

# LIHUE TOWN PLAZA

**PRIME RETAIL FOR LEASE IN THE HEART OF LIHUE**



## A Prime Opportunity in the Heart of Kauai's Vibrant Future

Located on bustling Rice Street, Lihue Town Plaza offers a unique opportunity to become a part of Kauai's premier retail destination.

The property is currently undergoing a comprehensive renovation, designed to elevate both the aesthetic and functional appeal for tenants and their customers alike.

With unmatched visibility, abundant on-site and off-site parking, high vehicle traffic and high ceilings, Lihue Town Plaza is poised to become the centerpiece of Rice Street's exciting revitalization initiative led by the County.



# HIGHLIGHTS



### UNMATCHED VISIBILITY

Prime location on Lihue's main thoroughfare



### CONVENIENT ACCESS

Dedicated left turn lane into the property



### ABUNDANT PARKING

Ample on-site spaces with additional street parking



### COMPREHENSIVE BUILDING UPGRADES

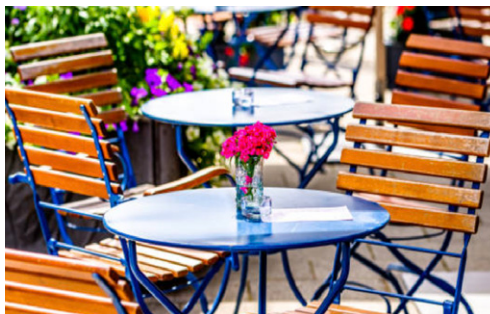
Include refreshed exterior paint, modernized signage, enhanced landscaping, and more



### VERSATILE HIGH-CEILING SPACES

Flexible configurations suitable for various retail concepts

CENTRAL TO A MAJOR GOVERNMENT-BACKED REVITALIZATION



# LEASING INFORMATION

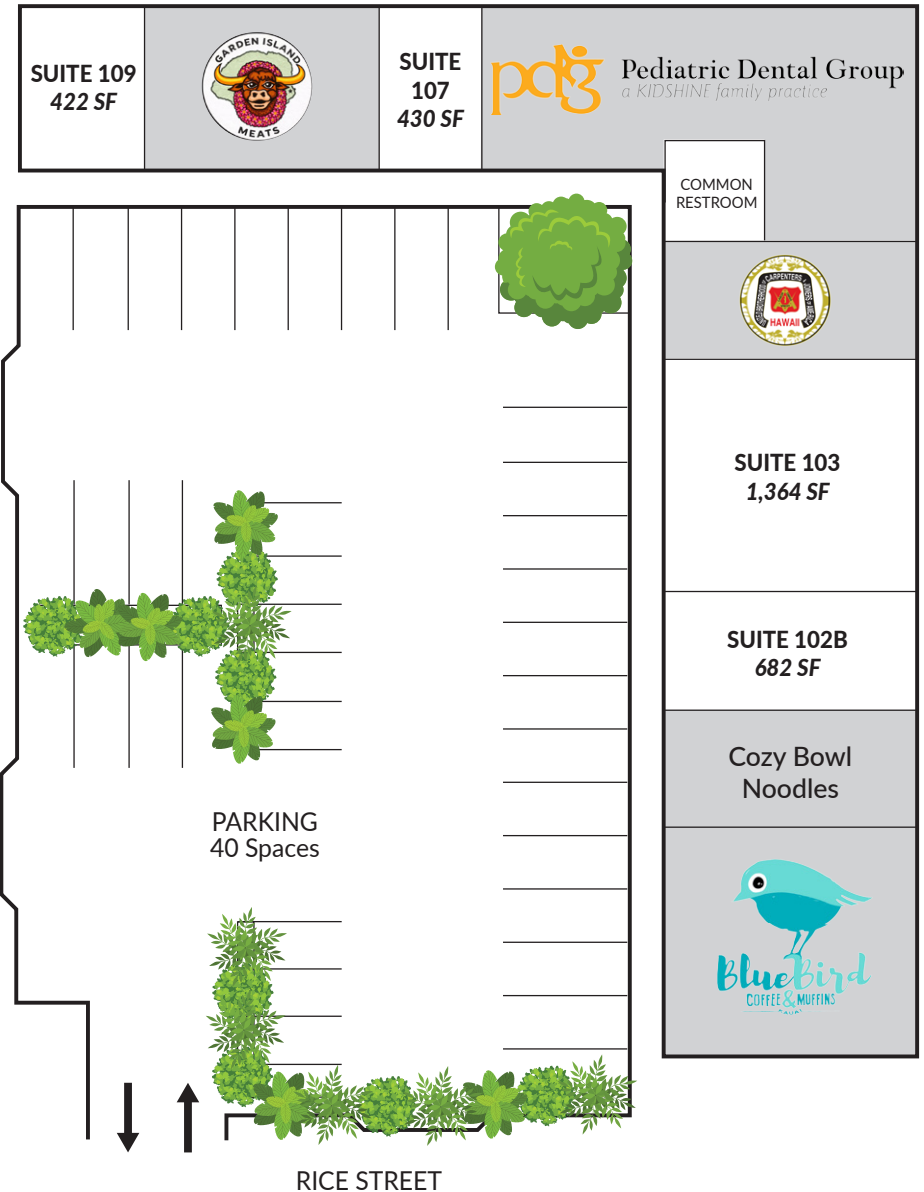
## LEASING INFORMATION

|                    |                                   |
|--------------------|-----------------------------------|
| ADDRESS            | 4180 Rice Street, Lihue, HI 96766 |
| ASKING BASE RENT   | Inquire with Agent                |
| OPERATING EXPENSES | \$1.14/SF/MO (estimated 2025)     |
| LEASE TERM         | Negotiable                        |

## AVAILABLE SPACES

|            |          |                                                                                                                       |
|------------|----------|-----------------------------------------------------------------------------------------------------------------------|
| SUITE 102B | 682 SF   | Retail space – Open layout, ready for customization                                                                   |
| SUITE 103  | 1,364 SF | Retail space – Open layout, ready for customization                                                                   |
| SUITE 107  | 430 SF   | Small retail or office space in good condition, featuring existing built-out rooms, a sink, and an exclusive restroom |
| SUITE 109  | 422 SF   | End cap retail or office space with great visibility directly facing Rice St.                                         |

*Note: Suites 102B through 103 can be combined to accommodate various sizes up to 2,046 SF.*



# LOCATION



## PRIME CENTRAL LOCATION

Lihue Town Plaza is located in the heart of Rice Street's revitalized corridor. Just minutes from Downtown Lihue, key government offices, and major business centers. Its central location offers convenient access to Lihue Airport, less than 2 miles away, making it an ideal spot for both local customers and visitors.

## COMMUNITY HIGHLIGHTS

Enjoy proximity to popular restaurants, boutique retail, and local coffee shops, along with easy access to Kalena Park and the County Civic Center. The area is also home to community events like the Rice Street Block Party and Lihue Night Market, bringing consistent traffic and local energy to the neighborhood.

## DEMOGRAPHICS

| 2024 Population |        | 2024 Avg Household Income |           |
|-----------------|--------|---------------------------|-----------|
| 1 mile          | 6,507  | 1 mile                    | \$109,866 |
| 3 mile          | 16,900 | 3 mile                    | \$103,291 |
| 5 mile          | 17,003 | 5 mile                    | \$103,280 |

Annual Average Daily Traffic (AADT)  
16,000

PRESENTED BY

**STANDARD  COMMERCIAL**  
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