



KAUAI COMMERCIAL REALTY LLC
PROPERTY MANAGEMENT AND BROKERAGE SERVICES



STAND-ALONE RESTAURANT BUILDING FOR LEASE

4-733 Kuhio Hwy, Kapaa, 96746

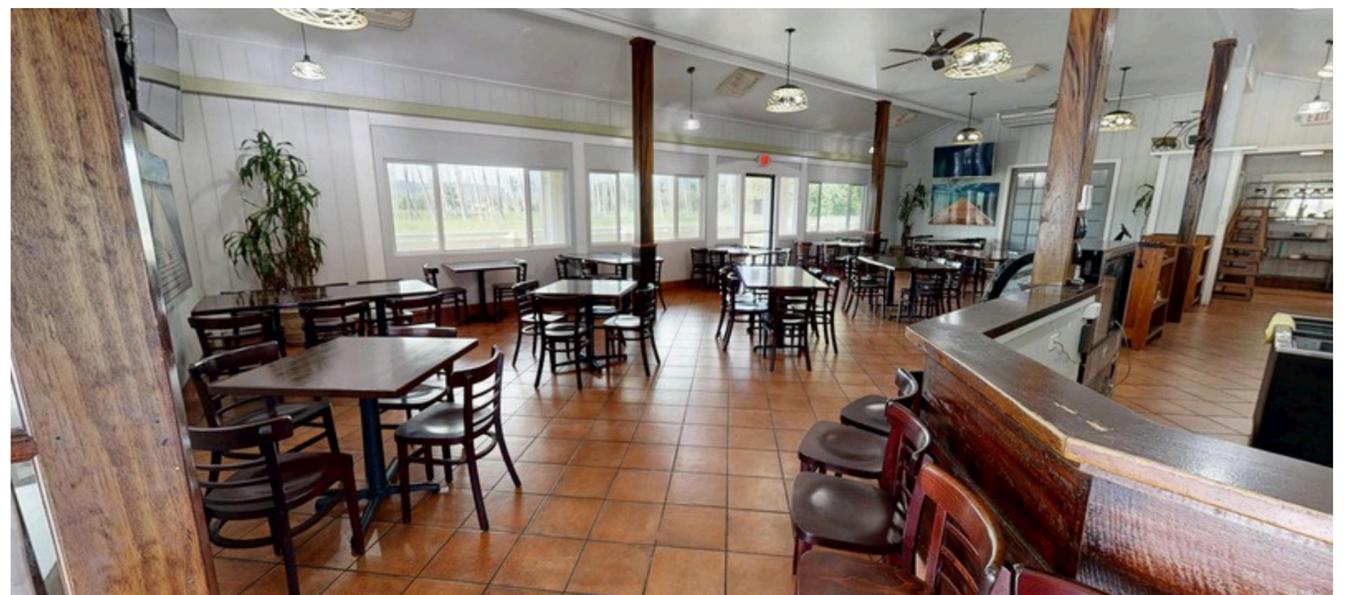
PROPERTY DESCRIPTION

Located along Kūhiō Highway in the heart of Kapa'a, this second-generation restaurant space offers a rare turnkey opportunity with an existing dedicated bar area build-out and strong highway visibility along Kaua'i's primary east-side corridor.

The space is fully outfitted with tables, chairs, commercial kitchen equipment, and service ware, with ownership open to the separate sale of FF&E to allow a new tenant to commence operations quickly.

Positioned within a vibrant mixed-use area serving both local residents and visitors along the Coconut Coast, the property benefits from convenient access, on-site parking, and excellent signage exposure.

Suitable for a variety of food, beverage, and retail concepts—subject to zoning and approvals—this offering presents a unique opportunity in a market with limited comparable restaurant spaces available.



