



Accelerating success.

Retail Building for Lease

Contact Us:

Kelli Yanagawa Wilinski (S)

Vice President
Lic# RS-62770
808 371 4856
kelli.wilinski@colliers.com

Jon-Eric Greene (B)*

Senior Vice President
Lic# RB-17777
808 330 2900
jon-eric.greene@colliers.com

*Greene Property Group, LLC. Exclusively contracted to
Colliers International HI, LLC

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com

75-1006 Henry Street Kailua-Kona, HI 96740

Picture your business in Kailua-Kona!

Enjoy this visible landmark opportunity in the heart of Kailua-Kona. Surrounded by Walmart, Lowe's, Safeway Niumalu, Starbucks, Planet Fitness, Central Pacific Bank, Denny's and Hawaii Family Dental - this freestanding building provides amazing street presence to showcase your brand.

Features and Benefits

- Excellent street presence and shadow anchored by Walmart, Lowe's, Safeway Niumalu
- Easily accessible from Henry Street and Highway 11
- Over 20 parking stalls on site

95-1006 Henry St



Acceptable Uses

CG (General Commercial)

The CG (general commercial) district applies to an area suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for a city or region. No CG district shall be established until there is a demonstrated need for such action and no two CG districts shall be established in such relationship to each other that they cannot act as one center and yet are too close together to serve two distinct regions.

Permitted Uses

- Adult day care homes.
- Amusement and recreation facilities, indoor.
- Art galleries, museums.
- Art studios.
- Automobile service stations.
- Automobile sales and rentals.
- Bars, nightclubs and cabarets.
- Bed and breakfast establishments, as permitted under section 25-4-7.
- Boarding facilities, rooming, or lodging houses, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
- Broadcasting stations.
- Business services.
- Car washing, provided that if it is mechanized, sound attenuated structures or sound attenuated walls shall be erected and maintained on the property lines.
- Catering establishments.
- Cemeteries and mausoleums, as permitted under chapter 6, article 1 of this Code.
- Churches, temples and synagogues.
- Cleaning plants using only nonflammable hydrocarbons in a sealed unit as the cleansing agent.
- Commercial parking lots and garages.
- Community buildings, as permitted under section 25-4-11.
- Convenience stores.
- Crematoriums, funeral homes, funeral services, and mortuaries.
- Crop production.
- Day care centers.
- Display rooms for products sold elsewhere.
- Dwellings, double-family or duplex, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
- Dwellings, multiple-family, provided that the maximum density shall be one thousand two hundred fifty square feet of land area per rentable unit or dwelling unit.
- Dwellings, single-family.
- Equipment sales and rental yards, and other yards where retail products are displayed in the open.
- Family child care homes.
- Farmers markets*.
- Financial institutions.
- Group living facilities.
- Home occupations, as permitted under section 25-4-13.
- Hospitals, sanitariums, old age, convalescent, nursing and rest homes and other similar uses.
- Hotels.
- Ice storage and dispensing facilities.
- Laboratories, medical and research.
- Laundries.
- Light manufacturing, processing and packaging, where the only retail sales outlet for products produced is on the premises where produced.
- Medical clinics.
- Meeting facilities.
- Model homes, as permitted under section 25-4-8.
- Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
- Offices.
- Personal services.
- Photography studios.
- Public uses and structures, as permitted under section 25-4-11.
- Printing shops, cartographing and duplicating processes such as blueprinting or photostating shops.
- Repair establishments, minor.
- Restaurants.
- Retail establishments.
- Schools.
- Telecommunication antennas, as permitted under section 25-4-12.
- Theaters.
- Time share units.
- Utility substations, as permitted under section 25-4-11.
- Veterinary establishments.

*When the vending activity in a farmers market involves more than just the sale of local fresh and/or raw produce, plant life, fish and local homegrown and homemade products for more than two days a week, the director, at the time of plan approval, shall restrict the hours of use, maintenance and operations and may require improvements as determined appropriate to ensure its compatibility with the existing character of the surrounding area.

Disclaimer: Permitted uses are based on current zoning regulations; however, additional restrictions may apply. Prospective buyers and tenants are encouraged to consult with the appropriate county planning department or a qualified land use professional to verify permitted uses and any applicable conditions or limitations.

For Lease



Area	Kailua-Kona
Address	75-1006 Henry Street, Kailua-Kona, HI 96740
Available Space	4,944 SF (demisable to approximately 1500 SF)
TMK Number	3-7-5-4-59
Base Rent	\$3.50 PSF/Mo
Operating Expenses	\$0.43 PSF/Mo
Term	5 - 10 Years
Zoning	CG-20

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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. Colliers 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 Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Contact Us:

Kelli Yanagawa Wilinski (S)

Vice President
Lic# RS-62770
808 371 4856
kelli.wilinski@colliers.com

Jon-Eric Greene (B)*

Senior Vice President
Lic# RB-17777
808 330 2900
jon-eric.greene@colliers.com

*Greene Property Group, LLC. Exclusively contracted to Colliers International HI, LLC

220 S. King Street, Suite 1800
Honolulu, Hawaii 96813
808 524 2666
colliers.com