



FOR SALE

Fee Simple
30,000 SF Commercial
Opportunity

3-3152 Kuhio Highway | Lihue, HI 96766



Executive SUMMARY

Situated prominently along Kuhio Highway — Kauai’s primary commercial arterial and the principal connector between Lihue and the island’s resort corridor — this 30,000 square foot fee simple parcel offers exceptional visibility and accessibility in one of the island’s most active retail trade areas. With frontage on one of Kauai’s highest-traffic corridors, the property benefits from a steady flow of both resident and visitor traffic year-round, making it one of the most strategically positioned commercial sites available on the island today.

The property is improved with two well-maintained commercial buildings totaling 5,048 square feet. Building 1, comprising 2,488 square feet, operates as a sit-down restaurant, while Building 2, at 2,560 square feet, is home to a Seven-Eleven convenience store — a nationally recognized brand with an uninterrupted presence at this location since 1985. Both buildings are fully occupied and generating income from day one of ownership. Complementing the improvements, the site provides over 11,000 square feet of paved surface parking, offering ample customer access for both tenants and reinforcing the property’s strong retail functionality.



Location	Lihue, Kauai
Address	3-3152 Kuhio Highway, Lihue, Hawaii 96766
TMK Number	4-3-6-6-88
Land Area	30,000 SF
Building Area	Building 1 - 2,588 SF Building 2 - 2,560 SF
Asking Price	\$3,700,000
Tenure	Fee Simple
Zoning	C-G (Commercial General)
Year Built	1989/1990





Investment HIGHLIGHTS

Nationally Recognized Anchor Tenant

7-Eleven (Hawaii), Inc. provides exceptional income predictability backed by one of the world's most recognized retail brands.

PCPI-Indexed Rent Escalations

7-Eleven's lease resets every five years to the U.S. Consumer Price Index, providing a built-in inflation hedge.

In-Place Income Funds Carry Costs During Entitlement

This is an excellent opportunity for an owner-user or developer to acquire the property with interim income in place, helping offset carrying costs while they plan, design, and permit a future redevelopment of the site.

C-G Zoning Permits a Wide Range of Uses

Commercial General zoning allows for retail, food and beverage, service commercial, drive-through, medical office, and mixed-use development, giving broad flexibility.

100% Occupied - Dual Income Stream

Both buildings are fully leased, providing immediate cash flow from two independent tenants. The complementary mix of a national convenience store and a local restaurant create a diverse, resilient income base.

Value-Add Re-Leasing Opportunity

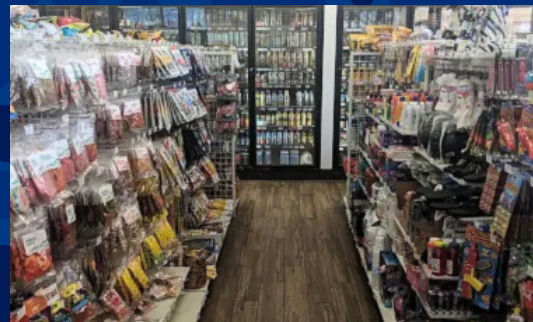
The upcoming lease expiration presents a near-term opportunity for the incoming owner to capture market-rate rent growth on renewal or re-tenanting.

Tenant Information

7-Eleven Hawaii

Building Size	2,560 SF
Expiration Date	June 30, 2029
Renewal Options	One 5-year option
Monthly Base Rent	\$10,695.54
Rent	\$4.18 PSF/Mo
Rent Escalations	CPI-Every 5 Years
Year Built	1990

Seven-Eleven is the world's largest convenience store chain, operating over 85,000 locations across 20 countries and territories, with a dominant retail presence throughout the United States, Japan, and the Asia-Pacific region. In Hawaii, Seven-Eleven (Hawaii), Inc. has grown to become one of the state's most recognized and frequently visited retail brands, serving the daily needs of residents and visitors across Oahu, Maui, and Kauai. Backed by the financial strength of its parent company Seven & i Holdings — one of the largest retail conglomerates in the world — Seven-Eleven represents one of the most creditworthy and operationally stable tenants available in the convenience and neighborhood retail sector.

