

FOR LEASE | Retail + Food Use Opportunities

in a bustling shopping complex just outside downtown Kapa'a



KAUAI VILLAGE SHOPPING CENTER

4-831 Kuhio Highway, Kapa'a, HI 96746

CBRE



FOR LEASE

Retail and Food Use
Opportunity

1,011-1,200 SF
AVAILABLE

2 SPACES
AVAILABLE

2026 CAM
\$1.24 PSF/Month

ABOUT THE PROPERTY

- Center is anchored by top performing Safeway
- Strong performing 18,475 SF Ross Dress for Less increases consumer draw to the center and promotes crossover store exposure
- Strong mix of national tenants
- Excellent visibility and easy access via Kuhio Highway (28,501 VPD)
- Significant recent capital improvements including exterior remodel and improvements to parking & traffic flow



Located within the heart of Kapa'a, the largest city in Kauai



Nearly 14,000 residents within 3 miles, over 21,000 within 5 miles



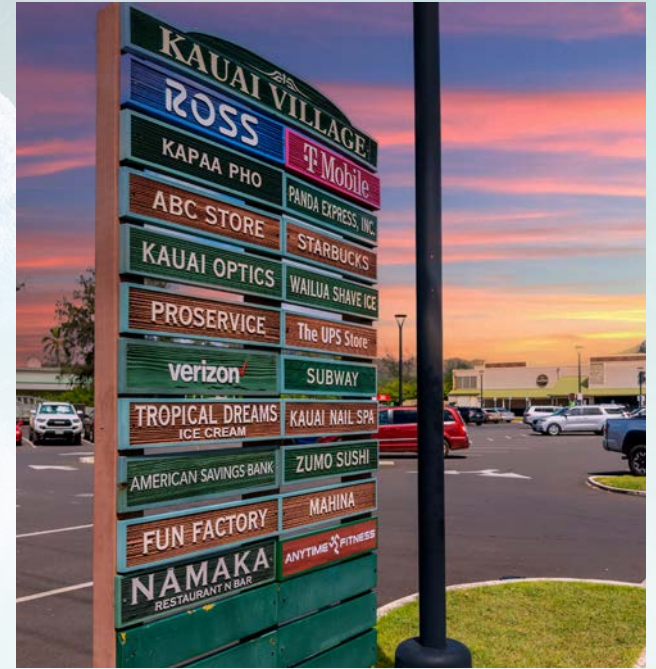
Surrounding trade area includes more than 75 hotel & timeshare properties comprised of +/- 2,000 units

LEASING PLAN

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SUITE	TENANT	SF
100	Safeway	38,506
150	American Savings Bank	1,186
156	Zumo Sushi	813
200	Subway	675
201	Wailua Drive-In	2,100
206	Wailua Shave Ice	1,400
208	Starbucks	2,172
210	ABC Store	3,516
216	Mahina Maui	1,400
218	Domino's Pizza	1,426
220	Tropical Dreams Kapaa	900
222	Panda Express	2,300
224	Verizon Wireless	1,000
300	Fun Factory	2,150
304	AVAILABLE	1,200
306/308	T-Mobile	2,400
310/330	Anytime Fitness	3,751
332	Hawaii Pacific Health	7,904
360	Kauai Home Care	500
370	Kauai Medical Clinic	562
372	Pro Service Hawaii	500
400	Jackson Hewitt Tax Service	514
412	Smash Time Grinds	3,612
418	Hydrate Hawaii	550
420	Namaka Restaurant N Bar	3,067
426	Kauai MedSpa	1,015
428	Pacific Source	2,014
432	AVAILABLE	1,011
434	Kauai Optics	801
436	Kauai Nail Spa	803
438	UPS Store	1,136
439/440	Pho Kapaa	1,903
442	Spinal Flow	380
500	Ross Dress For Less	18,475
Available SF	3,045	
Total SF	111,021	