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LEASE DETAILS

SIZE -	6,460 SF
BASE RENT -	\$1.90 PER SF
OPERATING EXPENSES -	\$1.10 PER SF
TERM -	NEGOTIABLE
AVAILABILITY -	AVAILABLE NOW

Separately metered - includes the use of PV system , reducing approximately 40% of electricity costs.



PROPERTY INFORMATION

Street Address: 4-733 Kuhio Hwy, Kapaa, HI 96746

Year Built: 1994

TMK: 4-4-3-006-001

Zoning: CG

Lot Size: 41,528 SF

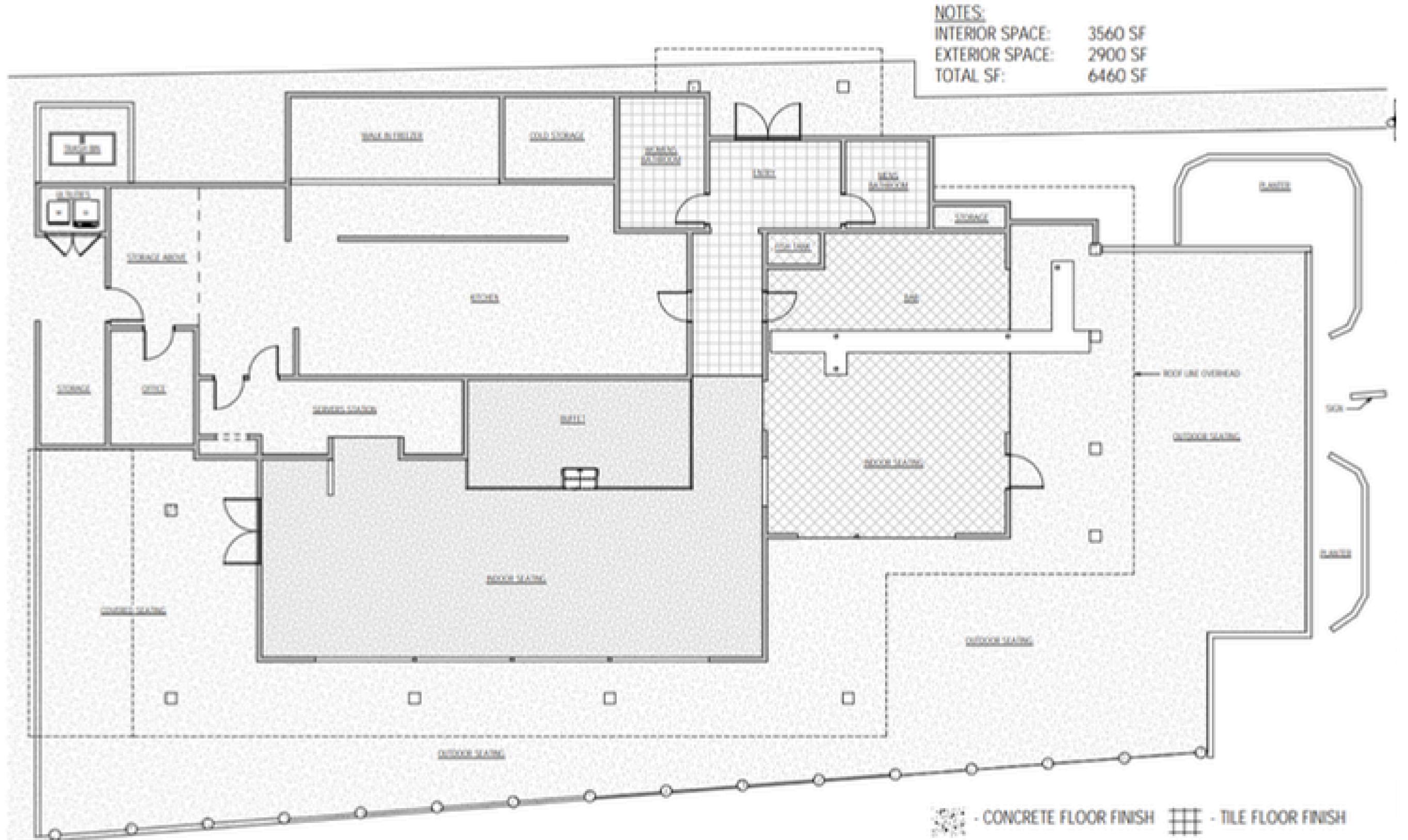


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BUILDING PLAN

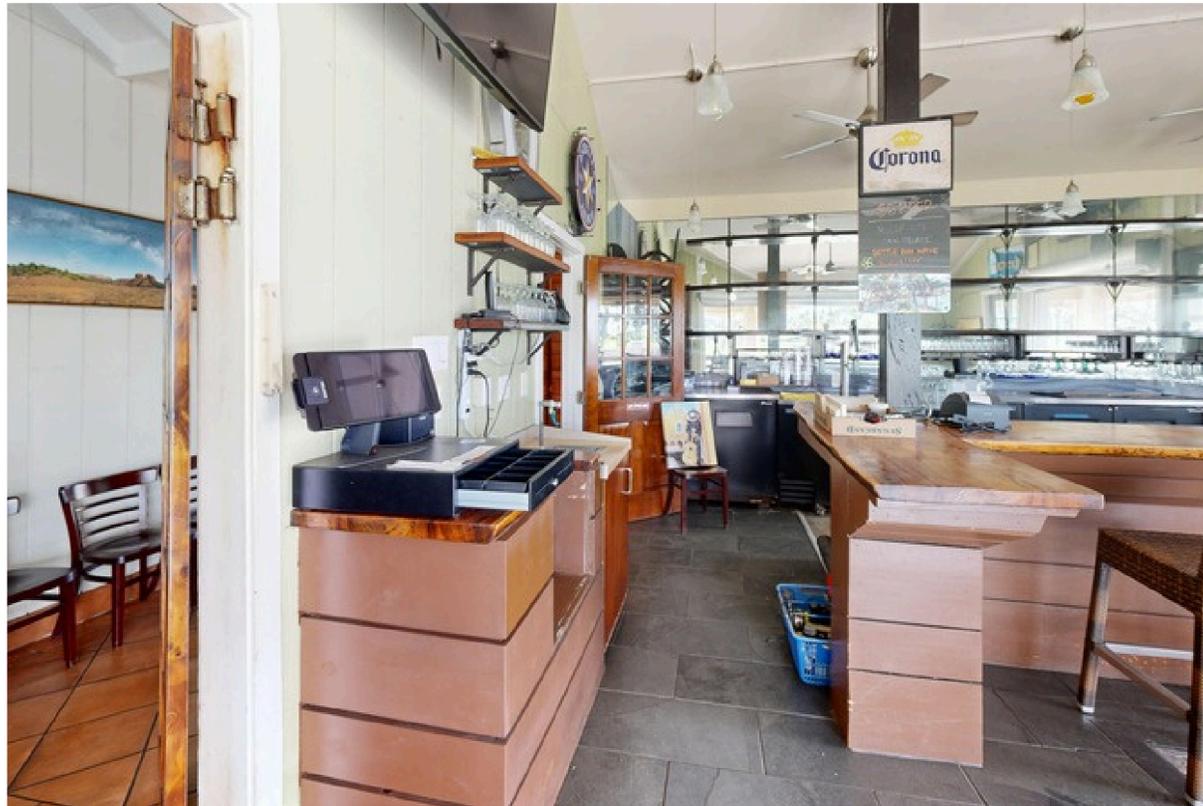


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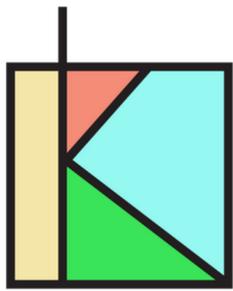
PHOTOS



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