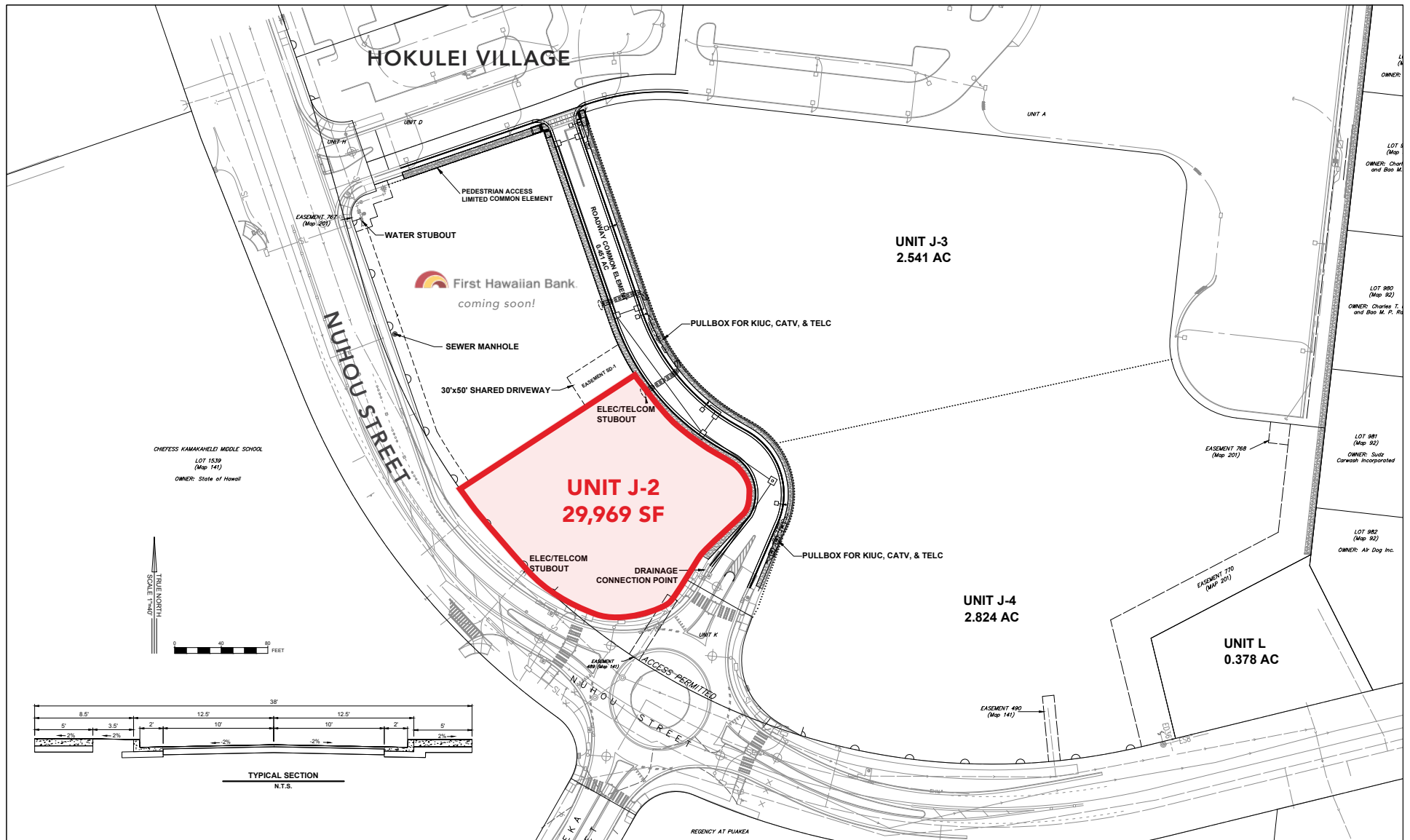




HOKULEI VILLAGE PAD SITE FOR LEASE

HOKULEI VILLAGE LOT J-2, LIHUE, HI 96766 | KAUA'I

SITE PLAN - HOKULEI VILLAGE, LOT J-2



Tax Map Key: 3-3-03: 46
190211 KAE16-GF001 Hokuiei Phase II.dwg
KAE16-GF001

KODANI & ASSOCIATES ENGINEERS, LLC
3126 Akahi Street, Lihou'e, Kauai, Hawaii

HOKULEI VILLAGE PHASE II UNIT J-2
UTILITY CONNECTION LOCATIONS
2/19/2019

LIHUE AREA MAP



LEASE DETAILS

Newly developed commercial pad site for lease at the entrance to **Hokulei Village Shopping Center**, strategically positioned for high visibility from Costco and Home Depot traffic. **Hokulei Village Lot J-2** offers easy accessibility from Lihue Airport (2.7 miles) and is just 1.6 miles from downtown Lihue, Kauai's main business district. The property, adjacent to a high-quality shopping center with anchor tenants Safeway and Petco, is open to negotiation on lease terms depending on the user. The location caters to a diverse mix of affluent local residents and draws tourists due to its convenient location off Kaumualii Highway—a major island thoroughfare. Don't miss this prime opportunity for a new build at this prime location in Hokulei Village.



TMK	(4) 3-3-56-2
PARCEL SIZE	29,969 SF
POTENTIAL USE	Retail, Restaurant, Showroom, Warehouse, Office
