



Colliers

FOR SALE

Fee Simple Investment or
Owner-Operator Opportunity

3-3212 | 3-3218 | 3-3222

Kuhio Highway | Lihue, HI 96766

3222

3212

3218

Executive SUMMARY



Discover a rare fee-simple opportunity at the bustling intersection of Kuhio Highway and Ahukini Road—one of Kauai’s most visible and high-traffic locations. Situated on 28,179 square feet of land, this property features three buildings totaling 11,116 square feet of rentable area. Zoned C-G (Commercial General), the site offers exceptional flexibility for a wide range of uses, including retail, service, and office operations. Its prominent corner frontage ensures strong daily exposure to over 20,000 vehicles, making it a strategic location for businesses looking to maximize visibility and impact.

Located less than two miles from both Lihue Airport and Nawiliwili Harbor, the property provides unmatched access for travelers, logistics operations, and cruise-related businesses. It is also just minutes from several of Lihue’s top resorts, placing it squarely within Kauai’s hospitality and tourism corridor. Surrounded by a dense residential population and thriving commercial activity, this property presents significant potential for repositioning, redevelopment, or long-term investment in one of the island’s most dynamic submarkets.

Property DESCRIPTION



	3212 Kuhio Highway	3218 Kuhio Highway	3222 Kuhio Highway
Price	\$900,000	\$1,200,000	\$1,350,000
TMK Number	4-3-6-6-93	4-3-6-6-94	4-3-6-6-95
Total Buildings	1	1	1
Total Units	1	2	2
Total Rentable Area (SF)	2,988	4,002	4,126
Land Area (SF)	7,500	9,000	11,679
Description	Single tenant office building, previously used as medical office	One unit previously used as general office, second space converted to self-storage	Corner unit previously used as retail, interior space used as showroom and sales
Zoning	C-G	C-G	C-G
Real Property Tax	\$9,033.79	\$11,250.09	\$8,769.06

Investment HIGHLIGHTS

Owner-User Opportunity

There is potential for an operator to redevelop the site for their specific use when the current lease expires.

Flexible Zoning

Allows for a wider range of potential uses on the property which enhances marketability and maximizes the properties potential.

Existing Structures

Take advantage of the existing improvements and be operational with minimal initial capital improvements.

Prominent Corner

Situated between Lihue Airport and Nawiliwili Harbor, this strategic location enjoy an average daily traffic count of 20,196 making it ideal for retail or service-oriented businesses.

Central Location

Located in the heart of Kauai while offering unparalleled accessibility island-wide, these properties benefit from a population of 17,147 with an average annual household of \$128,954.



Market OVERVIEW

Lihue

Located on the eastern shore of the island of Kauai, Lihue has established itself as the island's business and commercial epicenter. As Kauai's main commercial and administrative hub, Lihue is easily reached through its primary airport, which offers regular flights from major mainland cities and inter-island routes. Tourism drives the local economy, supported by strong hospitality, retail, and service sectors. The town is home to major resorts like the Kauai Marriott Resort & Beach Club and the Grand Hyatt Kauai Resort & Spa. Lihue also hosts key government offices, financial institutions, and professional services, reinforcing its role as the island's center for business and administration.

Kauai

Kauai is the fourth largest island in the Hawaii chain and is often called the "Garden Isle". Known for natural beauty and slower pace, Kauai offers a serene contrast to the more developed Hawaiian islands. The island is divided into four main regions. – The North Shore is famous for Emerald clips and beaches while the east side, also known as the coconut coast, serves as the primary commercial and residential hub. The South Shore is known for its sunny weather and popular resort areas, while the rugged west side is home to the breathtaking Waimea Canyon and Koke'e State Park.

Despite facing challenges in 2023, including economic pressures from rising costs and tourism fluctuations, Kauai's commercial real estate market has shown resilience. The outlook remains positive, with expectations for growth, driven by sustainable tourism and development initiatives aimed at preserving the island's natural beauty. As Kauai continues to balance economic development with environmental stewardship, the islands commercial real estate sector is poised for steady, thoughtful growth.



