

RESTAURANT & RETAIL SPACE AVAILABLE FOR LEASE

COCONUT MARKETPLACE

4-484 KUHIO HWY, KAPAA, HI 96746



BEALL CORP
RETAIL REAL ESTATE



Located along the eastern shore of beautiful Kauai in the town of Kapaa, Coconut Marketplace is the island's most charming dining and shopping destination. A place where local merchants and restaurateurs can thrive. The focal point of Coconut Marketplace is an outdoor, grass tiered amphitheater that features local musicians and hula performances as well as provide an unmatched venue for special seasonal events. Guest can participate in Cultural classes or shop the local farmers' market – there is something going on almost every day of the week! Lush new landscaping and period style street lighting and furnishing add a feeling that is both quaint and unique. *Perfectly situated for convenience and visibility to over 26,000 vehicles that drive daily along Kuhio Highway*, Coconut Marketplace is an ideal, family oriented destination for the sightseeing visitor looking for the perfect gift or the local family looking for a good place to eat.

Coconut Marketplace is anchored by Island Country Markets, the successful deli/market offshoot of ABC Stores and showcases nearly *50 thousand square feet of shopping, dining, entertainment, and specialty service space.*

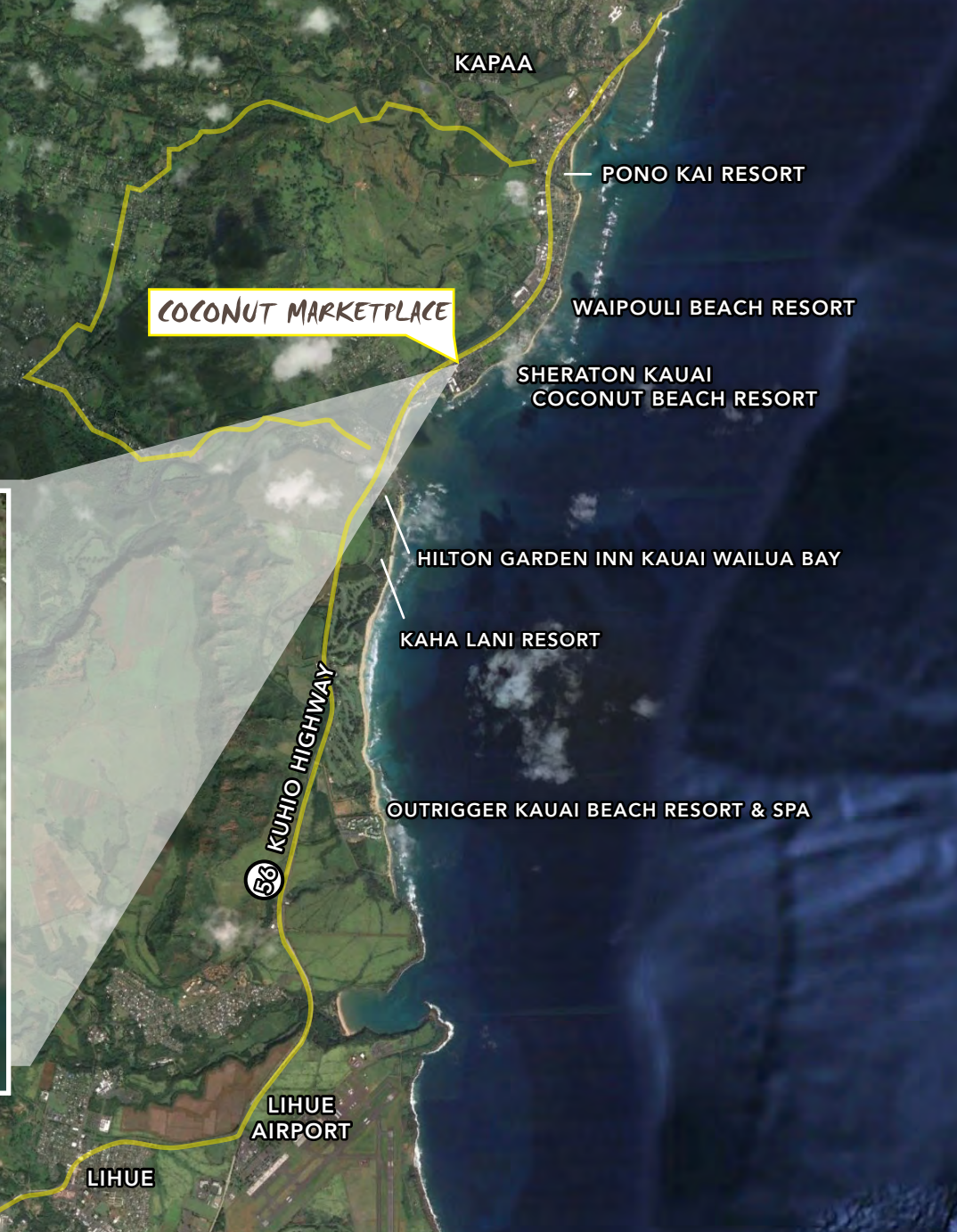
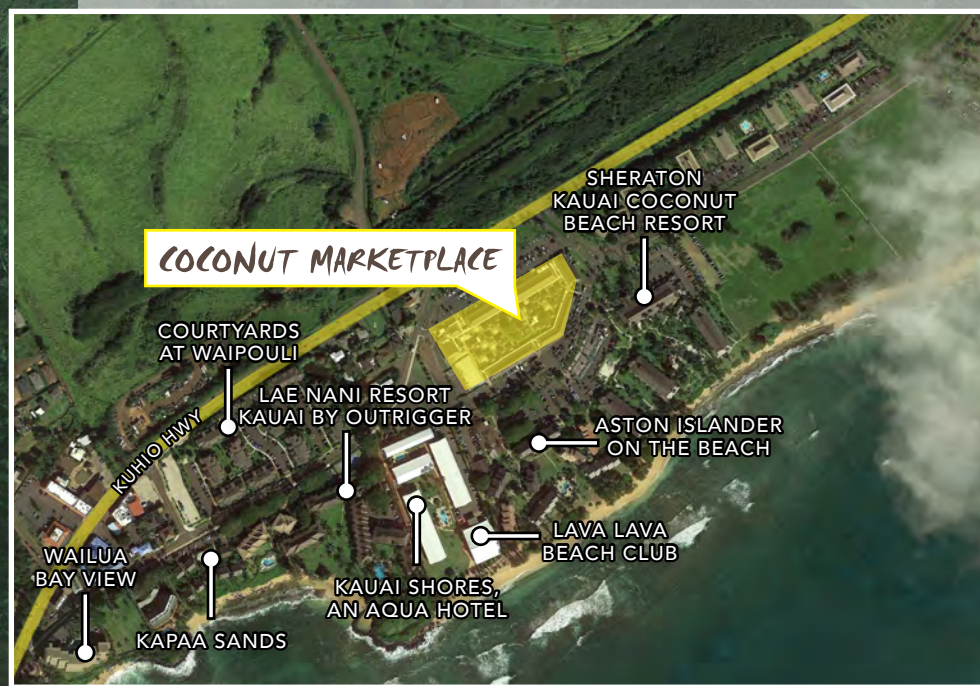
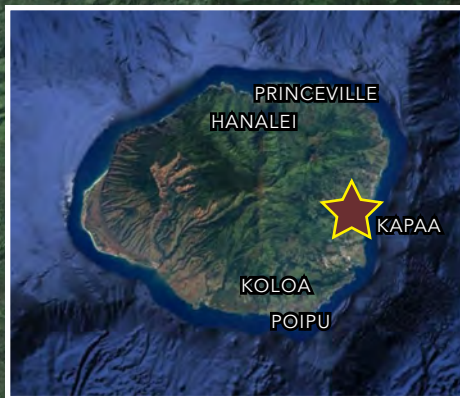


AREA HIGHLIGHTS

- 1,915 Visitor Units in the Wailua/Kapaa Area
- Additional 1,731 Visitor Units in the nearby Lihue Area
- Kauai received an estimated 1.42 million visitors in 2025
- Kauai resident population: 73,996

DEMOGRAPHICS 2025 (est.)

	3 Mile	5 Mile	15 Mile
Population	12,558	24,704	54,775
Avg Household Income	\$130,313	\$24,918	\$133,561
Median Age	41.9	41.3	43.2



KAPAA TOWN MAP



LEASING PLAN

KUHIO HIGHWAY



AVAILABLE SPACES

Base Rent:	Negotiable
CAM (2026):	\$2.28 PSF
Promo:	\$0.35 PSF
Percentage Rent:	Negotiable