ZONING	CG
TERM	Negotiable
GROSS RENT	Negotiable
AVAILABILITY	Contact Agent
HIGHLIGHTS	<ul style="list-style-type: none">• Newly graded lot, ready for construction• Located next to Hokulei Village Shopping Center with anchor tenants Petco & Safeway• Great visibility from Nuhou St, on route to Home Depot and Costco centers• Vehicle access from Nuhou St & Kaneka St• Single tenant opportunity

PHOTO GALLERY

site outlines are for illustrative purposes only, not to scale



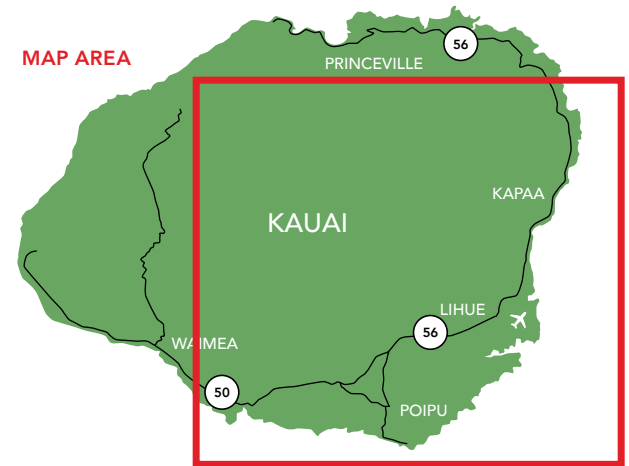
BEALL CORP
RETAIL REAL ESTATE

DAN METSCH (B), VICE PRESIDENT - ASSET MANAGEMENT
(808) 652-9205
DAN@THEBEALLCORPORATION.COM

ROGER B. LYONS (B), PRINCIPAL
(808) 469-4330
ROGER@THEBEALLCORPORATION.COM

AREA HIGHLIGHTS & DEMOGRAPHICS

- 1,934 Visitor Units in the Wailua/Kapaa Area
- Additional 1,599 Visitor Units in the nearby Lihue Area
- Kaua'i received 1.36 million visitors in 2024, a 3.5% decrease from 2023
- Kaua'i resident population (2024 estimated): 73,985



DEMOGRAPHICS	3 MILE	5 MILE	15 MILE
Estimated Population 2024	15,311	16,220	57,737
Adj. Daytime Demographics Age 16 Years or Over	15,656	16,825	38,008
Households	5,060	5,312	19,741
AVG HH Income	\$122,410	\$122,155	127,890
Total Annual Consumer Retail Expenditure	\$ 280.87 M	\$295.57 M	\$2.27 B

