KINGS' SHOPS

Retail for Lease

Colliers

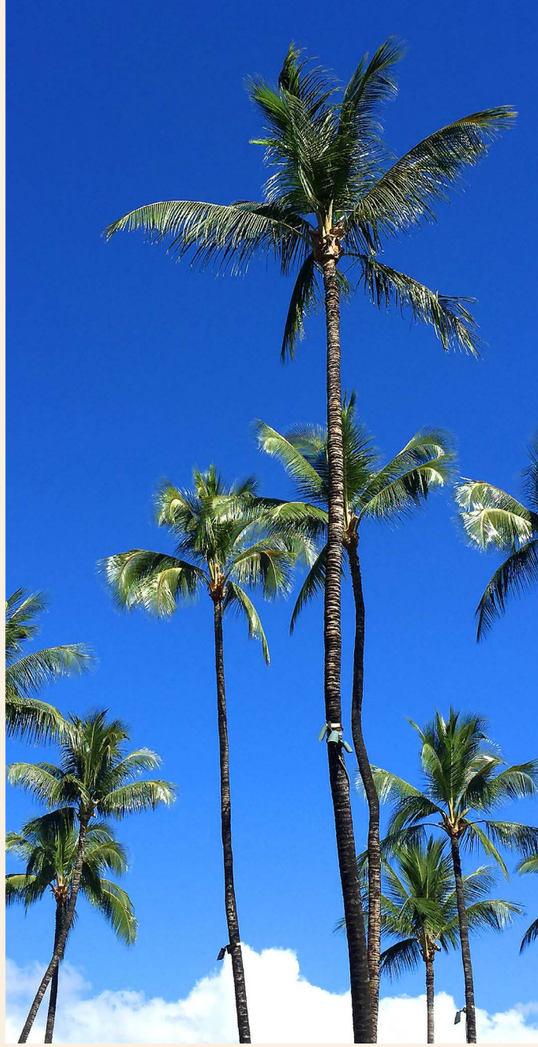
RESORT RETAIL HAWAII

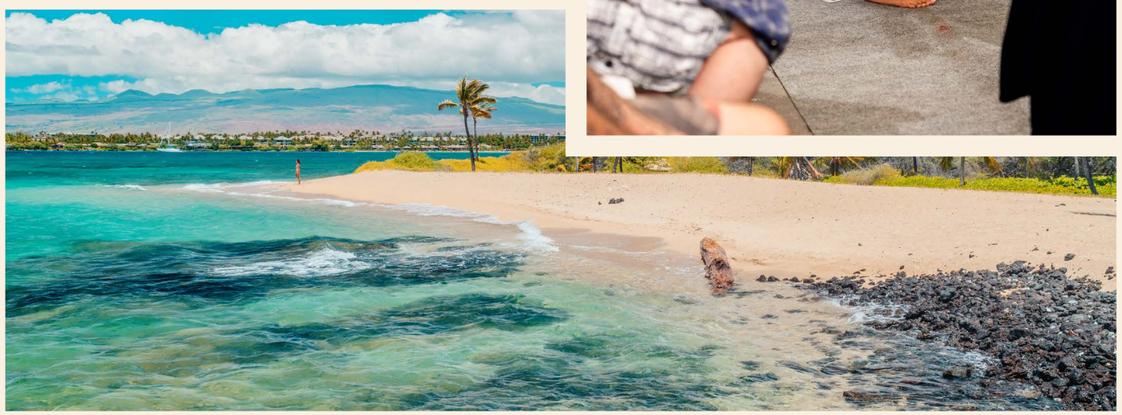

Your Place
IN WAIKOLOA











Open-Air, HIGH-PERFORMING

Located within the heart of Waikoloa along the Kohala Coast, Kings' Shops is one of Hawai`i Island's premier open-air retail and dining destinations, serving both luxury resort visitors and the local community. Surrounded by world-class resorts, championship golf courses, and more than 7,500 nearby hotel rooms, condos, and vacation residences, the center offers a highly curated mix of nationally recognized and locally celebrated brands, award-winning dining, cultural experiences, and entertainment in a lush oceanside setting. With strong visitor traffic, exceptional sales performance, and a vibrant sense of place rooted in Hawai`i's culture and lifestyle, Kings' Shops provides a rare flagship opportunity within one of the state's most established resort trade areas.



