



FREE-STANDING RETAIL BUILDING FOR SALE

OWNER/USER | INVESTMENT OPPORTUNITY

3366 WAAPA RD

LIHUE | HI 96766

CBRE



PROPERTY OVERVIEW

DESCRIPTION

Rare opportunity to purchase the leasehold interest in a free-standing retail building, at one of the most desirable locations on the Island of Kauai. The property consists of a 12,008 square foot retail building situated on two (2) parcels totaling approximately 1.24 acres. The property offers a large, dedicated parking field with 40 stalls and easy vehicular

access from Waapa Road. The property is located near the major resorts, retail centers and restaurants surrounding Nawiliwili Harbor, where the many cruise ships docks bringing visitors to this busy retail corridor. The property's proximity to Kalapaki Beach makes this an ideal location to capture both local and visitor traffic.

HIGHLIGHTS

- + Close proximity to hotels
- + Easy access from highway
- + High traffic and visibility
- + 40 Parking stalls

LEASE EXPIRATIONS

TMK (4) 3-2-004:056 (parking lot)

December 19th, 2038

TMK (4) 3-2-004:006 (building)

January 31st, 2039

12,008 SF
Building Size

\$3,900,000
Asking Price

\$324.78
Price Per SF

SITE PLAN



RENT ROLL

Suite #	Tenant Name	Size (RSF)	Pro		Rent \$/SF/Mo	OPEX \$/SF/Mo	Annual Increases	Lease	Lease	Options Remaining
			Rata (SF)	Rent Monthly				Start Date	End Date	
500	Kind Coffee	283	2.7%	\$3,500.00	\$12.37	\$0.58	3%	10-01-2024	09-30-2029	-
501	Che' - Snacks	712	6.7%	\$1,000.00	\$1.40	-	3%	--	Month-to-Month	--
502	Ohana Smoke Shop	832	7.8%	\$8,000.00	\$9.62	-	3%	--	Month-to-Month	--
503	SS Portal	330	3.1%	\$1,400.00	\$4.24	\$0.15	3%	12-01-2024	04-30-2025	-
504	Komohana Roots	606	5.7%	\$2,000.00	\$3.30	\$0.16	3%	02-01-2025	Under Negotiation	-
505	Precious & Things	319	3.0%	\$1,200.00	\$3.76	\$0.33	3%	11-01-2024	04-30-2026	-
506	Economy Rent-a-Car	335	3.2%	\$2,000.00	\$5.97	\$0.28	3%	05-01-2024	04-30-2026	-
507	Stichn Aloha	346	3.3%	\$2,000.00	\$5.78	\$0.27	3%	05-01-2024	04-30-2025	-
508	South Pacific Bistro Office	335	3.2%	\$2,000.00	\$5.97	\$0.28	3%	--	Month-to-Month	--
509/510	Noka Grill Storage	962	9.1%	\$2,000.00	\$2.08	\$0.10	3%	--	Month-to-Month	--
511/512	Aloha Glo Mini Golf	4,296	40.4%	\$10,485.00	\$2.44	\$1.50	3%	05-01-2025	04-30-2028	3 Yr
513	Management Office	350	3.3%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
514	Management Office	210	2.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
515	ABC Storage	423	4.0%	\$2,376.84	\$5.62	\$1.95	3%	--	Month-to-Month	--
516	Vacant	175	1.6%	-	-	-	-	-	-	-
517	Vacant	112	1.1%	-	-	-	-	-	-	-
Total Figures		10,626 RSF	100%	\$ 37,961.84	\$3.16					



LOCATION MAP



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

Population

2024 Estimated Population	2,977	17,058	17,271
2029 Projected Population	3,135	17,426	17,642
2024 to 2029 Projected Population Growth Rate	1.04%	0.43%	0.43%

Households

2024 Estimated Households	1,173	5,591	5,630
2029 Projected Households	1,248	5,758	5,798
2024 to 2029 Projected Household Growth Rate	1.25%	0.59%	0.59%
2024 Average Household Size	2.50	2.98	2.99

Household Income

2024 Average Household Income	\$126,106	\$128,960	\$128,949
2029 Projected Average Household Income	\$144,287	\$147,420	\$147,385

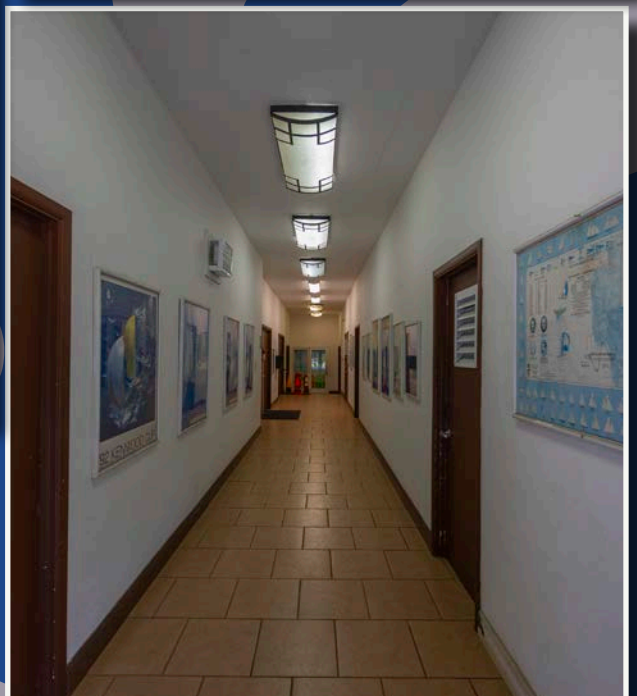
Race and Ethnicity

White	600 (20.2%)	2,854 (16.7%)	2,910 (16.8%)
Black or African American	29 (1.0%)	106 (0.6%)	107 (0.6%)
Asian or Pacific Islander	1,127 (37.9%)	7,758 (45.5%)	7,839 (45.4%)
American Indian or Alaska Native	14 (0.5%)	55 (0.3%)	55 (0.3%)
Other race	48 (1.6%)	194 (1.1%)	198 (1.1%)
Two or More Races	868 (29.2%)	4,573 (26.8%)	4,627 (26.8%)

Place of Work

2024 Businesses	267	1,322	1,354
2024 Employees	2,761	13,747	14,099

PHOTO GALLERY





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NICHOLAS PAULIC (B)

Senior Vice President

+1 808 541 5108

nicholas.paulic@cbre.com

Lic. RB-22952

AJ CORDERO (B)

Vice President

+1 808 541 5111

aj.cordero1@cbre.com

Lic. RB-24096

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