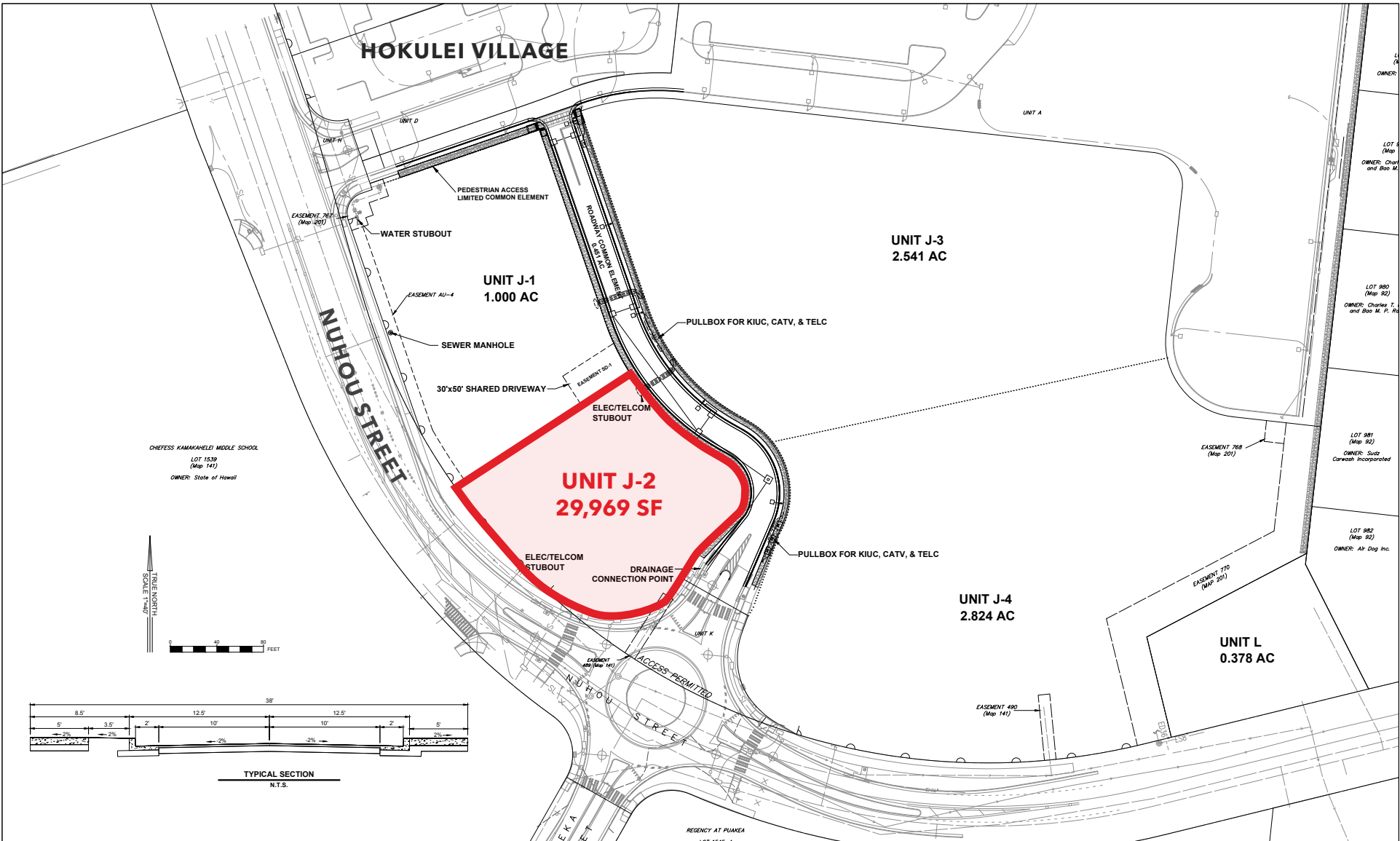




HOKULEI VILLAGE PAD SITE FOR LEASE

HOKULEI VILLAGE LOT J-2, LIHUE, HI 96766 | KAUA'I

SITE PLAN - HOKULEI VILLAGE, LOT J-2



