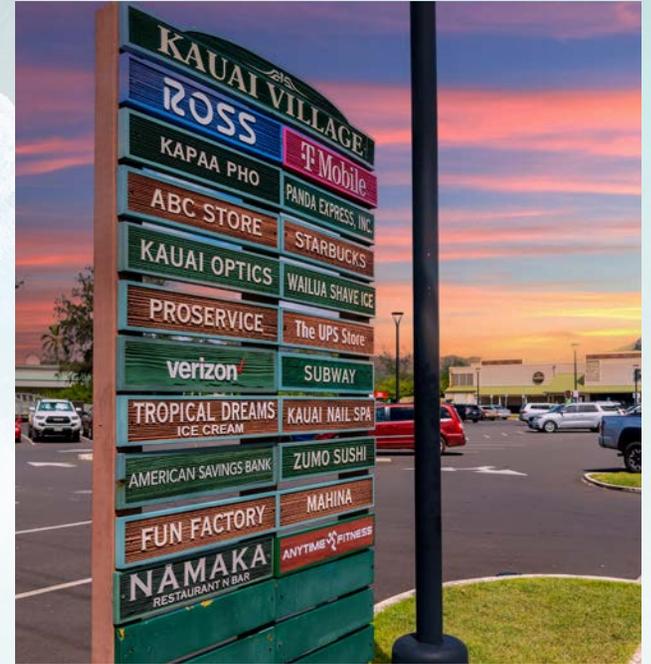


Surrounding trade area includes more than 75 hotel & timeshare properties comprised of +/- 2,000 units

# LEASING PLAN



SUITE	TENANT	SF
100	Safeway	38,506
150	American Savings Bank	1,186
156	Zumo Sushi	813
200	Subway	675
201	Wailua Drive-In	2,100
206	Wailua Shave Ice	1,400
208	Starbucks	2,172
210	ABC Store	3,516
216	Mahina Maui	1,400
218	Domino's Pizza	1,426
220	Tropical Dreams Kapaa	900
222	Panda Express	2,300
224	Verizon Wireless	1,000
300	Fun Factory	2,150
<b>304</b>	<b>AVAILABLE</b>	<b>1,200</b>
306/308	T-Mobile	2,400
310/330	Anytime Fitness	3,751
332	Hawaii Pacific Health	7,904
360	Kauai Home Care	500
370	Kauai Medical Clinic	562
372	Pro Service Hawaii	500
400	Jackson Hewitt Tax Service	514
412	Smash Time Grinds	3,612
418	Hydrate Hawaii	550
420	Namaka Restaurant N Bar	3,067
426	Kauai MedSpa	1,015
428	Pacific Source	2,014
<b>432</b>	<b>AVAILABLE</b>	<b>1,011</b>
434	Kauai Optics	801
436	Kauai Nail Spa	803
438	UPS Store	1,136
439/440	Pho Kapaa	1,903
442	Spinal Flow	380
500	Ross Dress For Less	18,475
<b>Available SF</b>	<b>3,045</b>	
<b>Total SF</b>	<b>111,021</b>	



