



KONA COAST  
SHOPPING CENTER

74-5588 PALANI RD., KAILUA KONA, HI

Palani Road | 18,600 VPD

Queen Ka'ahumanu Highway | 25,400 VPD

PRIME RETAIL & RESTAURANT SPACES FOR LEASE

 VALUEROCK CBRE



Kona Coast Shopping Center is a well-established retail hub in the heart of Kailua-Kona, located at the busy intersection of Queen Ka’ahumanu Highway and Palani Drive. Anchored by KTA Supermarket and home to a diverse mix of shops, services, and dining options, the center benefits from strong local and tourist traffic, including cruise ship visitors. With over 81,000 square feet of retail space, ample parking, and a central location near downtown, Kona Coast offers retailers excellent visibility and a loyal customer base in West Hawaii’s growing market.



### PRIME LOCATION

Steps from historic Kona town, a high barrier-to-entry market with limited competition



### ESTABLISHED CENTER

Grocery-anchored hub home to an established local grocer  
Strong historical occupancy



### RECENT RENOVATION

New building facades, covered central courtyard with ample seating, and a re-paved parking lot



### STRONG VISITOR MARKET

Kailua-Kona boasts a strong visitor market with over 2,000 hotel rooms and 1,735,821 annual visitor arrivals in 2024.



### HIGH FOOT TRAFFIC

Kona Coast Shopping Center is located within a dense 1.5 mile corridor fueling foot traffic from the nearby cruise ships, hotels and nearby residential areas



**PRIME RETAIL & RESTAURANT SPACES FOR LEASE**





PRIME RETAIL & RESTAURANT SPACES FOR LEASE

 VALUEROCK CBRE



# SITE PLAN AND AVAILABILITY

74-5588 PALANI RD., KAILUA KONA, HI

SPACE	SIZE AVAILABLE
#2 - 3	2,560 SF
Second generation restaurant space complete with a grease trap and hood.	
#8 - 9	2,560 SF
In-line retail space with prominent visibility, build out includes a private restroom.	
#19	1,280 SF
In-line retail space with existing plumbing.	
#21 - 22	2,560 SF
In-line retail space with prominent visibility, build out includes a private restroom.	
Asking rent	Upon Request
Est. 2026 CAM	\$2.00 PSF/Month



Palani Rd 18,600 VPD

Queen Ka'ahumanu Hwy 25,400 VPD

PRIME RETAIL & RESTAURANT SPACES FOR LEASE





**LANIHAU SHOPPING CENTER**  
*Longs Drugs* **L&L** Sack & Save

**TARGET**

**Walmart**

**LOWE'S**

**SUBWAY**  
**SAKURA**  
 Territorial Savings Bank

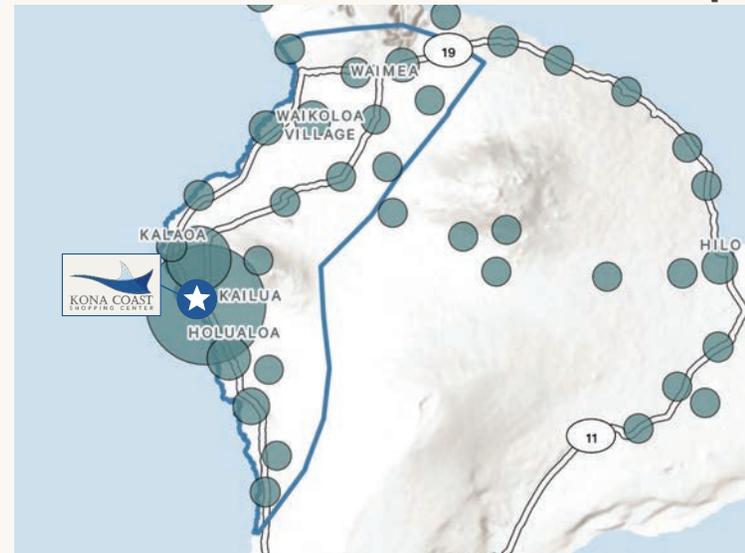
**SAFeway**  
 Wendy's **GEN** **BR**  
 KOREAN BBQ HOUSE

**COURTYARD**  
 BY MARRIOTT  
 King Kamehameha  
 452 Rooms

**AREA DEMOGRAPHICS**

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2025 Population	3,820	20,541	31,750
2025 Average HH Income	\$87,743	\$119,528	\$125,696
2025 Daytime Population	11,029	27,026	39,169
2025 Households	1,529	7,389	11,766
2024 Big Island Visitor Arrivals	1,735,821		
2024 Big Island Visitor Spending	\$3.23 Billion		

**Trade Area Map**





74-5588 PALANI RD., KAILUA KONA, HI



## CONTACT US

### KELLY GRAF

Associate  
808 541 5112  
Kelly.Graf@cbre.com  
Lic. RS-83271

### NICHOLAS PAULIC

Senior Vice President  
808 541 5108  
Nicholas.Paulic@cbre.com  
Lic. RB-22952

### AJ CORDERO

Vice President  
808 541 5111  
AJ.Cordero1@cbre.com  
Lic. RB-24096

CBRE © 2026 All Rights Reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm independently its accuracy and completeness. This information is presented exclusively for use by CBRE clients and professionals and all rights to the material are reserved and cannot be reproduced without prior written permission of the CBRE Global Chief Economist. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

This disclaimer shall apply to CBRE Inc. and to all other divisions of the Corporation ("CBRE"). All information included herein pertaining to CBRE – including but not limited to its operations, employees, technology and clients – are proprietary and confidential, and are supplied with the understanding that they will be held in confidence and not disclosed to third parties without the prior written consent of CBRE. CBRE and the CBRE logo are the service marks of CBRE Inc. and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners.