



FOR LEASE

APB 2

73-4080 HULIKOA DRIVE, KAILUA KONA, HI 96740

James J. Augustine

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bigislandcommercialproperties.com

75-240 Nani Kailua Dr, Ste 8, Kailua-Kona, HI 96740



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PROPERTY DESCRIPTION

Unit 101, 102 (first floor) - Bright, flexible office suite with a professional reception area, in-unit kitchen, and 1/2 bathroom. Features glass doors, roller shades, and mixed flooring throughout. Multi-zone A/C, security system, and cameras included. Prime street visibility with direct frontage on Hulikoa Drive.

Unit 201 (second floor) - Open-concept space with panoramic windows that open to the breeze. Includes a full bathroom, full kitchen, laundry hookups, and storage. Light-filled and versatile. Ideal for creative, office, or flexible use.

LOCATION DESCRIPTION

Highly visible location on Hulikoa Drive with easy access to town and the airport. The property offers a flexible office and warehouse layout with gated entry, 24-hour access, and onsite parking. A practical and secure space for businesses looking for convenience and visibility in Kona.

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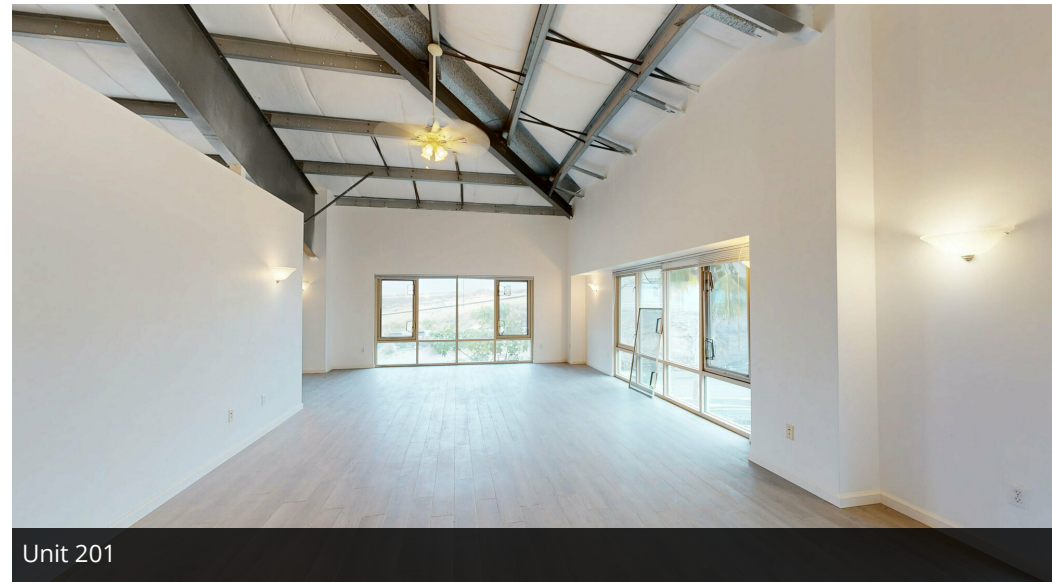
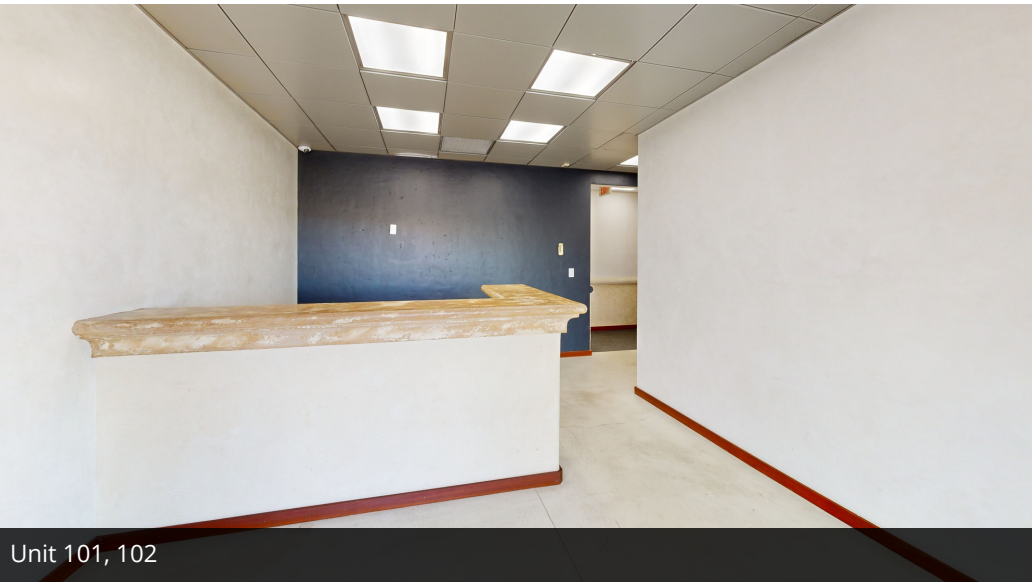
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OFFERING SUMMARY

Available SF:	1,396 - 3,090 SF
Building Size:	21,200 SF
CAM	\$0.37/SF/Mo.

