

RESTAURANT SPACE AVAILABLE FOR LEASE

# COCONUT MARKETPLACE

4-484 KUHIO HWY, KAPAA, HI 96746





Located along the eastern shore of beautiful Kauai in the town of Kapaa, Coconut Marketplace is the island's most charming dining and shopping destination. A place where local merchants and restaurateurs can thrive. The focal point of Coconut Marketplace is an outdoor, grass tiered amphitheater that features local musicians and hula performances as well as provide an unmatched venue for special seasonal events. Guest can participate in Cultural classes or shop the local farmers' market – there is something going on almost every day of the week! Lush new landscaping and period style street lighting and furnishing add a feeling that is both quaint and unique. *Perfectly situated for convenience and visibility to over 26,000 vehicles that drive daily along Kuhio Highway, Coconut Marketplace is an ideal, family oriented destination for the sightseeing visitor looking for the perfect gift or the local family looking for a good place to eat.*

Coconut Marketplace is anchored by Island Country Markets, the successful deli/market offshoot of ABC Stores and showcases nearly *50 thousand square feet of shopping, dining, entertainment, and specialty service space.*



### AREA HIGHLIGHTS

- 1,903 Visitor Units in the Wailua/Kapaa Area
- Additional 1,736 Visitor Units in the nearby Lihue Area
- Kauai received an estimated 1.37 million visitors in 2024
- Kauai resident population: 73,996

