

Anchored by
SAFEWAY

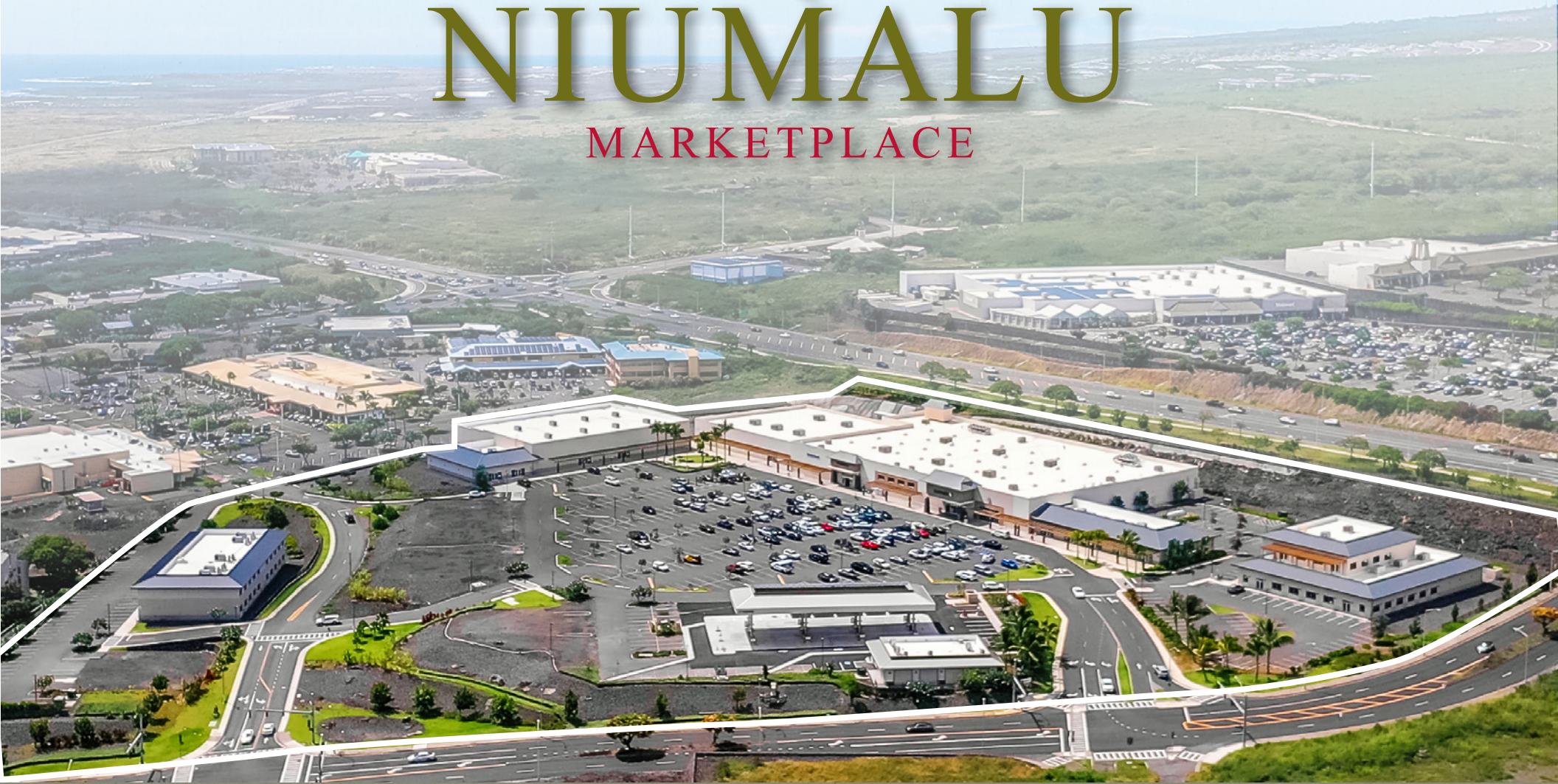


PROPERTY
DRONE VIDEO



NIUMALU

MARKETPLACE



75-971 Henry St, Kailua-Kona, HI 96740

AVAILABLE FOR LEASE | KAILUA-KONA'S NEWEST RETAIL DEVELOPMENT

CBRE

PROPERTY HIGHLIGHTS



PRIME LOCATION

Just 8 miles from Kona International Airport, in the heart of West Hawaii.



HIGH VISIBILITY

Located in the Kailua-Kona trade area, with excellent access from Palani Rd., Kuakini Hwy., Henry St., and Queen Kaahumanu Hwy.



THRIVING TOURIST DESTINATION

Close proximity to Alii Drive, home to world-famous restaurants, retailers, and iconic landmarks.



NEW SAFEWAY STORE

Features a new 63,000 sq ft Safeway store and a Safeway-branded fuel center.



STRONG ANCHOR TENANTS

Adjacent to popular national and local retailers like Walmart, Lowe's, Starbucks, Target, and more.



IDEAL DEMOGRAPHICS

Perfectly positioned to serve both the growing Kailua-Kona residential population and abundant visitors.