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# SURROUNDING AREA



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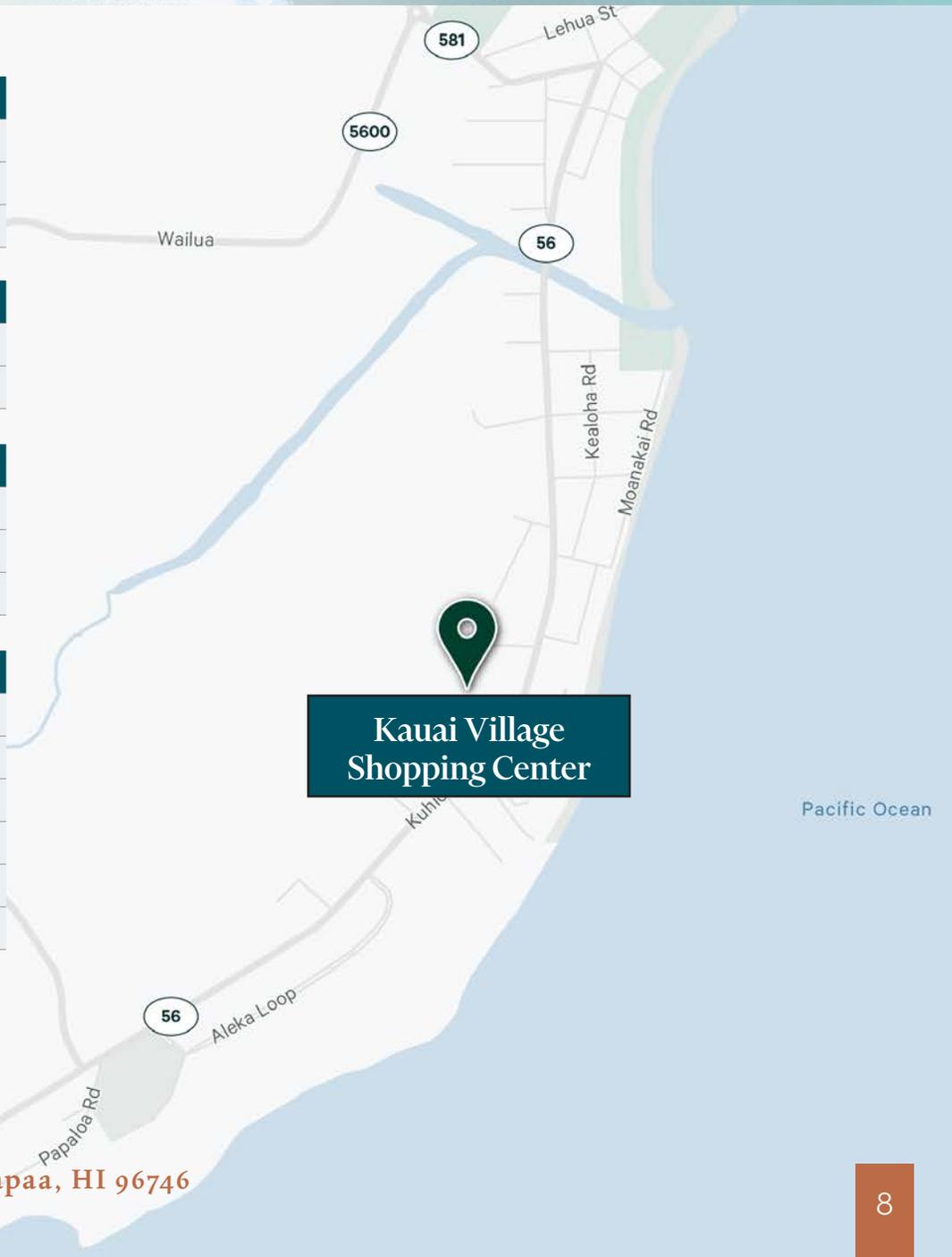
# DEMOGRAPHIC HIGHLIGHTS

Population	1 Miles	3 Miles	5 Miles
2025 Estimated Population	1,057	13,736	21,341
2030 Projected Population	1,054	13,924	21,611
Projected Annual Growth 2024 to 2029	-0.06%	0.27%	0.25%

Income	1 Miles	3 Miles	5 Miles
2025 Average Household Income	\$99,963	\$115,697	\$119,022
2030 Estimated Average Household Income	\$119,236	\$130,086	\$133,832

Households & Growth	1 Miles	3 Miles	5 Miles
2025 Households	401	4,652	7,209
2030 Projected Households	408	4,742	7,335
Projected Annual Growth 2024 to 2029	0.35%	0.38%	0.35%

2025 Race and Ethnicity	1 Miles	3 Miles	5 Miles
White	33.6%	30.3%	32.5%
Black/African American Alone	1.5%	0.9%	0.8%
Asian	22.5%	27.6%	25.5%
American Indian/Native Alaskan	0.4%	0.6%	0.5%
Pacific Islander	11.1%	10.0%	9.8%
Two or More Race	27.3%	28.9%	29%



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## Contact Us for More Information

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