



KOLOA TURN-KEY RESTAURANT

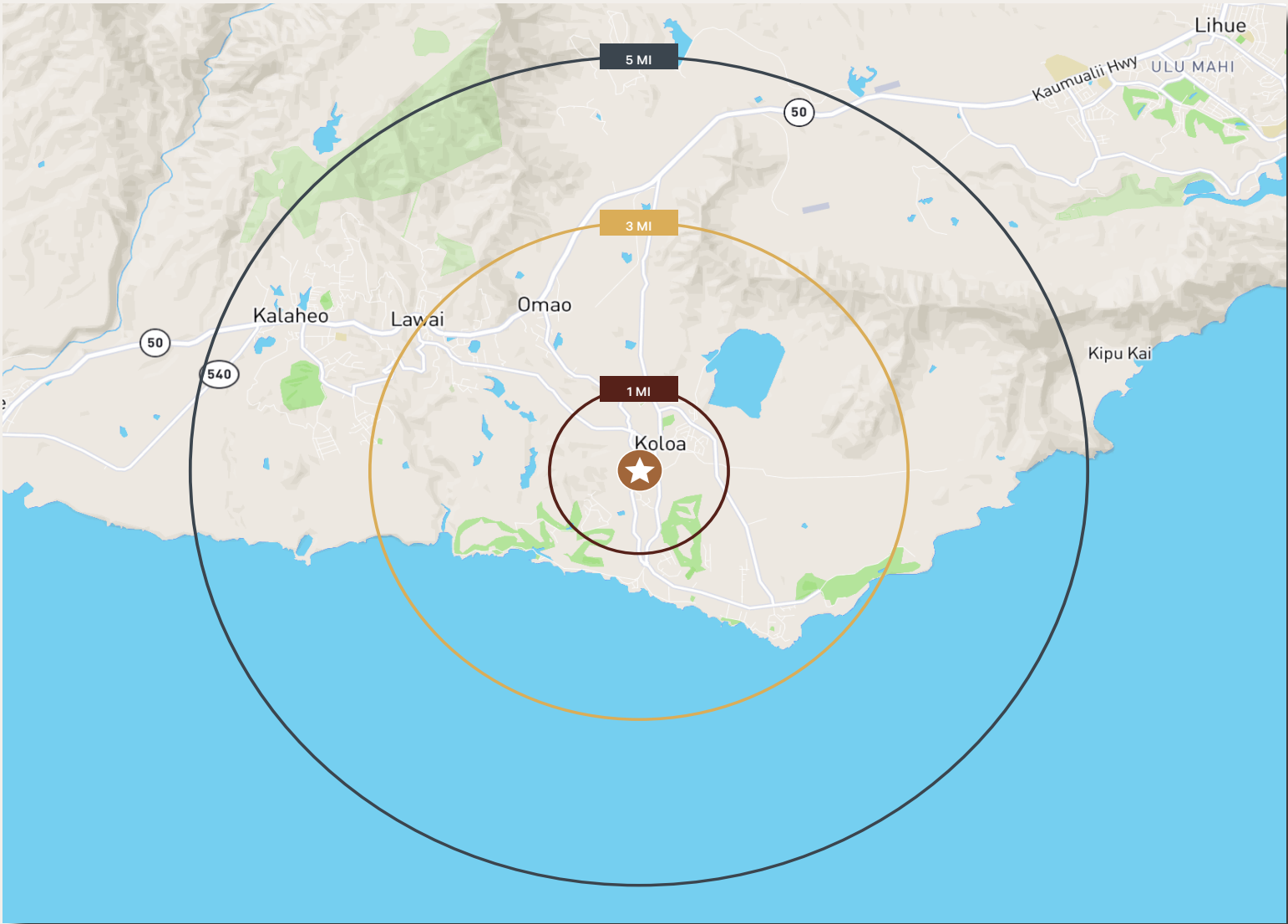
AVAILABLE FOR LEASE ASSIGNMENT AND SALE OF FF&E

PROPERTY INFORMATION

Location:	Koloa, Kauai 96756
Size:	1,731 Square Feet
Seating:	145
Equipment List:	Available Upon Request
Base Rent Schedule:	Contact Agent For Details
Percentage Rent:	Contact Agent For Details
Option to Extend:	Contact Agent For Details
Lease Term:	3 Years Remaining
Premium:	\$75,000
Availability:	Immediately

HIGHLIGHTS

- Turnkey restaurant opportunity
- Full liquor license - transferable
- Existing grease trap and hood
- Outdoor seating area
- Ample parking
- Frequently visited among tourists
- Strong foot traffic
- Private Office



Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	2,626	6,890	13,054
2029 Projected Population	2,641	6,934	13,134
Projected Annual Growth 2024 to 2029	0.11%	0.13%	0.14%

Households & Growth	1 Mile	3 Miles	5 Miles
2024 Households	934	2,515	4,713
2029 Projected Households	938	2,551	4,773
Projected Annual Growth 2024 to 2029	0.51%	0.43%	0.41%

Income	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$123,535	\$128,743	\$133,746
2029 Estimated Average Household Income	\$141,818	\$147,762	\$154,413

2024 Race and Ethnicity	1 Mile	3 Miles	5 Miles
White	36.8%	40.3%	40.4%
Black/African American Alone	0.6%	0.7%	0.6%
Asian	26.4%	22.5%	21.9%
American Indian/Native Alaskan	0.4%	0.4%	0.4%
Pacific Islander	7.0%	6.3%	6.5%
Two or More Races	27.4%	28.2%	28.6%

For More Information, Please Contact:

Kelly K. Graf (S)
Associate
+1 808 541 5112
kelly.graf@cbre.com
Lic. RS-83271

AJ Cordero (B)
Vice President
+1 808 492 6644
aj.cordero1@cbre.com
Lic. RB-24096



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. AJ:NAS_RE11_OldTownKoloa-Restaurant_08.20.2025