Tax Map Key: 3-3-03: 46
190211 KAE16-GF001 Hokulei Phase II.dwg
KAE16-GF001

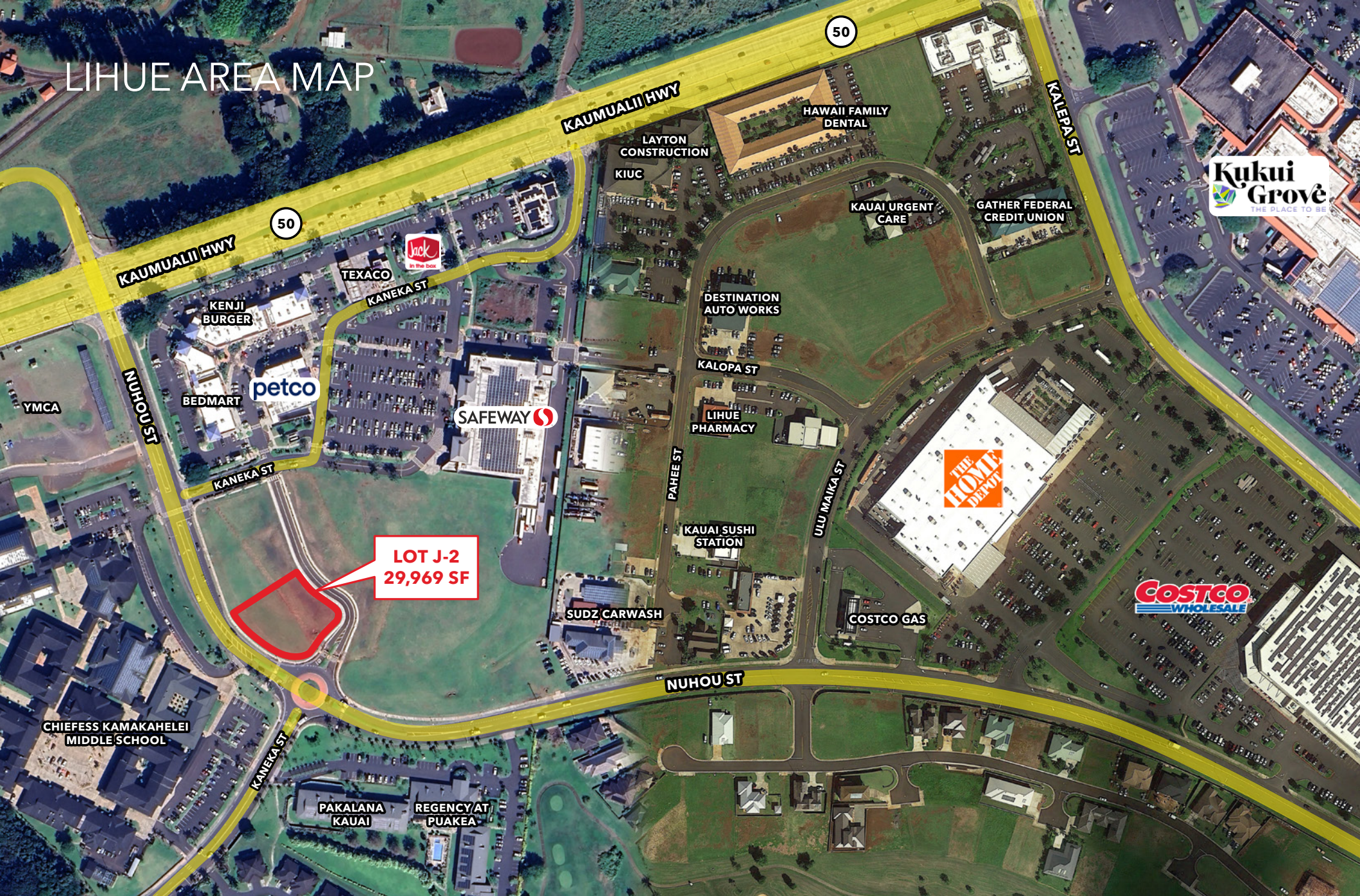
KODANI & ASSOCIATES ENGINEERS, LLC
3126 Akahi Street, Lihue, Kauai, Hawaii