### DEMOGRAPHICS 2025 (est.)

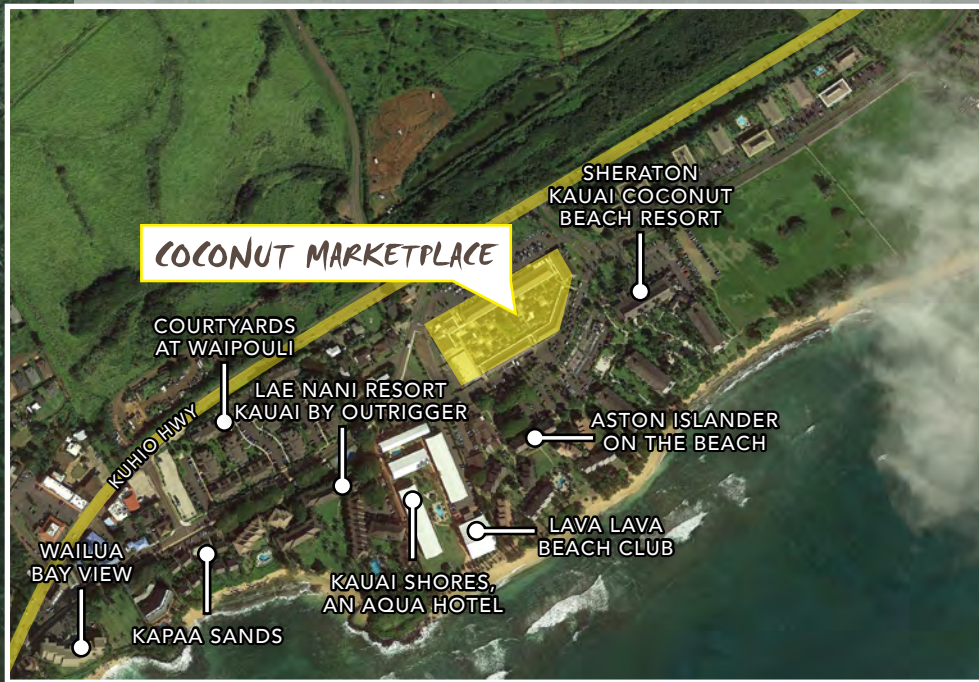
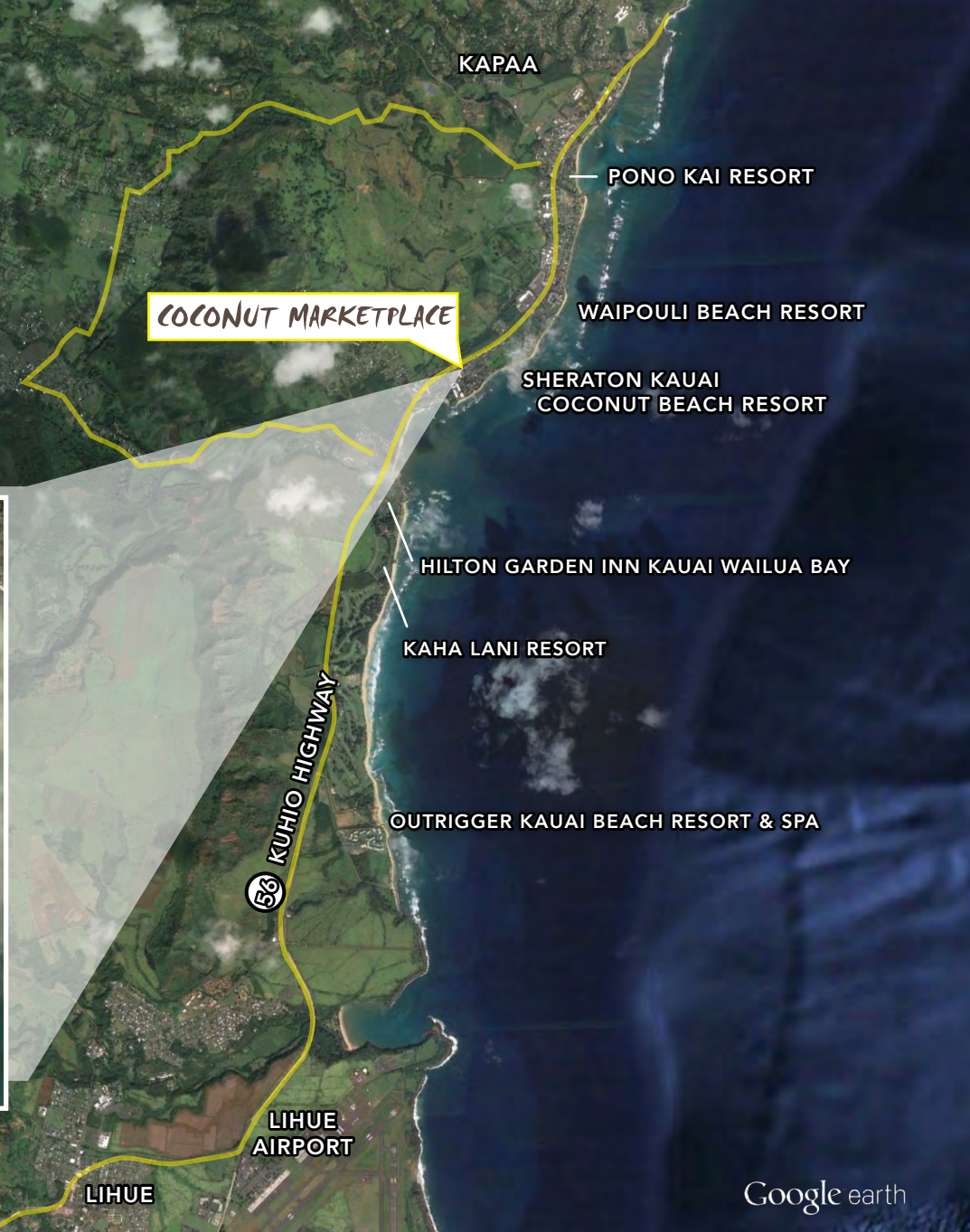
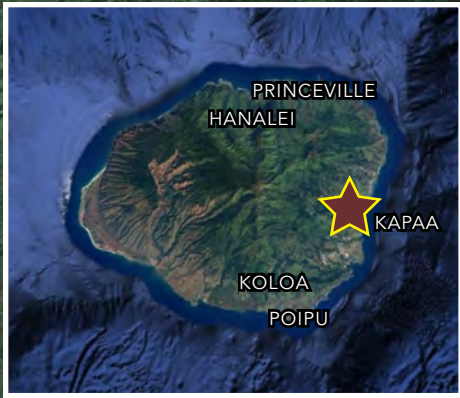
	3 Mile	5 Mile	15 Mile
Population	12,558	24,704	54,775
Avg Household Income	\$130,313	\$24,918	\$133,561
Median Age	41.9	41.3	43.2