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SURROUNDING AREA



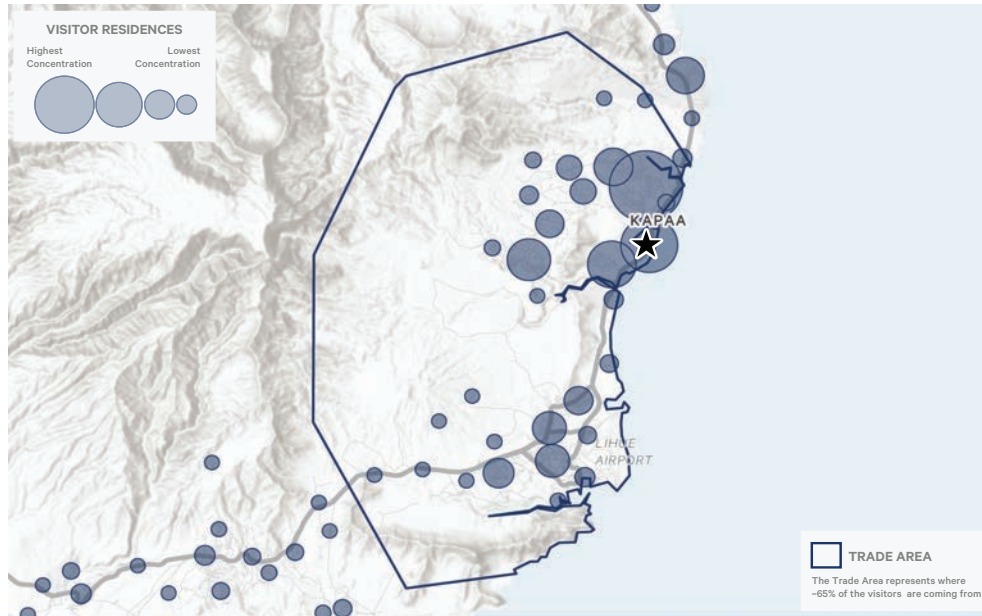
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DIMENSION STUDY

KAUAI VILLAGE SHOPPING CENTER

STUDY PERIOD: FEBRUARY 2025 TO FEBRUARU 2026

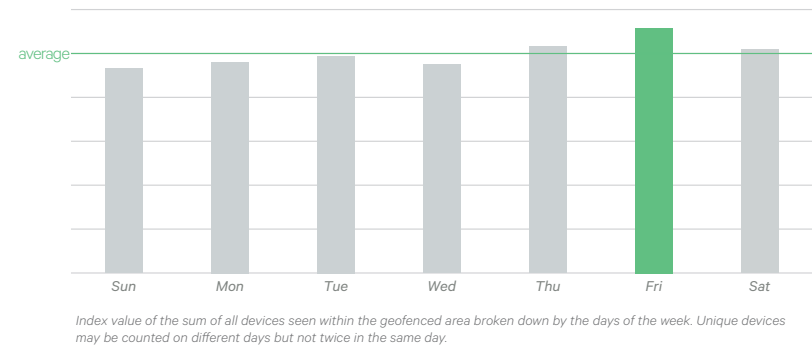
TRADE AREA MAP



TOTAL FOOT TRAFFIC



DAILY FOOT TRAFFIC



TRADE AREA DEMOGRAPHICS

TOTAL POPULATION 38,276	DAYTIME POPULATION 39,882	MEDIAN AGE 43.4
5 YEAR ANNUAL POPULATION GROWTH RATE 0.37%	AVG HOUSEHOLD SIZE 3.00	AVG HOUSEHOLD INCOME \$133,696

TOP TAPESTRY SEGMENTS VISITORS WITHIN 25 MILES

6C THE GREAT OUTDOORS	2C PACIFIC HEIGHTS	8A CITY LIGHTS
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24%

Consumers are educated empty nesters living an active but modest lifestyle. Their focus is land and they are most likely to invest in real state or a vacation home than stocks. Although retirement beckons, most still work

22%

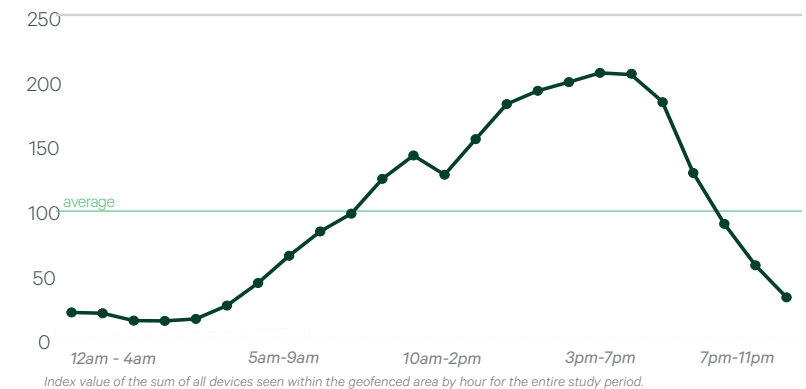
Ene of the smaller markets, composed of upscale neighborhoods in the urban periphery of metropolitan areas, along the Pacific Coast in California, in Hawaii, and in the Northeast. This family market includes the highest percentage of multiracial populations

22%

A densely populated urban market. The wide-ranging demographic characteristics of residents mirror their passion for social welfare and equal opportunity.

Tapestry Segmentation is a national demographic classification system which summarizes consumers' lifestyle choices, purchasing habits and recreational activities based upon the demographics, socio-economics, consumption trends and built environments of a particular area. These 67 unique segments are classified by 14 LifeMode Groups, based on shared characteristics.

