



# HOKULEI VILLAGE PAD SITE FOR LEASE

HOKULEI VILLAGE LOT J-2, LIHUE, HI 96766 | KAUAI



**HOKULEI VILLAGE**

**UNIT J-2**  
29,969 SF

**UNIT J-3**  
2.541 AC

**UNIT J-4**  
2.824 AC

**UNIT L**  
0.378 AC

**NUHOU STREET**

**EKA STREET**

**REGENCY AT PUANA**

**CHIEFESS KAMAKAHELE MIDDLE SCHOOL**  
LOT 1539 (Map 141)  
OWNER: State of Hawaii

**First Hawaiian Bank.**

**PEDESTRIAN ACCESS LIMITED COMMON ELEMENT**

**WATER STUBOUT**

**SEWER MANHOLE**

**30'x50' SHARED DRIVEWAY**

**ELEC/TELCOM STUBOUT**

**DRAINAGE CONNECTION POINT**

**PULLBOX FOR KIUC, CATV, & TELC**

**EASEMENT 767 (Map 201)**

**EASEMENT 768 (Map 201)**

**EASEMENT 770 (Map 201)**

**EASEMENT 490 (Map 141)**

**ACCESS PERMITTED**

**TRUE NORTH**  
SCALE 1"=40'

**TYPICAL SECTION**  
N.T.S.

**LOT 880 (Map 92)**  
OWNER: Charles F. and Bao M. P. Pa

**LOT 881 (Map 92)**  
OWNER: Sutz Carwash Incorporated

**LOT 882 (Map 92)**  
OWNER: Air Dog Inc.

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"><li>• Newly graded lot, ready for construction</li><li>• Located next to Hokulei Village Shopping Center with anchor tenants Petco &amp; Safeway</li><li>• Great visibility from Nuhou St, on route to Home Depot and Costco centers</li><li>• Vehicle access from Nuhou St &amp; Kaneka St</li><li>• Single tenant opportunity</li></ul>



# PHOTO GALLERY

site outlines are for illustrative purposes only, not to scale



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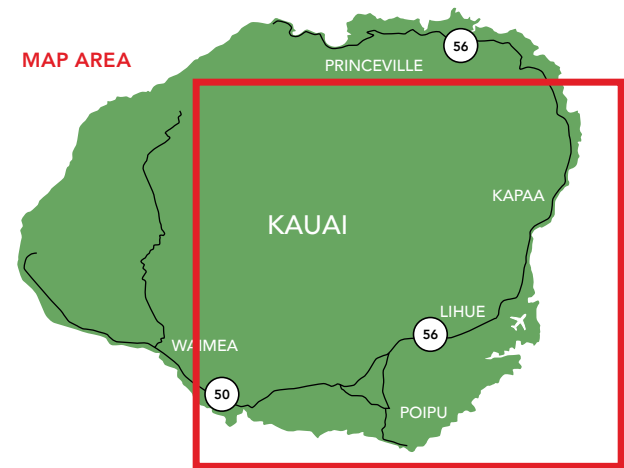
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# AREA HIGHLIGHTS & DEMOGRAPHICS

- 1,736 Visitor Units in the Lihue Area
- Additional 1,903 Visitor Units in the nearby Wailua/Kapaa Area
- Kauai received 1.37 million visitors in 2024
- Kauai resident population (2025 estimated): 73,996



DEMOGRAPHICS	3 MILE	5 MILE	15 MILE
Estimated Population 2025	15,344	16,256	57,680
Adj. Daytime Demographics Age 16 Years or Over	16,128	17,146	38,515
Households	5,041	5,291	19,637
AVG HH Income	\$128,864	\$128,428	\$133,088
Total Annual Consumer Retail Expenditure	\$ 289.27 M	\$304.31 M	\$1.13 B



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