

Hokulei Village Pad

4454 Nuhou St
Lihue, HI 96766

RETAIL PAD FOR LONG TERM GROUND LEASE



KUKUI GROVE CENTER
macy's Longs Drugs
Times SUPERMARKETS
Spectrum
HawaiiUSA FEDERAL CREDIT UNION
ROSS DRESS FOR LESS

AMERICAN Savings Bank

Jack in the box

TEXACO

verizon

PANDA EXPRESS

SUPERCUTS

petco

Domino's

Quick Quack CAR WASH

First Hawaiian Bank

KAUMUALII HWY
28,800 VPD

NUHOU ST
9,200 VPD

Hokulei Village Pad

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Secure your spot in the heart of Kauai's most dynamic commercial center! Hokulei Village, a brand new, high-quality community shopping center, presents a rare opportunity for a long-term ground lease on a prime retail pad. Located in Lihue, Kauai's central business district, this sought-after location offers unparalleled visibility and access to a diverse and affluent customer base.

Hokulei Village is strategically positioned near the Lihue Airport, ensuring consistent foot traffic from both local residents and tourists alike. This vibrant center is already anchored by a new Safeway and Petco, drawing a steady stream of shoppers daily. The center also boasts a strong mix of established retail, dining, and service providers, creating a thriving environment for businesses to flourish.



STRONG ANCHORS

Benefiting from the consistent draw of a new Safeway and Petco



STRATEGIC LOCATION

Situated in Lihue, Kauai's main commercial hub, in close proximity to the airport



DINING DESTINATION

Positioned to become a key dining destination, offering the opportunity to cater to a diverse clientele seeking convenient and quality food options



HIGH VISIBILITY

Located directly on Kaunualii Highway, a major thoroughfare on the island, providing excellent exposure to passing traffic



AFFLUENT DEMOGRAPHICS

Serves a vibrant mix of affluent local residents and a significant tourist population





2025 AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,024	16,445	17,372
Households	1,624	5,297	5,536
Average HH income	\$143,943	\$131,503	\$130,687
Daytime Population	6,683	22,928	23,765
Kauai Visitor Arrivals	1,075,412		
Kauai Visitor Spending	\$2.18B		

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CONTACT US

NICHOLAS PAULIC

Senior Vice President
808 541 5108

Nicholas.Paulic@cbre.com
Lic. RB-22952

AJ CORDERO

Vice President
808 541 5111

AJ.Cordero1@cbre.com
Lic. RB-24096

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