HOKULEI VILLAGE PHASE II UNIT J-2
UTILITY CONNECTION LOCATIONS
2/19/2019



DAN METSCH (B), VICE PRESIDENT - ASSET MANAGEMENT
(808) 652-9205
DAN@THEBEALLCORPORATION.COM

LIHUE AREA MAP



LEASE DETAILS

Newly developed commercial pad site for lease at the entrance to **Hokulei Village Shopping Center**, strategically positioned for high visibility from Costco and Home Depot traffic. **Hokulei Village Lot J-2** offers easy accessibility from Lihue Airport (2.7 miles) and is just 1.6 miles from downtown Lihue, Kauai's main business district. The property, adjacent to a high-quality shopping center with anchor tenants Safeway and Petco, is open to negotiation on lease terms depending on the user. The location caters to a diverse mix of affluent local residents and draws tourists due to its convenient location off Kaumuali'i Highway—a major island thoroughfare. Don't miss this prime opportunity for a new build at this prime location in Hokulei Village.



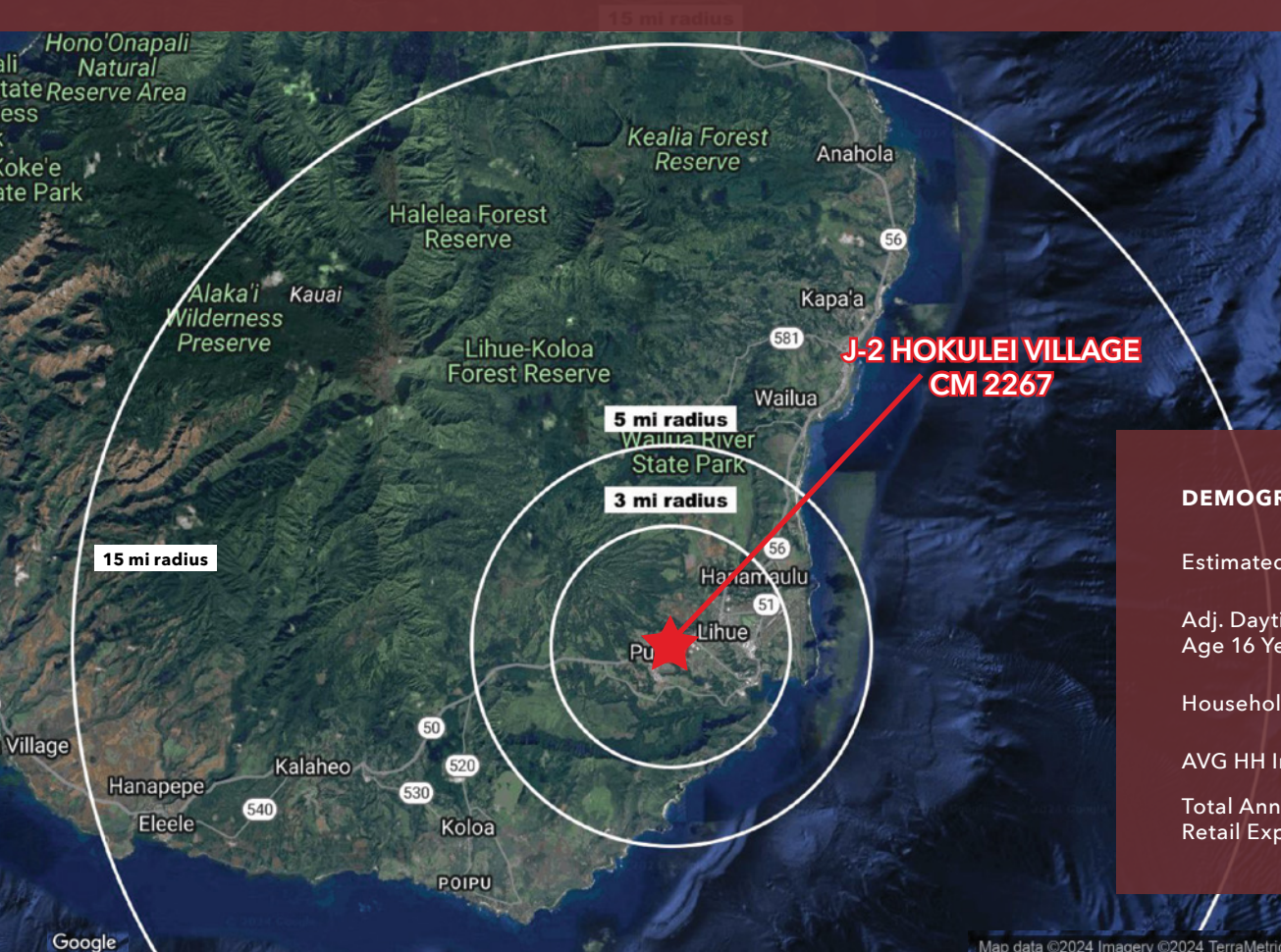
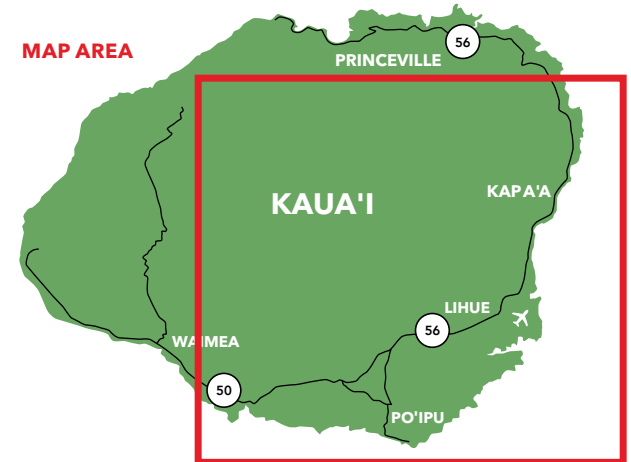
TMK	(4) 3-3-56-2
PARCEL SIZE	29,969 SF