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Google earth

# KAPAA TOWN MAP



**LAVA LAVA**  
BEACH CLUB

KAUAI SHORES

WAILUA RIVER

Courtyards at Waipouli

**COCONUT MARKETPLACE**

*Longs Drugs*

Aston  
ISLANDER  
ON THE BEACH

**SAFEWAY**

KAUAI COMMUNITY  
FEDERAL CREDIT UNION  
YOUR ISLAND. YOUR FAMILY. YOUR CREDIT UNION.

**BIG SAWE**  
MARKET

**ACE**  
The helpful place.

**BURGER KING**

DOWNTOWN KAPAA

**Bank of Hawaii**

4-1543  
KUHIO  
HWY

WE BRUDD-ODEE TUNE  
ALWAYS JUICY  
**BUBBYS**  
DAIRY  
NEVER GREASY  
100% ALL-NATURAL FLAVORS & INGREDIENTS

Plantation Halls  
Suites

**TEXACO**

**Shell**

**ROSS**

**PONO KAI**  
RESORT

KAPAA PUBLIC LIBRARY

**tamba**

**COURTYARD**  
Warren

**AutoZone**

*Waipouli*  
BEACH RESORT

KAPAA NEIGHBORHOOD CENTER

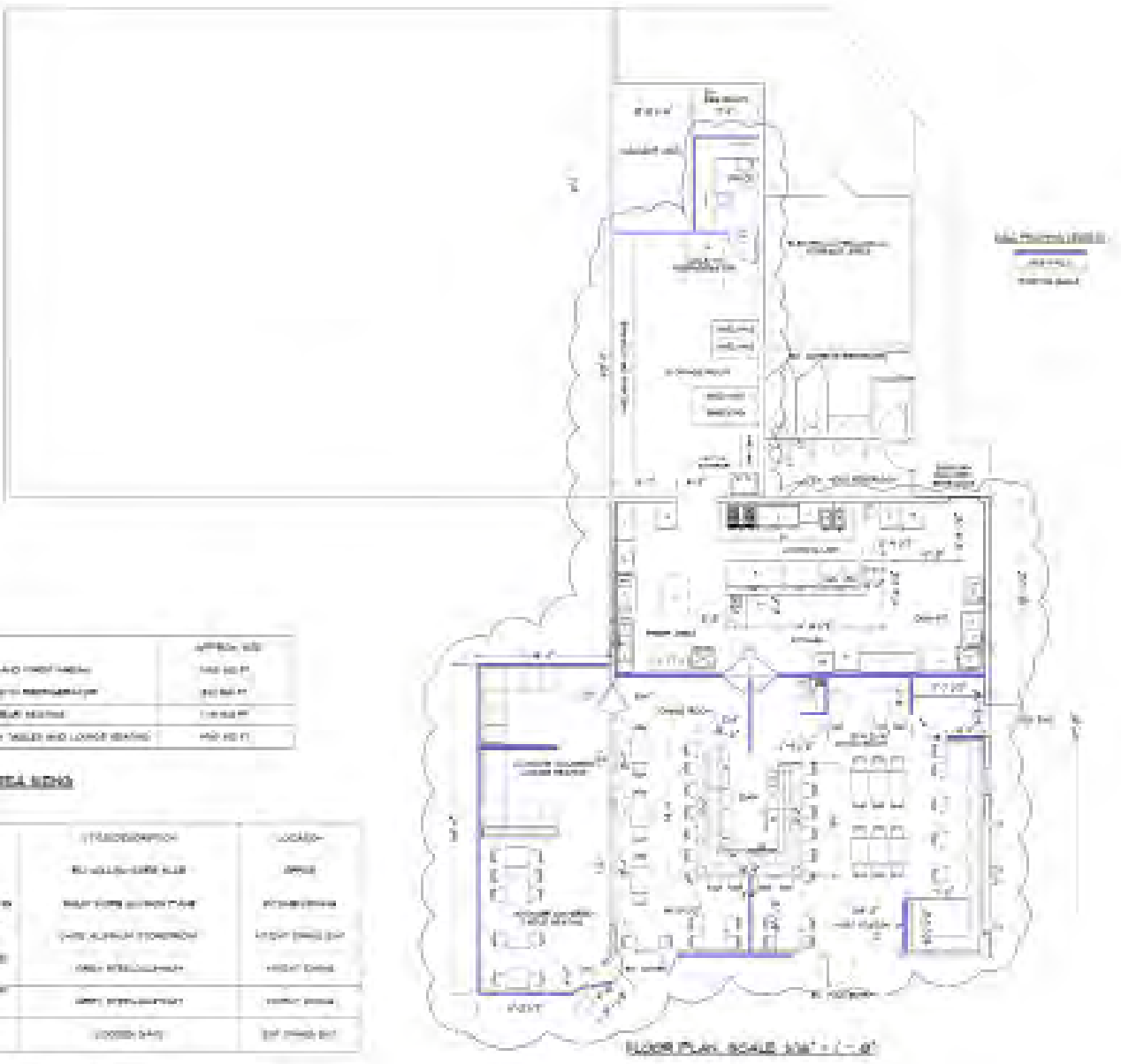
KAPAA SWIMMING POOL

**McDonald's**



# SITE PLAN

ID	ITEM	DESCRIPTION	LOCATION
1	REPAIRS TO EXISTING	EXISTING BUILDING	WEST SIDE
2	NEW	NEW BUILDING	EAST SIDE
3	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
4	NEW	NEW BUILDING	EAST SIDE
5	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
6	NEW	NEW BUILDING	EAST SIDE
7	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
8	NEW	NEW BUILDING	EAST SIDE
9	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
10	NEW	NEW BUILDING	EAST SIDE
11	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
12	NEW	NEW BUILDING	EAST SIDE
13	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
