

# KALU KALU AT 1624

4-1624 KŪHIŌ HIGHWAY  
KAPA'A, HI 96746

Rare Fee-Simple Oceanfront  
Investor or Owner-User Opportunity

CBRE

## 4-1624 Kūhiō Highway presents a rare opportunity to acquire a fee-simple oceanfront retail and flex property in Kapa'a.

This 21,746 SF property is unique with its ocean-front positioning, commercial building infrastructure, and prime location within a core business corridor of Kapa'a servicing a diverse mix of community businesses. Further, its central East Kaua'i positioning adjacent to Kapa'a Bypass Road, provides excellent accessibility to nearby residential neighborhoods and major employment centers.

The free-standing commercial building complete with open layouts and high ceilings across the first and second floors, in-place commercial lift infrastructure and loading dock, ample parking, and improved infrastructure, this property lends itself to a range of uses across single-occupants and a multi-tenanted scenario.

With limited commercial inventory available on Kaua'i and significant barriers for new development, 4-1624 Kūhiō Highway represents an advantageous opportunity for value-add investors or owner-users seeking a fee-simple asset in this supply-constrained island market. The combination of prime highway frontage, established tenant history, and strong area demographics support this offering as a strategic long-term investment in Kaua'i commercial market.



## INVESTMENT HIGHLIGHTS

### + Prime Highway Frontage

Located on Kūhiō Highway, and adjacent to Kapa'a Bypass Road, this asset offers excellent visibility and accessibility.

### + Established Commercial Location

Well situated within Kapa'a main business district, surrounded by established retail, dining, and service users.

### + Commercial Building Improvements

The property features a dedicated customer parking area, drive-in access from Kūhiō Highway to the Loading Dock, and other recently improved core infrastructure.

(Parking stall count: 33 | Traffic Count: 21,732 VPD)

### + Strong East Kaua'i Trade Area

Conveniently positioned between Līhu'e Airport and the North Shore, serving a broad residential and visitor population.

### + Limited Market Supply

Commercial development opportunities on Kaua'i remain constrained due to zoning limitations, permitting timelines, land values and high construction costs.

### + Owner-User or Value-Add Investment Potential

Strategic opportunity for owner-users seeking a presence in Kapa'a with flexibility to allow for multiple tenancies across the two-level building footprint.