FOOT TRAFFIC BY HOUR



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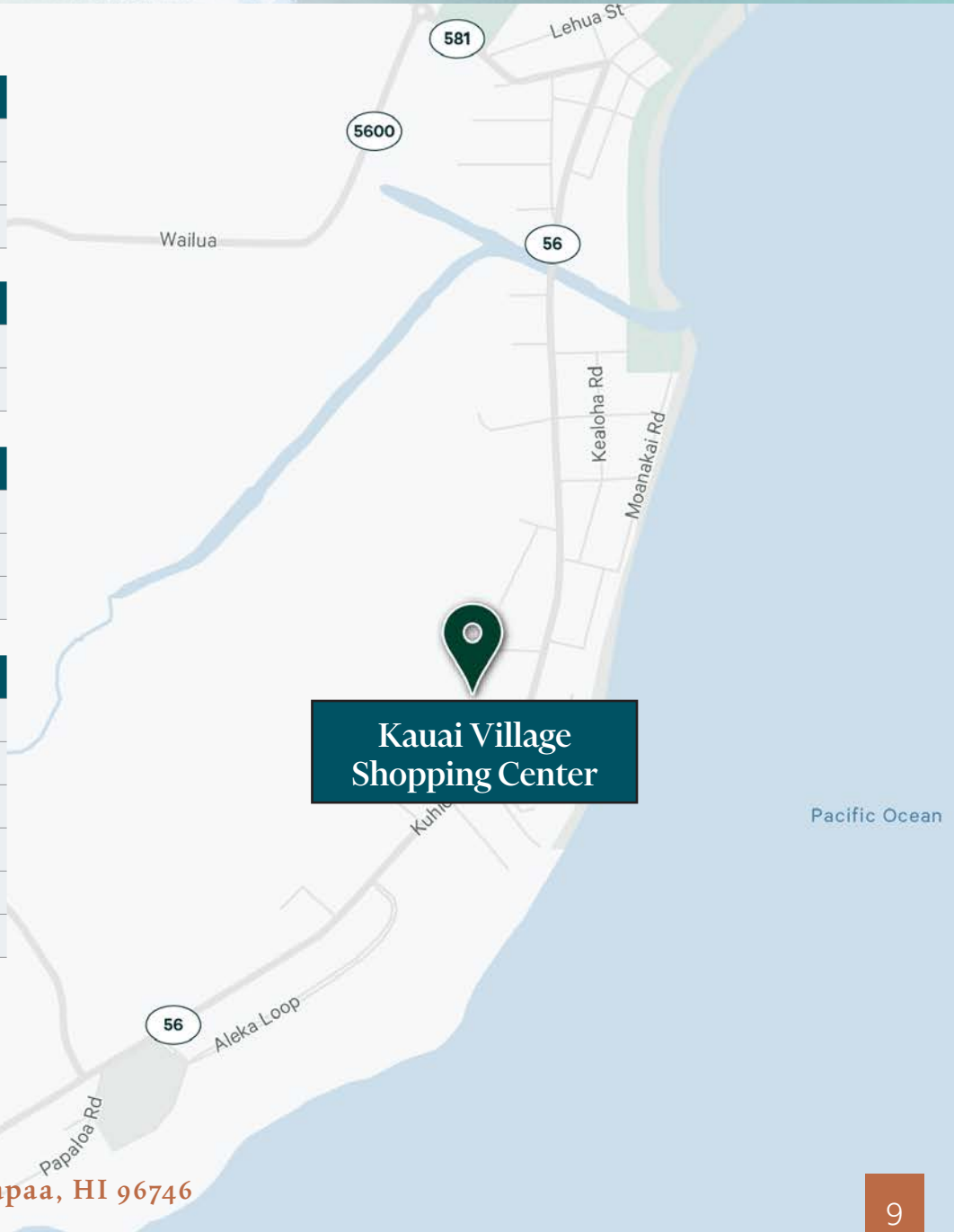
DEMOGRAPHIC HIGHLIGHTS

Population	1 Miles	3 Miles	5 Miles
2025 Estimated Population	1,057	13,736	21,341
2030 Projected Population	1,054	13,924	21,611
Projected Annual Growth 2024 to 2029	-0.06%	0.27%	0.25%

Income	1 Miles	3 Miles	5 Miles
2025 Average Household Income	\$99,963	\$115,697	\$119,022
2030 Estimated Average Household Income	\$119,236	\$130,086	\$133,832

Households & Growth	1 Miles	3 Miles	5 Miles
2025 Households	401	4,652	7,209
2030 Projected Households	408	4,742	7,335
Projected Annual Growth 2024 to 2029	0.35%	0.38%	0.35%

2025 Race and Ethnicity	1 Miles	3 Miles	5 Miles
White	33.6%	30.3%	32.5%
Black/African American Alone	1.5%	0.9%	0.8%
Asian	22.5%	27.6%	25.5%
American Indian/Native Alaskan	0.4%	0.6%	0.5%
Pacific Islander	11.1%	10.0%	9.8%
Two or More Race	27.3%	28.9%	29%





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