Premier Access.

PROVEN TRAFFIC

- Premier open-air shopping and dining destination within **Waikoloa Beach Resort**
- Surrounded by eight world-class resorts and more than **7,500 nearby hotel rooms,** condos, timeshares, and vacation residences
- Highly curated mix of luxury, lifestyle, and local brands including **Lululemon, Melin, TravisMathew, Kahala, and Island Vintage Coffee**
- Home to established, high-performing restaurants including **Roy's Waikoloa Bar & Grill, Foster's Kitchen, and A-Bay's Island Grill**
- Strong year-round visitor traffic with over **1.67 million annual shoppers** and exceptional sales performance
- **Central Kohala Coast location** with direct access from Queen Ka`ahumanu Highway and Waikoloa Beach Drive
- Convenient accessibility approximately **20 miles from Kona International Airport**
- **Resort-style environment** featuring lush landscaping, outdoor dining, cultural programming, live entertainment, and weekly artisan markets
- **Ample onsite parking,** EV charging stations, and resort shuttle connectivity
- Rare opportunity for brands seeking **flagship visibility within one of Hawai'i's most established luxury resort trade areas**

An Elevated EXPERIENCE

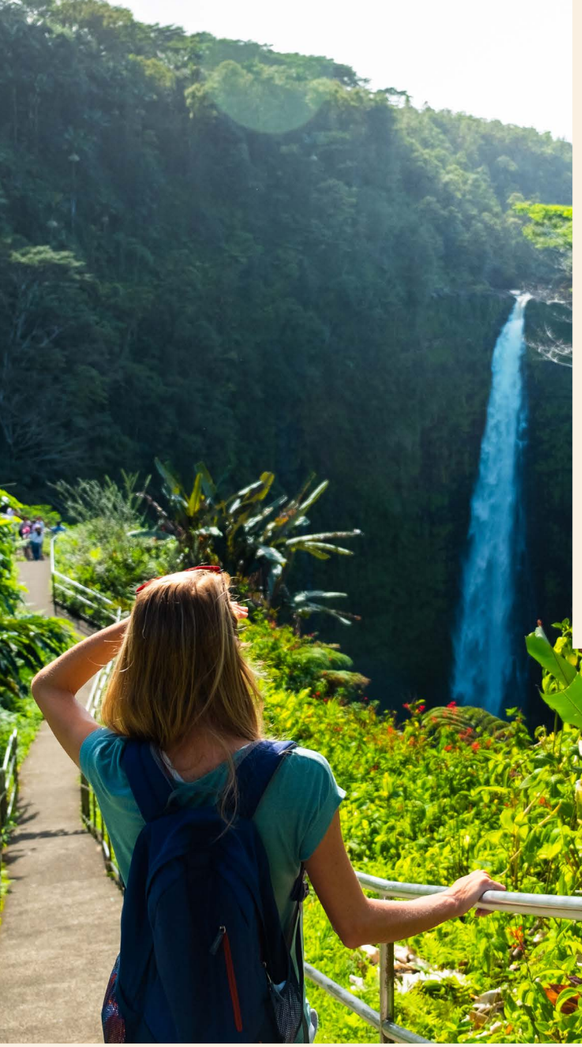
Completed in 2026, Kings' Shops underwent a vibrant refresh with enhanced dining and shopping experiences, upgraded outdoor gathering spaces, revitalized restrooms, lush landscaping, and a reimagined center stage for local culture and entertainment.



















Waikoloa, A DESTINATION

9.49 M	1.75 M	$3.234 B	$267.1
State visitors in 2025	Hawaii Island Visitors in 2025	Visitor Spending on Hawaii Island in 2025	Per Person Per Day Spending in 2025 ***up 9.6% from 2024**

