

RETAIL SPACE FOR LEASE

# OLD KŌLOA TOWN

SOUTH SHORE KAUAI



# OLD KŌLOA TOWN

EST 1835

Old Kōloa Town is a 24,000 square foot, historic street-front shopping village located in the heart of Kauai's south shore. The property is within the Poipu resort district which includes 3,517 visitor lodging units and eight world-class resorts. The Kauai retail and visitor market thrived in 2025, welcoming 1,419,943 visitors. This historic town has become a popular hub for both visitors and locals, offering a carefully curated mix of retailers and restaurants.

## AREA HIGHLIGHTS:

- The Poipu/Kukuiula Coast includes 3,517 visitor units within several major world-class resorts including Koloa Landing Resort - Autograph Collection, Castle Kiahuna Plantation & Beach Bungalows, Grand Hyatt Kauai Resort & Spa, Ko'a Kea Resort, Marriott's Waiohai Beach Club, Sheraton Kauai Resort, The Villas at Poipu Kai, and Whalers Cove Oceanfront Resort
- Close proximity to Lihue and an additional 1,731 visitor units
- Kauai Resident Population: 73,996

## KAUA'I HIGHLIGHTS:

- Visitors to Kauai in 2025: 1,419,943
- Kauai visitor spending was \$2.93B in 2025
- Kauai average daily visitor census: 28,534
- Visitor per person per day spending on Kauai: \$281.30

## OLD KOLOA TOWN TENANTS





**AVAILABLE SPACES**    **OLD KŌLOA TOWN SHOPS & DINING**

- |                                       |                          |
|---------------------------------------|--------------------------|
| 1-1 Kauai Gourmet Nuts                | 9-1 The Fresh Shave      |
| 1-2 Pineapples Boutique               | 9-2 Sister Sister        |
| 1-3 Koloa Mill Ice Cream & Coffee     | 10 Java Kai Kauai        |
| 2-1 Billabong Koloa                   | 11 History Center        |
| 2-2 Amara Natural Beauty              | 13 Mucho Aloha Brewhouse |
| 4-1 Kōloa Pizza Kitchen + Bar         | 14-1 Sun of Aloha        |
| 4-2 Divine Planet                     | 14-2 Fish Eye Kauai      |
| 5 Brianne & Co.                       | 14-3 Na Koa Surf         |
| 6-1 Aloha From Koloa                  | 15-1 Le'ahi Health Koloa |
| 6-2 Kenji Burger                      | 15-3 Fathom Five Divers  |
| 6-3 Christian Riso Fine Art & Framing | 16 Kauai Stay            |
| <b>7-2b Available</b>                 | <b>17 Available</b>      |
| 7-3 Vicky Agor Realty                 | 18-1 Suncatcher Hawaii   |
| 8 Crazy Shirts                        | FT-1 The Musubi Truck    |

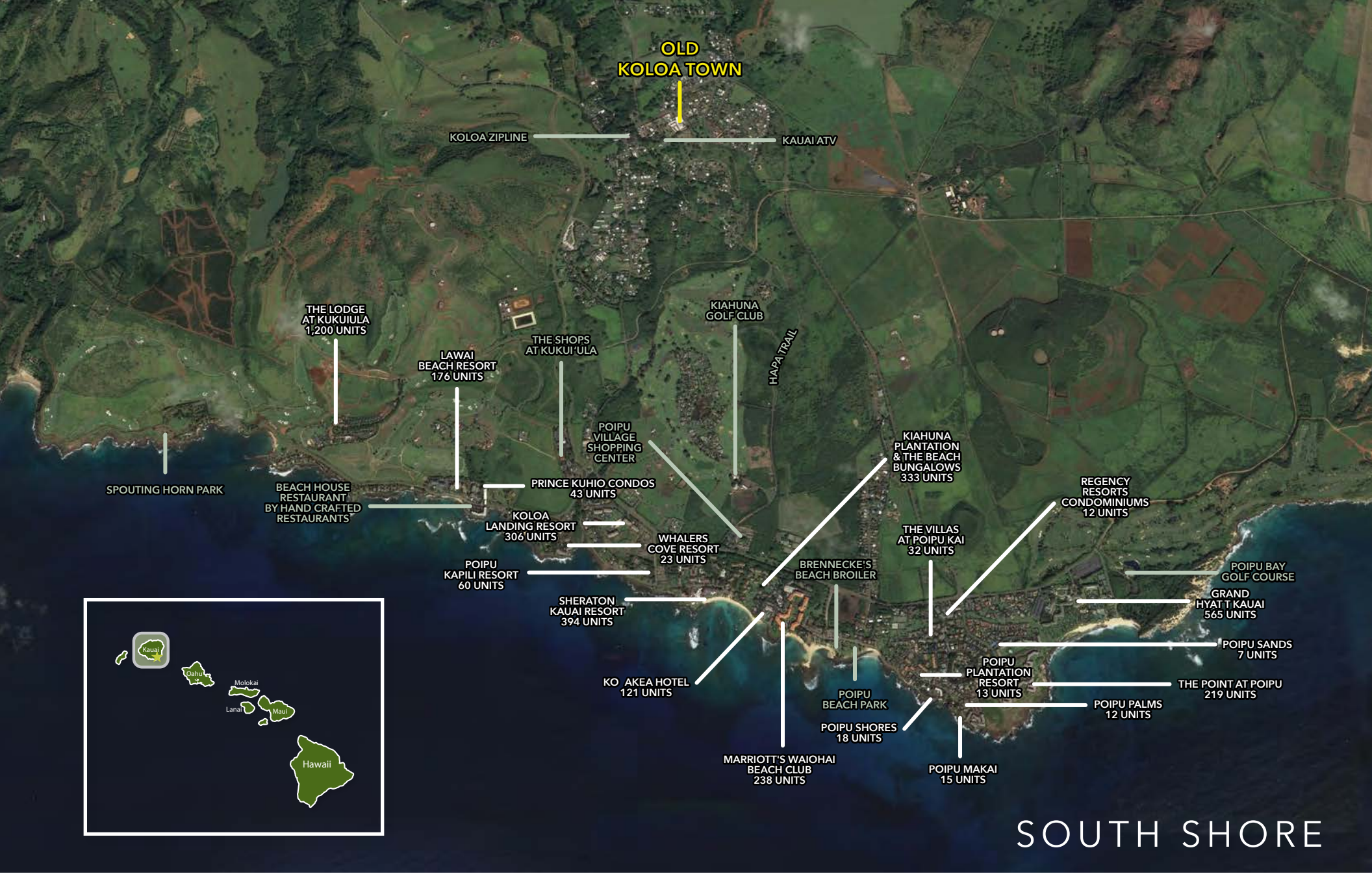
**DEAL TERMS**

Opportunity for a great retail location with excellent frontage on Poipu Road. Sorry, no water or sewer.

<b>BUILDING 17:</b>	1,321 SF
<b>BASE RENT:</b>	\$3.75/SF
<b>CAM:</b>	\$2.71/SF
<b>AVAILABLE:</b>	Immediately

GALLERY - Building 17





# OLD KOLOA TOWN