PROPERTY OVERVIEW

ADDRESS	Queen Kaahumanu Highway & Henry Street Kailua-Kona, HI 96740
TMK:	(3) 7-5-4: 7, 29,52 & 56
LAND AREA:	21.74 ACRES
GLA:	208,000 SF
TERM:	5-10 Years; Options Negotiable
BASE RENT:	\$3.50 to \$5.00 / SF / Mo.
% RENT:	Negotiable
OPEX:	\$1.12 / SF / Mo. Approx. (Includes CAM/Taxes/Insurance)

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	4,321	20,938	32,767
2030 ESTIMATED POPULATION	4,528	21,757	33,974
HOUSEHOLDS	1,738	7,663	12,112
AVG. HOUSEHOLD INCOME	\$89,816	\$120,126	\$125,391
MEDIAN AGE	44.4	43.6	44.7

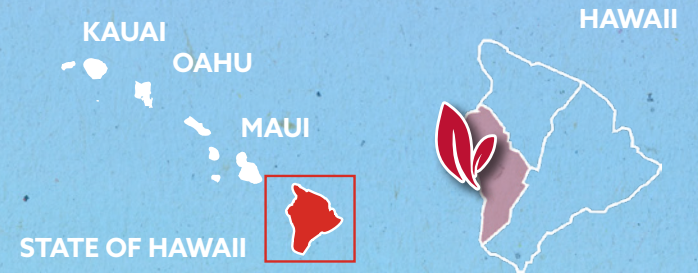
KAMAKANA VILLAGES

Sprawled across more than 5 acres of land, Kamakana Villages hosts a community of 170 affordable homes for families and senior citizens.

MAKALAPUA PROJECT DISTRICT

The proposed mixed-used development by the Liliuokalani Trust is designed to transform over 69 acres in downtown Kona to feature more than 300 residential units, 220 hotel rooms , and retail and service oriented amenities.

NEARBY RETAILERS



MAKALAPUA
PROJECT DISTRICT

TARGET

OfficeMax

petco

Longs Drugs

Sack N Save

★ macys

Walmart

KAMAKANA
VILLAGES

GEN
KOREAN BBQ HOUSE

SAFeway
GASOLINE

SAFeway

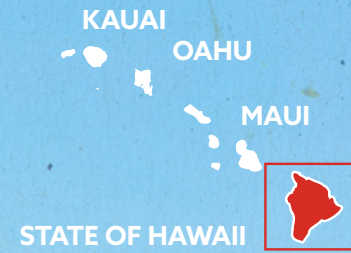
QUEEN KAAHUMANU HIGHWAY - 37,200 ADT

UNITED STATES
POSTAL SERVICE

HENRY STREET - 13,700 ADT



RESORTS & HOTELS



KEAUHOU
KUAKINI HEIGHTS

CLUB WYNDHAM KONA ALI'I KAI

CLUB WYNDHAM SEACLIFF

KONA REEF RESORT
HALE KONA KAI

ROYAL KONA RESORT

KUAKINI HIGHWAY - 14,863 ADT



SAFeway



KAILUA BAY RESORT

QUEEN KAAHUMANU HIGHWAY - 37,200 ADT



VISITOR OVERVIEW



\$20.6B

2024 Total Annual
Visitor Spending



1,735,380

2024 Total Visitors to Kona
(West Hawaii Island)



9,701,499

Total 2025 Visitors
to Hawaii



280K+

Visitors in the Hawaiian
Islands on any given day

AIRLINES OFFERING DIRECT SERVICE TO KONA

AIRLINES	ORIGIN/DESTINATION
Air Canada	Vancouver
Alaska Airlines	Anchorage, Seattle/Tacoma, Portland, San Jose, Los Angeles, San Diego
American Airlines	Los Angeles, Phoenix, Dallas
Delta Air Lines	Seattle/Tacoma, Los Angeles
Go! Mokulele	Honolulu, Kahului
Hawaiian Airlines	Honolulu, Kahului, Lihue, Los Angeles, Tokyo
Japan Airlines	Tokyo
United Airlines	Chicago-O'Hare, Denver, Los Angeles, San Francisco
Southwest Airlines	Honolulu, Kahului, Oakland, San Jose, Las Vegas, Los Angeles, San Diego, Phoenix
Westjet	Vancouver



- 1 BLDG 1**
2,100 SF up to 5,100 SF
- 2 BLDG 2**
Baskin Robbins, Island Time
Boba Cafe, Kona Diamond,
Kona Coast Dental, Better
Homes & Gardens
- 3 BLDG 3**
22,000 SF Retail
- 4 BLDG 4**
Safeway
- 5 BLDG 5**
23,000 SF Retail
- 6 BLDG 6**
Floor 1- USPS
Floor 2- 6,000 SF Retail
- 7 C-STORE 7**
Safeway Express C-store
- 8 GAS PAD 8**
Safeway Gasoline
- 10 BLDG 10**
Professional Building
Office/Service/Medical
1,790 SF up to 6,000 SF
- 11 BLDG 11**
Up to 2,500 SF plus drive-thru
& land area
- 12 BLDG 12**
Up to 2,500 SF plus drive-thru
& land area
- 13 BLDG 13**
Up to 2,500 SF plus drive-thru
& pad space
- 15 BLDG 15**
Gen Korean BBQ



FOR LEASE | CONTACT US FOR MORE INFORMATION



Wendell F. Brooks, III (S)
Executive Vice President
808-541-5101
Wendell.Brooks@cbre.com
CBRE Hawaii - Lic. RS-32651



James L. "Kimo" Greenwell (S)
Senior Vice President
808-541-5102
Kimo.Greenwell@cbre.com
CBRE Hawaii - Lic. RS-57966



Kelly Graf (S)
Associate
808-541-5112
Kelly.Graf@cbre.com
CBRE Hawaii - Lic. RS-83271

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