POTENTIAL USE	Retail, Restaurant, Showroom, Warehouse, Office
ZONING	CG
TERM	Negotiable
GROSS RENT	Negotiable
AVAILABILITY	Contact Agent
HIGHLIGHTS	<ul style="list-style-type: none">• Newly graded lot, ready for construction• Located next to Hokulei Village Shopping Center with anchor tenants Petco & Safeway• Great visibility from Nuhou St, on route to Home Depot and Costco centers• Vehicle access from Nuhou St & Kaneke St• Single tenant opportunity

PHOTO GALLERY



AREA HIGHLIGHTS & DEMOGRAPHICS

- 1,934 Visitor Units in the Wailua/Kapa'a Area
- Additional 1,599 Visitor Units in the nearby Lihue Area
- Kaua'i received 1.4 million visitors in 2023, a 5.4% increase from 2022
- Kaua'i resident population (2023 estimated): 69,616



DEMOGRAPHICS	3 MILE	5 MILE	15 MILE
Estimated Population 2023	16,664	17,891	58,462
Adj. Daytime Demographics Age 16 Years or Over	15,487	17,007	37,751
Households	4,960	5,277	19,493
AVG HH Income	\$115,288	\$114,580	\$119,831
Total Annual Consumer Retail Expenditure	\$182.69 M	\$193.64 M	\$738.59 M



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