



WAIAKEA CENTER

303 – 325 Makaala Street
Hilo, HI 96720



ROSS
DRESS FOR LESS

**Office
DEPOT**

**OneMain
Financial.**



T Mobile



**Territorial
Savings Bank**



SUPERCUTS

Walmart

SAFeway



TEXACO

THE VITAMIN SHOPPE

hmsa

MAMALAOA HWY
35,900 VPD

MAKAALA ST
30,776 VPD

PRINCE KUHIO MALL
petco ★ **macy's**
TJ-maxx **OLD NAVY**
REGAL



303-325 Makaala St., Hilo, HI 96720

Waiakea Center is Hilo's premier retail destination, just minutes from Hilo International Airport, historic Hilo Bay-Front, and positioned at the "Main & Main" in Hilo's main commercial corridor. Anchored by national retailers like Walmart, Ross, and OfficeMax, and complemented by a strong mix of local shops, dining options, and service providers, the center draws consistent foot traffic from both locals and tourists. With over 1,100 parking stalls, excellent visibility, and a recently renovated food court, Waiakea Center offers an ideal location for businesses seeking a presence in Hilo.



TOP-PERFORMING ANCHORS

Premier power center with top-performing national anchors: Walmart, Ross, and OfficeMax



PRIME LOCATION

Prime Hilo location at a busy signalized intersection along Mamalahoa Highway (VPD:35,900)



MODERN AMENITIES

Center features a newly renovated, modern food court



CONVENIENT ACCESS

The center is positioned with proximity to Hilo's retail node, next to Target, Safeway, Home Depot and regional mall Prince Kuhio Plaza.



STRONG MARKET PERFORMANCE

Highly visited center with strong tenant performance and established sales potential. Hilo is the largest city on the Big Island and among the top 5 most populated cities in the State of Hawaii.





WAIAKEA CENTER

303-325 Makaala St., Hilo, HI 96720





WAIAKEA CENTER

303-325 Makaala St., Hilo, HI 96720

SITE PLAN AND AVAILABILITY



SPACE	SIZE AVAILABLE
#106 A	439 SF
#106 E	745 SF

Second generation restaurant spaces located in the popular Waiakea Center Food Court. Build out includes grease trap access with hood system. High volume location supported by a line-up of daily needs, services, entertainment and retail box anchors.

#111	1,920 SF
------	----------

In-line retail space, standard retail build out including a private restroom. Highly trafficked corridor with co-tenants such as Ross, Office Max, T-Mobile, Financial Institutes and local eateries.

#103	1,440 SF
------	----------

In-line retail space, standard retail build out. Positioned in a highly trafficked corridor with co-tenants such as Hawaii's Finest Clothing, local eateries, and Walmart.

Pad 1	15,000 SF
-------	-----------

Dark Walgreens. Please contact broker for more information.



- 102 Territorial Savings Bank
- 104 Angel Nails
- 105 Hawaii's Finest Clothing
- 106B Mr. Cow
- 106D Kalbi Express
- 110 1 Plus 1 Cafe

Mamalahoa Hwy 35,900 VPD

Makaala St 30,776 VPD





WAIAKEA
— CENTER —

303-325 Makaala St., Hilo, HI 96720

HILO HAWAIIAN HOTEL | 286 ROOMS

GRAND NANILOA HOTEL HILO | 385 ROOMS

PORT OF HILO

DOWNTOWN HILO SHOPS

HILO INTERNATIONAL AIRPORT

HAWAII COMMUNITY COLLEGE

UNIVERSITY OF HAWAII AT HILO



PRINCE KŪHIŌ PLAZA



2024 AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,723	33,195	45,106
Households	2,021	12,464	16,728
Average HH income	\$88,468	\$98,634	\$98,634
Daytime Population	12,446	48,737	60,408
Big Island Visitor Arrivals	1,735,821		
Big Island Visitor Spending	\$3.23B		



WAIAKEA CENTER

303-325 Makaala St., Hilo, HI 96720



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.



VALUEROCK

CBRE