

Kailua Merchant's Row

CAFE & RETAIL SPACE AVAILABLE
PREMIUM LEASE ASSIGNMENT OPPORTUNITY

1,180 SF SPACE AVAILABLE

PERFECT FOR RETAIL, CAFE, BAKERY & MORE



CBRE

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A New Local Favorite Waiting to Happen



1,180 SF
Available Space



Turn-key Cafe
Build Out



Key Positioning at
the Start of Kailua's
Merchants Row



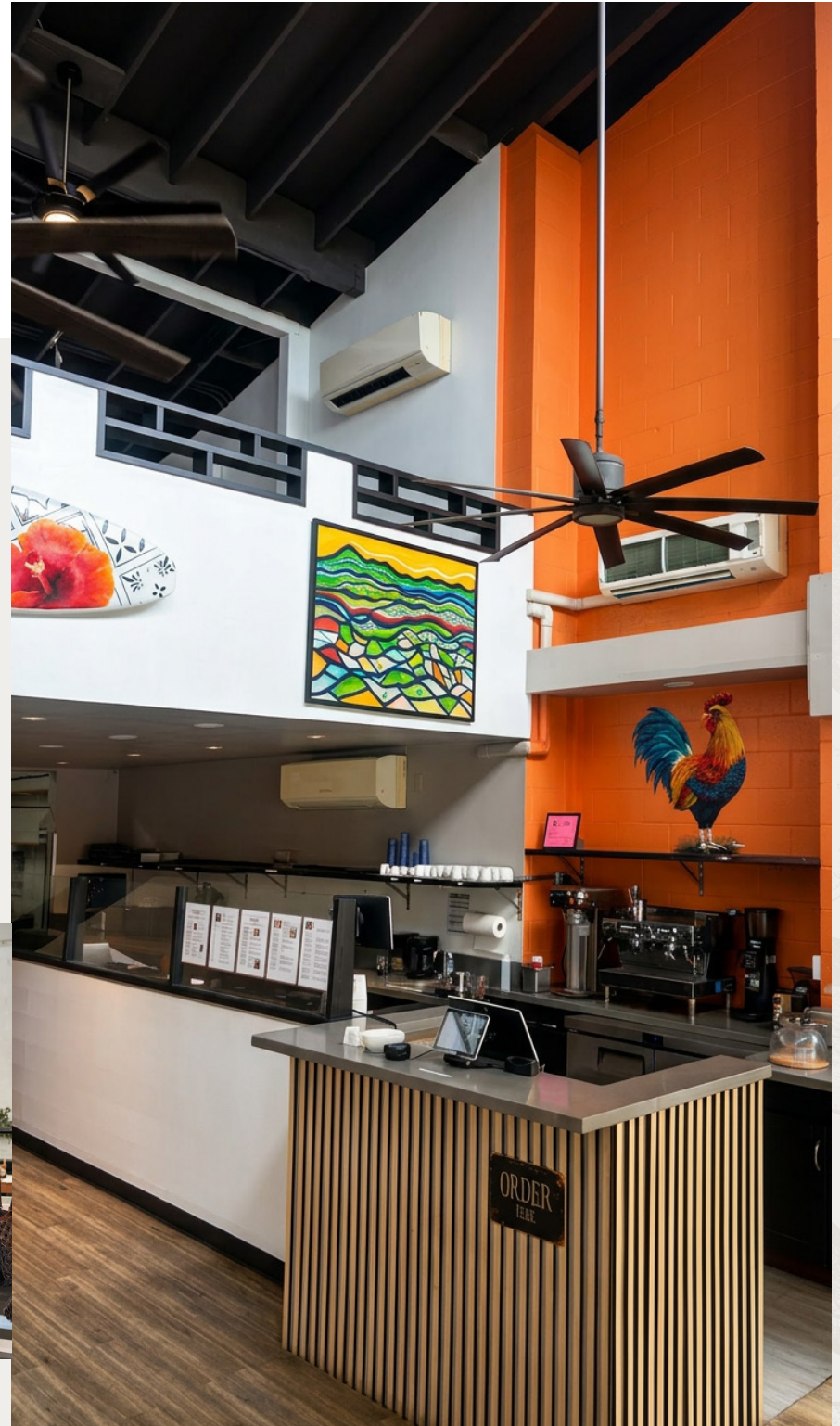
FF&E Available
with Premium



Strong
Demographics



Opportunity To Test
Kailua Market



P3 // 143 HEKILI STREET, KAILUA, HI

The Opportunity



**Lease Term
Through**

6/31/2027



Size
1,180 SF



Base Rent

\$4.59/SF/Mo



Premium Price

Negotiable



CAM

\$2.31/SF/Mo
(Current Estimate,
Subject to Change)



Percentage Rent

6% Over a Natural
Breakpoint, Reported and
Paid Monthly



The Area

Kailua is a vibrant and desirable location for businesses looking to establish a presence in Oahu's dynamic retail market.

Nestled on the east side of Oahu, Kailua is a charming beach town known for its relaxed atmosphere and breathtaking natural beauty. With a population of over 50,000 residents and an average household income of over \$170,000, Kailua is a thriving community with a diverse mix of residents and visitors. The area is home to a variety of retail, dining, and entertainment options, making it a popular destination for both locals and tourists. The town is also known for its outdoor recreation opportunities, including surfing, kayaking, and hiking.

2025 DEMOGRAPHICS



Population

Current Year Estimate

1 Mile	16,596
5 Miles	98,413
10 Miles	480,643



Households

1 Mile	98,413
5 Miles	31,250
10 Miles	181,027



Average Household Income

1 Mile	\$170,995
5 Miles	\$172,008
10 Miles	\$145,189





YOUR SIGN HERE

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LEASING CONTACT:

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