



KONA SQUARE

ALI'I DRIVE RETAIL SPACE AVAILABLE
75-5667 ALII DRIVE



PROPERTY HIGHLIGHTS

Kona Square is a two-story 9,500 SF retail shopping center located directly off of **Alii Drive** across from Kona Pier and King Kamehameha Hotel. **Kailua-Kona** is a resort town in West Hawaii on the Big Island, the second largest town on the Big Island of Hawaii.

- Prime location on the corner of Alii Drive and Kaahumanu Place
- Heavy foot traffic, bike, and vehicle traffic
- Beautiful oceanfront views
- Directly on the course of the world famous Ironman Competition





QUEEN KA'AHUMANU HWY

PALANI ROAD



KONA BAY HOTEL



HOLIDAY INN EXPRESS
75 ROOMS



KONA ISLANDER
INN HOTEL

KONA SEASIDE HOTEL

KONA SEASIDE HOTEL
118 ROOMS

KUAKINI HWY

Kona Square

ALI'I DRIVE

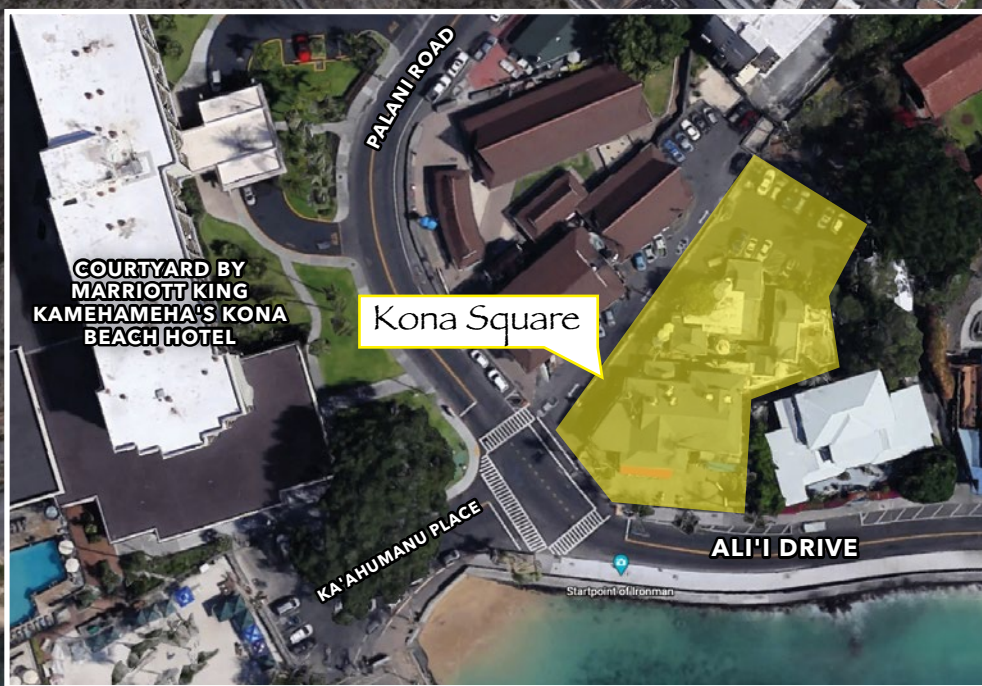
KAILUA
PIER

HULIHE'E
PALACE



COURTYARD BY MARRIOTT
452 ROOMS

KAMAKAHONU NATIONAL
HISTORIC LANDMARK



COURTYARD BY
MARRIOTT KING
KAMEHAMEHA'S KONA
BEACH HOTEL

Kona Square

ALI'I DRIVE

Google earth

LEASING DIAGRAM

Not to scale

FIRST FLOOR



SECOND FLOOR

AVAILABILITY

Space #	Size
1103 (Available 6/1/24)	193 SF
1105 (Available 6/1/24)	324 SF

SPACE DETAILS

Base Rent	Contact Broker for Details
CAM	\$2.17 PSF/Mo



Kona Square

VISITOR MARKET HIGHLIGHTS - 2023

■ DEMOGRAPHICS | KAILUA-KONA

	3 Mile	5 Mile	15 Mile
Estimated Population	22,768	30,916	53,181
Average Household Income	\$123,871	\$127,560	\$127,038
Est. Median Age	41	42	43

■ AREA HIGHLIGHTS

- Annual Big Island Visitor Arrivals by Air 1,766,697
- Kona Airport Average Monthly Passengers 56,206
- Visitor Accommodation Units in Kona 4,636
- The world famous VinFast IRONMAN World Championship drew over 20,000 people to Kailua-Kona in 2022.*
- Ironman's estimated economic impact to the state in 2022 was \$100 million**

*<https://bigislandnow.com/2022/10/11/kona-returns-to-normalcy-after-first-two-day-ironman-world-championship>
 **<https://bigislandnow.com/2022/10/03/ironmans-two-race-format-could-pump-100-million-into-local-economy-but-is-it-worth-it/>

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 1120 12TH AVENUE, SUITE 301 | HONOLULU, HI 96816