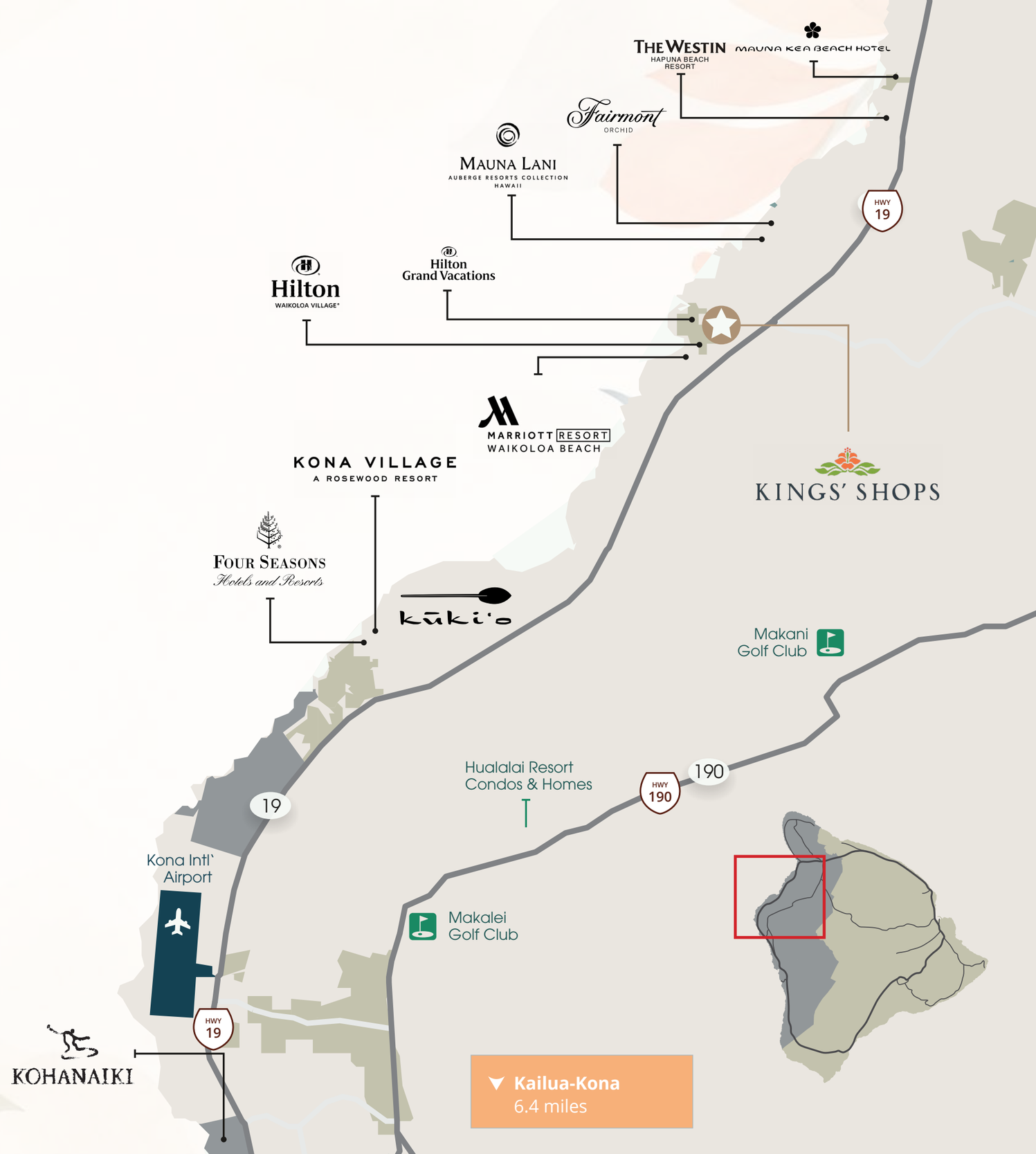
Access,
MEETS ATMOSPHERE

The Four Seasons Hualalai Resort	243 rooms
Hualalai Resort Condos & Homes	318 units
Waikoloa Beach Marriott Resort & Spa	411 units
Hilton Waikoloa Village	1,113 rooms
Hilton Grand Vacations Club	801 units
Waikoloa Condos & Residences	1,293 units
Mauna Lani Condo & Residences	763 units
Auberge Mauna Lani Resorts	334 rooms
Maua Lani Bay Hotel & Bungalows	341 rooms
Fairmont Orchid	540 rooms
Hapuna Beach Hotel	249 rooms
Mauna Kea Beach Hotel	252 rooms
Mauna Kea Condos	182 units
Rosewood Kona Village coResort	150 rooms
Kuki'o Residences	143 sites
Kohanaiki Residences	400 sites
Total hotel rooms & rental units	**7,533**