Demographics (3-mile)



17,147

Total
Population



5,612

Total
Households



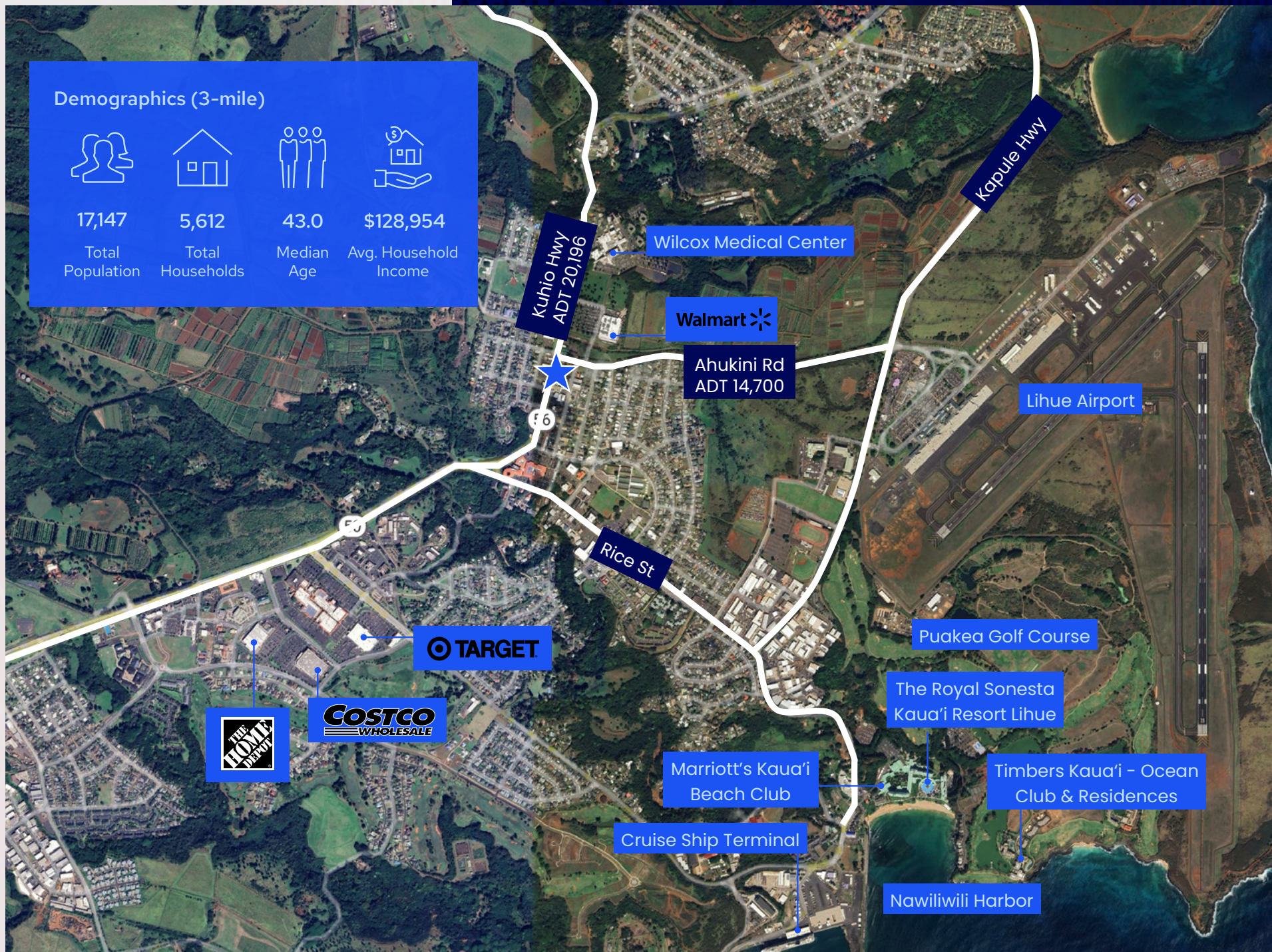
43.0

Median
Age



\$128,954

Avg. Household
Income





3212, 3218, 3222

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