14	NEW	NEW BUILDING	EAST SIDE
15	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
16	NEW	NEW BUILDING	EAST SIDE
17	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
18	NEW	NEW BUILDING	EAST SIDE
19	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
20	NEW	NEW BUILDING	EAST SIDE
21	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
22	NEW	NEW BUILDING	EAST SIDE
23	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
24	NEW	NEW BUILDING	EAST SIDE
25	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
26	NEW	NEW BUILDING	EAST SIDE
27	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
28	NEW	NEW BUILDING	EAST SIDE
29	REPAIRS TO EXISTING	EXISTING BUILDING	EAST SIDE
30	NEW	NEW BUILDING	EAST SIDE



### Multi-Use Area List

AREA AND DESCRIPTION	APPROX. SIZE
INDOOR HOLDING COORDS. WAIT AREA AND REST ROOMS	1500 SQ FT
INDOOR WAIT AREA WITH SEATING, RESTROOMS AND SERVICE COUNTERS	2000 SQ FT
INDOOR SERVICE AREA INCLUDING RESTROOMS AND SERVICE COUNTERS	1000 SQ FT
EXTERIOR COVERED DRIVE AREA INCLUDING TRUCKS AND LOADING DOCKS	4000 SQ FT

### AREA LEGEND

ID	CODE	TYPE	DESCRIPTION	LOCATION
01	1-100-1-01	Room	RESTROOMS	OFFICE
02	1-100-1-02	Waiting Area	WAITING AREA	FRONT ENTRANCE
03	1-100-1-03	Service Counter	SERVICE COUNTER	FRONT ENTRANCE
04	1-100-1-04	Restroom	RESTROOM	FRONT ENTRANCE
05	1-100-1-05	Waiting Area	WAITING AREA	FRONT ENTRANCE
06	1-100-1-06	Room	OFFICE	FRONT ENTRANCE

### DOOR SCHEDULE

