

FOR SALE

Fee
Simple

Colliers



MULTI-TENANT INVESTMENT OPPORTUNITY

3-3204 KUHIO HIGHWAY | LIHUE, HI 96766

Alika Cosner (S) SIOR

Senior Vice President

Lic # RS-69441

+1 808 292 4599

alika.cosner@colliers.com

Patrick McGranahan (S)

Senior Associate

Lic # RS-83939

+1 808 754 8535

patrick.mcgranahan@colliers.com

PROPERTY OVERVIEW

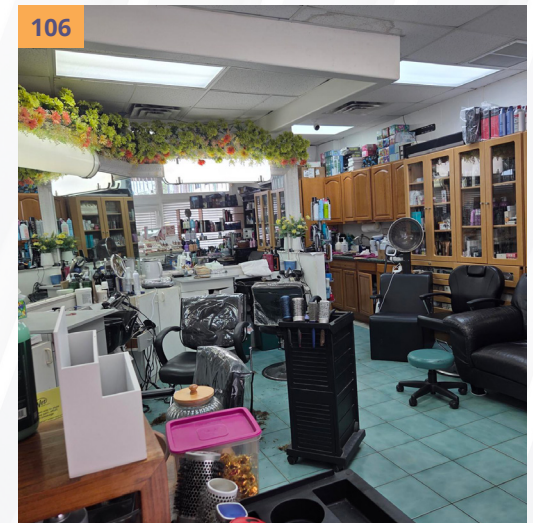
Presenting a prime multi-tenant commercial investment opportunity in the heart of Lihue, Kauai, strategically located on a bustling thoroughfare frequented by both tourists and locals. This well-maintained property features a diverse mix of service-oriented tenants providing investors with stable cashflow. With exceptional visibility and ample parking, this location is ideal for attracting foot traffic and enhancing customer accessibility. This investment provides a balanced approach to real estate investment, combining stability, flexibility and potential rent growth.

- » **Reduced Vacancy Risk** | multiple tenants with varied expiration dates creates less impact on the property.
- » **Diverse Income** | tenants cater to various market sectors, mitigating the risk of income loss if one segment of the market should falter.
- » **Long Lasting Tenancy** | most tenants have gone through multiple renewals and have long-term tenancy plans at the project.
- » **Capital Improvement** | roof replacement project completed in 2025 w/ 20 yr warranty provides ease of mind for years to come.
- » **Parking** | approximately 20 stalls providing convenience to customers.



TMK	(4) 3-6-6-91 & 92
Zoning	C-G Commercial
Tenure	Fee Simple
Asking Price	\$2,100,000
Space Available	6,822 SF
NOI	\$120,130 (2026)
RPT	\$13,994.37 (2025)
Land Area	15,900 SF
Year Built	1990

TENANT OVERVIEW



Suite	101	102	103/104	105/106	107
Tenant Name	Happy Family LLC (Monster Sushi)	Malama Kauai	Kokua Healthcare	Hoola Lahui	Susan Bacelonina
Rentable SF	1,444	896	1,792	2,092	598
Monthly Base Rent	\$3,153.70	\$1,747.20	\$1,500	\$3,770.83	\$1,262.05
Rent PSF	\$2.18	\$1.95	\$0.84	\$1.80	\$2.11
LXD	1/31/2033	6/30/2027	10/31/2027	10/31/2027	6/30/2029
Renewal Option	N/A	N/A	N/A	N/A	N/A
Description	Corner unit, full commercial kitchen, sushi restaurant operator, recently extended term.	Manufacturing for food distribution, open floor plan, single restroom.	Educational use, nursing school for caregiving services, multiple private offices and single restroom.	Fitness operator, open floor plan with single restroom.	Hair salon operator, two working stations, single restroom.

NEARBY AMENITIES

1	Walmart
2	Wilcox Medical Center
3	McDonald's
4	Hilo Hattie
5	KFC
6	7-Eleven
7	Pizza Hut
8	Subway
9	Aloha Roastery

Demographics	1-mile	3-mile	5-mile
Total Population	5,072	17,259	18,405
Households	1,692	5,520	5,823
Families	1,081	3,804	4,021
Median Home Value	\$840,483	\$840,660	\$845,876
Median Age	46.4	42.9	43.1



MARKET OVERVIEW

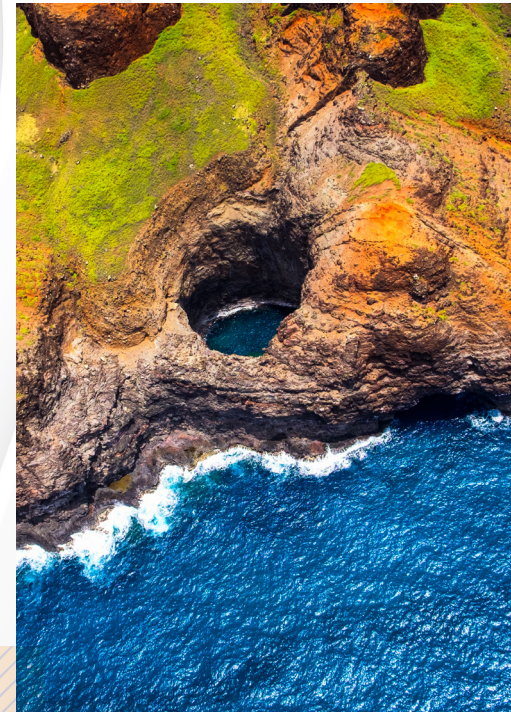
Lihue

Located on the eastern shore of the island of Kauai, Lihue has established itself as the island's business and commercial epicenter. As Kauai's main commercial and administrative hub, Lihue is easily reached through its primary airport, which offers regular flights from major mainland cities and inter-island routes. Tourism drives the local economy, supported by strong hospitality, retail, and service sectors. The town is home to major resorts like the Kauai Marriott Resort & Beach Club and the Grand Hyatt Kauai Resort & Spa. Lihue also hosts key government offices, financial institutions, and professional services, reinforcing its role as the island's center for business and administration.

Kauai

Kauai is the fourth largest island in the Hawaii chain and is often called the "Garden Isle". Known for natural beauty and slower pace, Kauai offers a serene contrast to the more developed Hawaiian islands. The island is divided into four main regions. - The North Shore is famous for Emerald cliffs and beaches while the east side, also known as the coconut coast, serves as the primary commercial and residential hub. The South Shore is known for its sunny weather and popular resort areas, while the rugged west side is home to the breathtaking Waimea Canyon and Koke'e State Park.

Despite macro-economic challenges, including economic pressures from rising costs and tourism fluctuations, Kauai's commercial real estate market has shown resilience. The outlook remains positive, with expectations for growth, driven by sustainable tourism and development initiatives aimed at preserving the island's natural beauty. As Kauai continues to balance economic development with environmental stewardship, the islands commercial real estate sector is poised for steady, thoughtful growth.





For more information, contact:

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