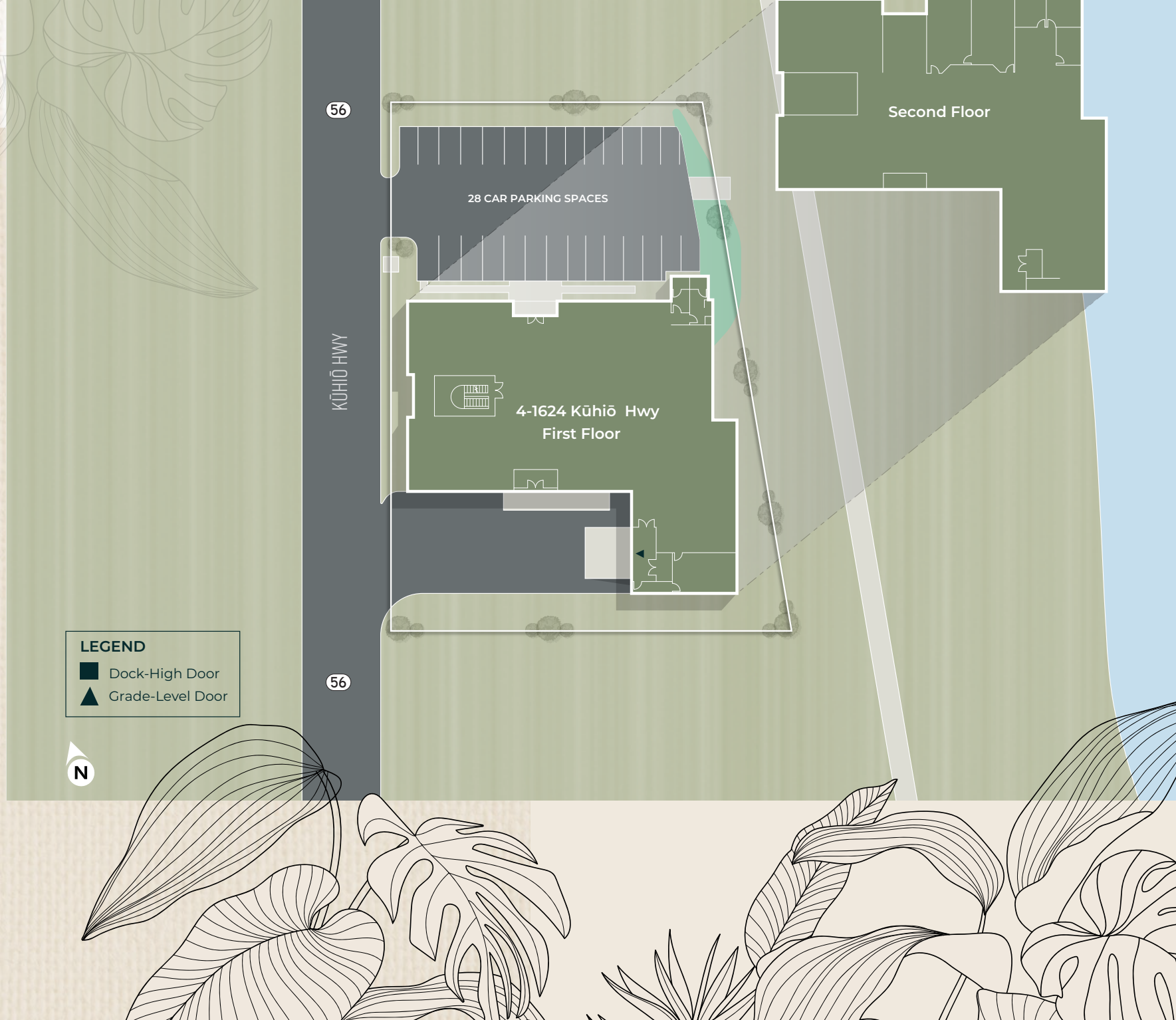
### + Maximized Kapa'a Visibility

Strong daily traffic counts and positioning adjacent to Kūhiō Highway allow for maximum signage exposure and visibility potential.



PROPERTY DESCRIPTION

<b>Address</b>	4-1624 Kūhiō Hwy Kapa‘a, HI 96746
<b>Pricing</b>	\$6,700,000 (\$308 PSF)
<b>Tax Map Key</b>	(4)-4-5-1-21 and 22
<b>Market/Submarket</b>	Kapa‘a, Kaua‘i
<b>Tenure</b>	Fee Simple
<b>Land Area</b>	23,467 SF (0.54 AC)
<b>Building Area</b>	21,746 SF
<b>Floors</b>	1st Floor – 11,266 SF 2nd Floor – 10,480 SF Basement Area – 11,189 SF
<b>Year Built</b>	1994
<b>Zoning/Renovated</b>	Commercial (C-G)/2025
<b>Permitted Use</b>	<a href="#">Link Here</a>
<b>Property Features</b>	Kitchen area Three restrooms Basement storage Loading dock Roll up door Man door Freight elevator In-Place Commercial Lift Infrastructure Accessible Ramp
<b>Parking</b>	33



## PROPERTY IMPROVEMENTS

### Recent property improvements include the following, which totaled more than \$2.4M:

- + Removal of All Damaged Vinyl Siding
- + Repair and Replacement of T111 Siding
- + Exterior Full Paint
- + New Roof and Insulation to Meet Code
- + Repair of All Window Trim and Water Intrusion
- + New HVAC

#### Level 2

- + Repair and Paint of Sub Floor
- + Full Gyp Lid and Existing ACT Removal
- + Repair and Build-Out of Existing Walls to Structure
- + Full Ceiling Structure Paint
- + New Lighting and Electrical



## AREA OVERVIEW

### Kapa'a

Kapa'a, located along the eastern shoreline of Kaua'i, serves as one of the island's most active commercial and residential communities. Positioned along Kūhiō Highway, the island's primary arterial route connecting Līhu'e to the North Shore, Kapa'a benefits from consistent daily traffic flow and strong visibility for retail and service-oriented businesses.

East Kaua'i supports a diverse economic base that includes financial institutions, healthcare providers, retail services, dining establishments, and local professional offices. Its central positioning allows businesses to serve nearby residential neighborhoods as well as visitors traveling between major island destinations.

Properties located directly on Kūhiō Highway benefit from high exposure, strong accessibility, and limited competition due to constrained commercial inventory. The corridor remains one of the most established and desirable locations for financial services, professional offices, and community-serving businesses.



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