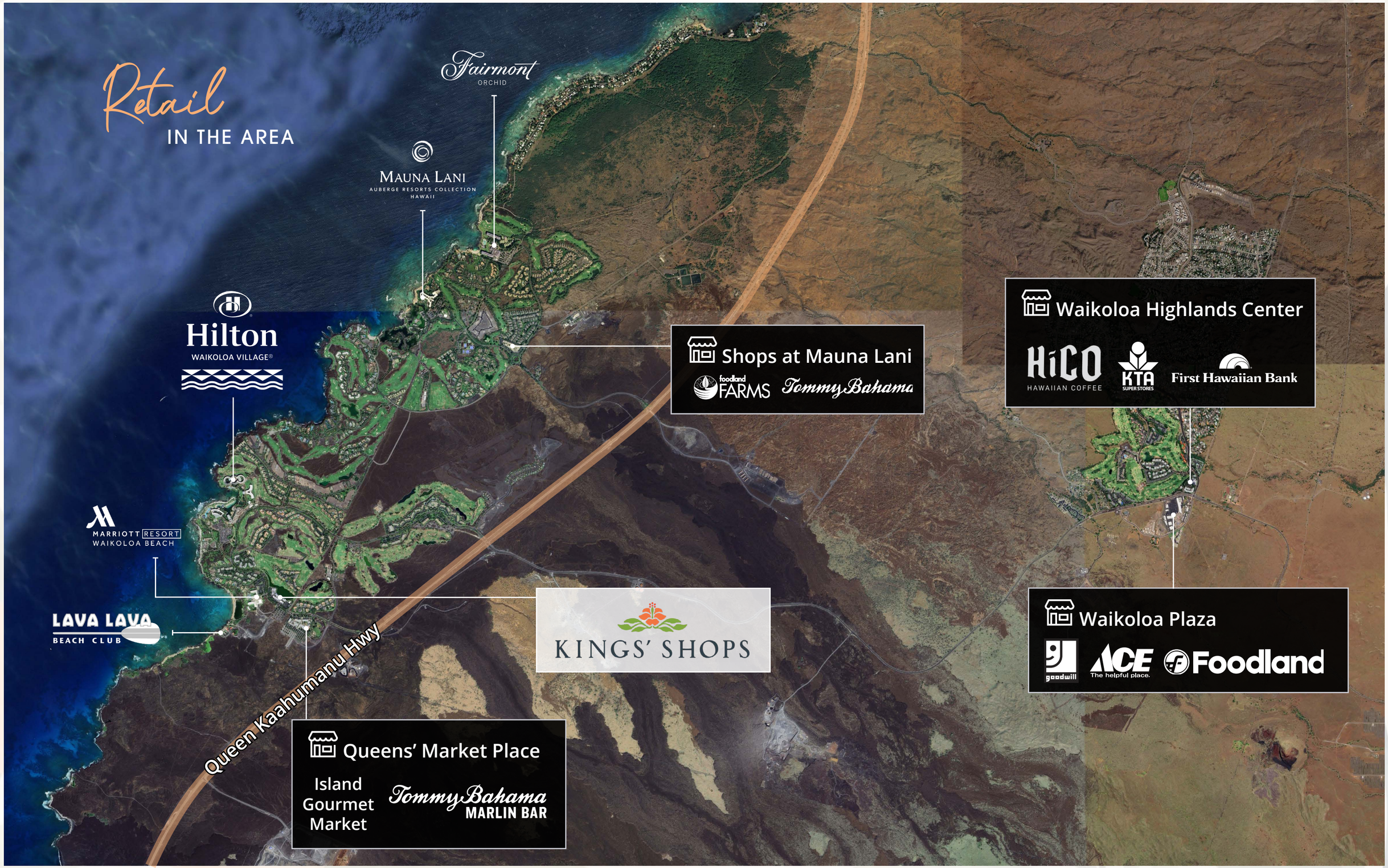
DEMOGRAPHICS

	2025
Total Visits	1.1M (+14.6% YoY)
Total Visitors	495,700 (+9.6% YoY)
Average Dwell Time	50 Minutes
Median Household Income	93,500

Source: Placer.ai



Retail
IN THE AREA



KING'S LAKE

BUILDING 'K'

BUILDING 'J'

BUILDING 'B' FIRST FLOOR

BUILDING 'A'

Stage

Observation Tower

Shell

Available SPACE



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