



FREE-STANDING RESTAURANT BUILDING WITH PARKING
FEE SIMPLE

4-985 KUHIO HWY | KAPA'A | HI 96746

\$1,500,000

STANDARD  COMMERCIAL

REAL ESTATE ADVISORY GROUP

Property Description

Exceptional free-standing restaurant building with parking in the heart of Kapa'a. This trophy property benefits from direct exposure along Kuhio Highway, one of Kaua'i's main thoroughfares with nearby daily traffic counts exceeding 26,000 vehicles; it is also home to an established and highly regarded restaurant, offering a chef-driven tasting menu restaurant and multi-year Hale 'Aina Award winner for Best Restaurant Kaua'i (2023–2026), and an OpenTable Diners' Choice recipient (2022–2026). The building was thoroughly and tastefully renovated in 2021 to include high-end finishes, a fully permitted commercial kitchen complete with hood, vent, fire suppression and grease trap, as well as a fenced, dedicated paved parking lot.

The stand-alone layout allows for clear visibility, signage, and independent operation. Properties of this type are limited within the immediate area, where most commercial spaces are located within multi-tenant centers. The property is suitable for a range of retail or service uses and may appeal to an owner-user or investor seeking a presence in the bustling Kapa'a submarket. Restaurant business and FF&E can be made available for sale.



Highlights

- Excellent location in Kapa'a Town corridor
- Full property renovation in 2021
- High-end finishes throughout
- Fully built-out commercial kitchen
- Stand-alone building and signage/branding opportunity
- Dedicated on-site parking
- Suitable for retail or restaurant use
- Limited comparable for-sale inventory



Property Information

ASKING PRICE	\$1,500,000
LAND AREA	5,622 SF
GROSS BUILDING AREA	1,400 SF
ZONING	C-G (Commercial General)
YEAR BUILT	2011
YEAR RENOVATED	2021
CURRENT USE	Owner-User Restaurant
CONSTRUCTION	Wood
TAX MAP KEY	4-4-3-9-12
PARKING	7 Stalls
AMENITIES	Commercial kitchen, grease trap, hood, HVAC, two restrooms, additional kitchen storage, 3-compartment sink



Property Boundary

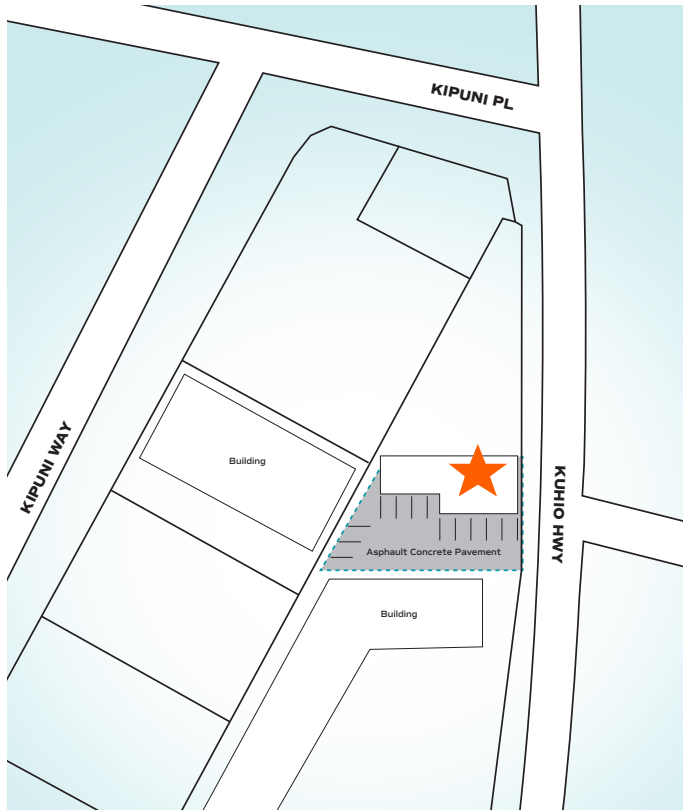


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average Household Income	\$118,161	\$109,598	\$121,618
2024 Population	1,427	13,753	23,038

TRAFFIC VOLUME

Kuhio Highway & Kipuni Place	25,607
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KEY PROPERTY METRICS

Average Retail Base Rent	\$3.00 - \$5.00/SF
2025 Real Property Tax	\$7,168
2025 Flood Insurance	\$4,833

Photos



PRESENTED BY

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