



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

\$3,000,000
Asking Price

\$249.83
Price Per SF

LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	2,977	17,058	17,271
2028 Projected Population	3,135	17,426	17,642
2023 to 2028 Projected Population Growth Rate	1.04%	0.43%	0.43%
Households			
2023 Estimated Households	1,173	5,591	5,630
2028 Projected Households	1,248	5,758	5,798
2023 to 2028 Projected Household Growth Rate	1.25%	0.59%	0.59%
2023 Average Household Size	2.50	2.98	2.99
Household Income			
2023 Average Household Income	\$126,106	\$128,960	\$128,949
2028 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	1,218 (47.7%)	9,277 (54.4%)	9,374 (54.3%)
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			
2023 Businesses	267	1,344	1,376
2023 Employees	2,878	14,822	15,199

PHOTO GALLERY





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