SPACES	LEASE RATE	SPACE SIZE
101 & 102	\$12.00 SF/yr	3,090 SF
201	Negotiable	1,396 SF

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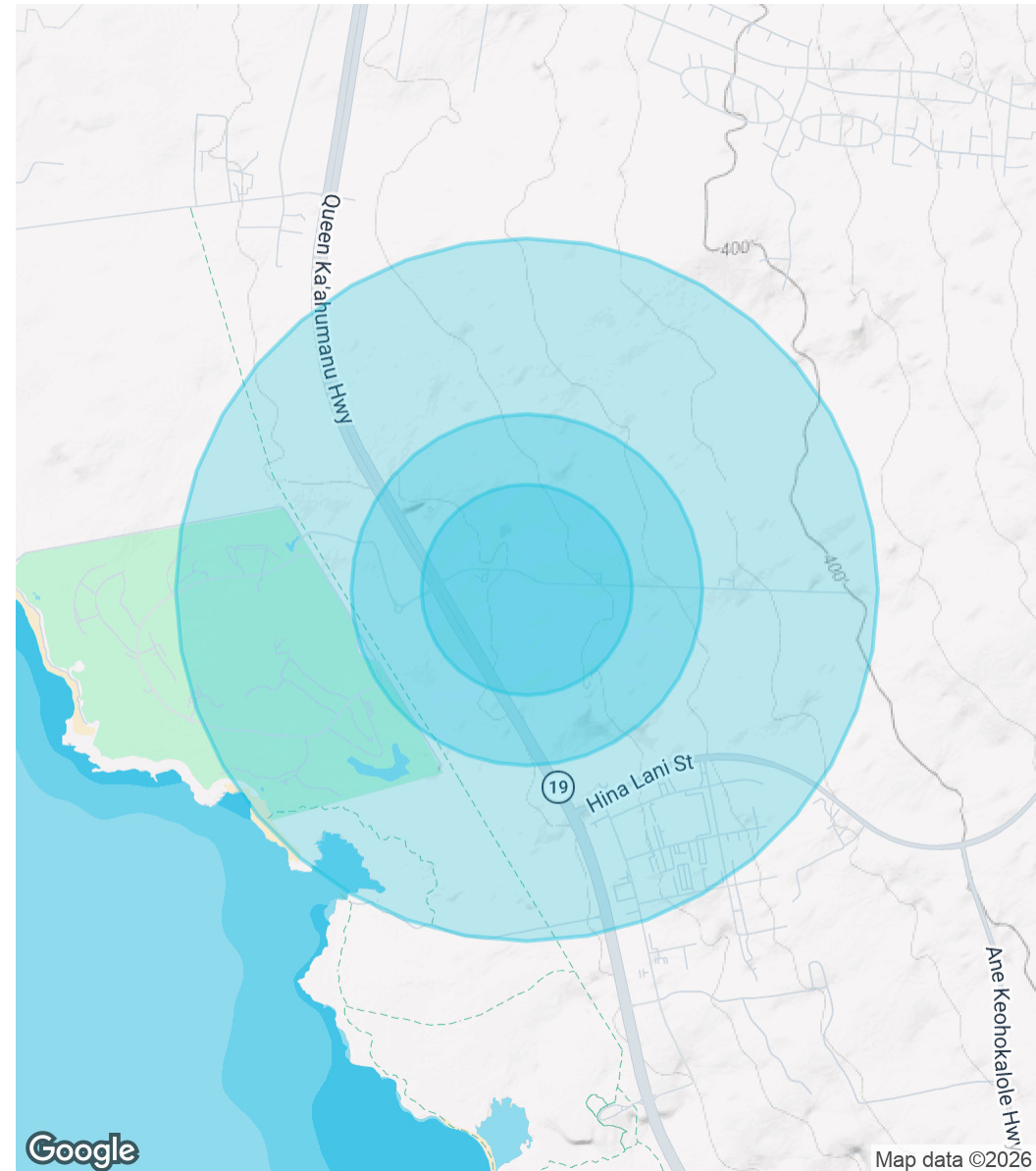
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	119	315	1,129
Average Age	38.0	37.4	36.6
Average Age (Male)	42.3	41.1	39.8
Average Age (Female)	34.8	34.6	34.3
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	50	128	442
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$105,517	\$103,865	\$101,554
Average House Value	\$692,579	\$679,845	\$662,292

2023 American Community Survey (ACS)



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