

For Sale or Lease

82-5674

Kahau Place | Kealahakua HI 96750

Fee Simple Retail Building For Sale or Lease
on the Big Island of Hawaii

PRICE REDUCTION | \$1,300,000



Accelerating success.



Property Description

Nestled just minutes from the stunning Kealakekua Bay, this charming retail building at 82-5674 Kahau Place offers a rare opportunity to own commercial property in one of the Big Island’s most picturesque and high-traffic locations. This majestic retail space provides a unique setting for a boutique shop, café, or specialty business, with its inviting atmosphere and tropical surroundings. The area enjoys warm, pleasant weather year-round, creating the perfect environment for businesses that cater to both locals and visitors exploring the region. Additionally, gentle afternoon showers refresh the landscape, enhancing the lush greenery and adding to the property’s natural beauty, making it an ideal setting for an unforgettable retail experience. On top of all of that, the property boasts a separate residential or “ohana” unit for personal use or an additional income stream.

Property Details

Address	82-5674 Kahau Place, Kealakekua HI 96750
Area	Kailua-Kona
TMK Number	3-8-2-8-80
Land Area	1.1 acres (approximately 47,916 SF)
Building Area	Retail Building: 3,168 SF Residential Building: 400 SF
Asking Price	\$1,500,000 \$1,300,000
Tenure	Fee Simple
Zoning	FA-1a
Year Built	2006

Investment Highlights

- **Special Use Permit for Retail or Restaurant Use** – This property comes with a valuable Special Use Permit, allowing for retail or restaurant operations in a zoning designation where such uses are typically restricted. This flexibility makes it an excellent opportunity for a café, specialty food shop, or boutique catering to both locals and visitors exploring Kealakekua Bay.
- **Built for Cold Kitchen Food Operations** – The building is already set up for cold kitchen food preparation, making it ideal for grab-and-go eateries, smoothie bars, coffee shops, or gourmet food concepts. With infrastructure in place, new owners can save time and costs on buildout while quickly launching their business.
- **Spacious Retail Space with High Ceilings** – Featuring an open and airy layout with high ceilings, this retail space creates an inviting and visually appealing atmosphere. Whether used for a boutique store, art gallery, or food-related business, the generous interior enhances customer experience and offers creative potential for displays and seating arrangements.
- **Prime Visibility on a High-Traffic Route** – Positioned on the main thoroughfare to Kealakekua Bay, the property benefits from constant exposure to both residents and the steady stream of tourists heading to one of Hawaii’s most famous snorkeling and historical sites. Every visitor to the bay drives past this location, ensuring excellent visibility and marketing potential for any business.
- **Separate Ohana Dwelling** – Residential building located at rear of property can be used by owner, provide essential housing to employees, or rented to create an extra income stream. Tucked away from the retail building, this 400 square foot Ohana building is charming and cozy with all the comforts of home.

Retail Building - Possible Uses



Ohana Building





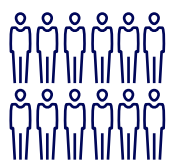
Kealakekua Area

Kealakekua Bay, located on the west coast of the Big Island of Hawaii, is a stunning marine sanctuary known for its crystal-clear waters, vibrant coral reefs, and rich history. This bay is a prime spot for snorkeling, kayaking, and dolphin spotting, offering breathtaking views of tropical marine life. It is also the historic site where Captain James Cook first landed in Hawaii in 1779 and later met his fate. The towering cliffs of the bay, lush greenery, and the iconic Captain Cook Monument make it a must-visit destination for nature lovers and history enthusiasts alike.

Land Use Designation

FA-1a is Family Agricultural District. This zoning provides for a blend of small-scale agricultural operations associated with residential activities and which may be characterized by farm estates, small acreage farms, public services and infrastructure which are appropriate to support the very low density residential needs of a rural community. Certain commercial or tourism-related activities may be permitted with a special use permit.

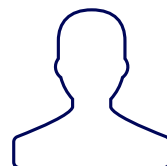
Demographics (3-mile)



2024
population
4,920



2024 Average
Household Income
\$137,404



Median Age
47.9



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