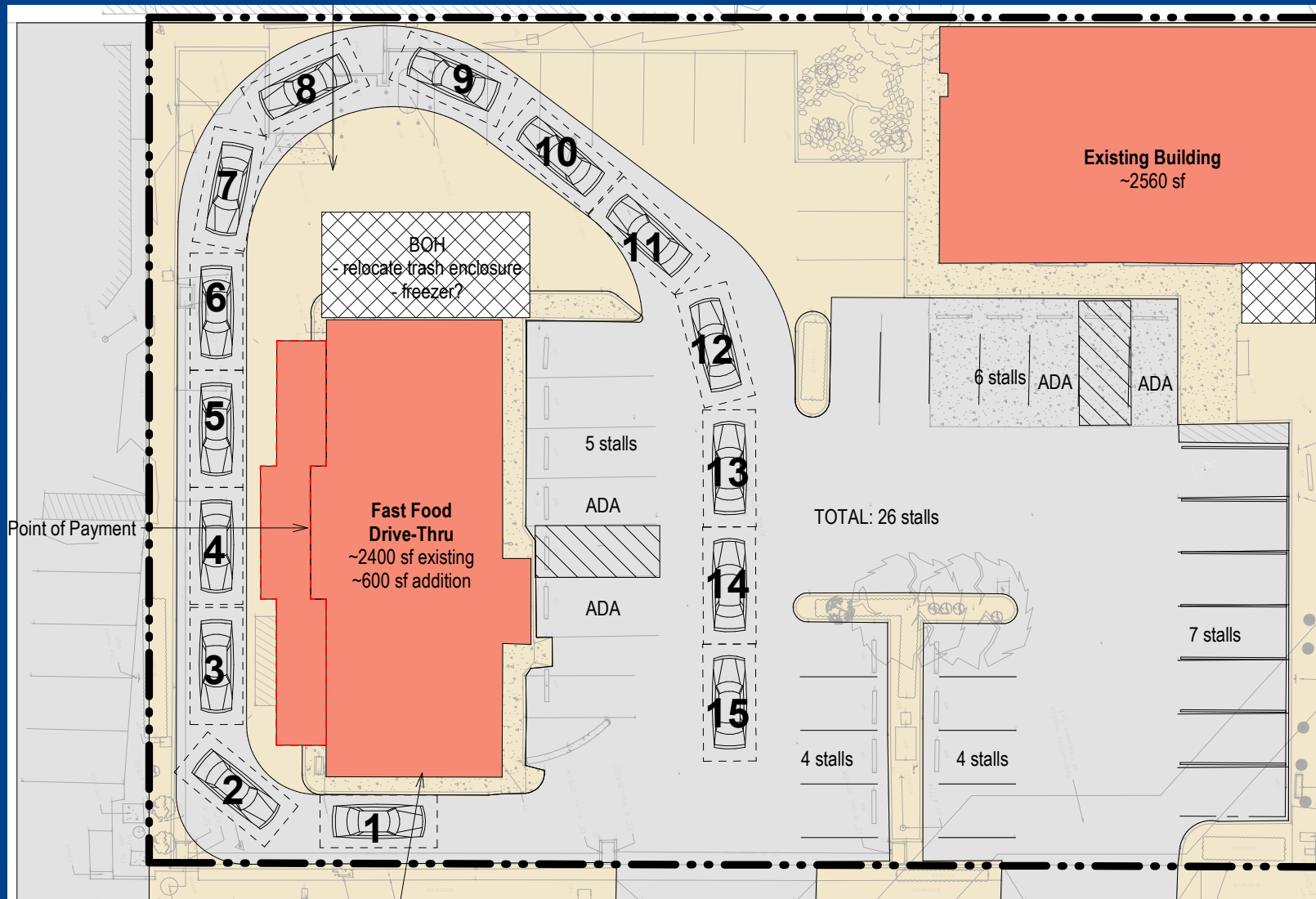


Tenant Information No 1 Chinese Restaurant

Building Size	2,488 SF
Expiration Date	November 30, 2026
Renewal Options	None
Monthly Base Rent	\$8,995.00
Rent	\$3.62 PSF/Mo
Rent Escalations	N/A
Year Built	1989

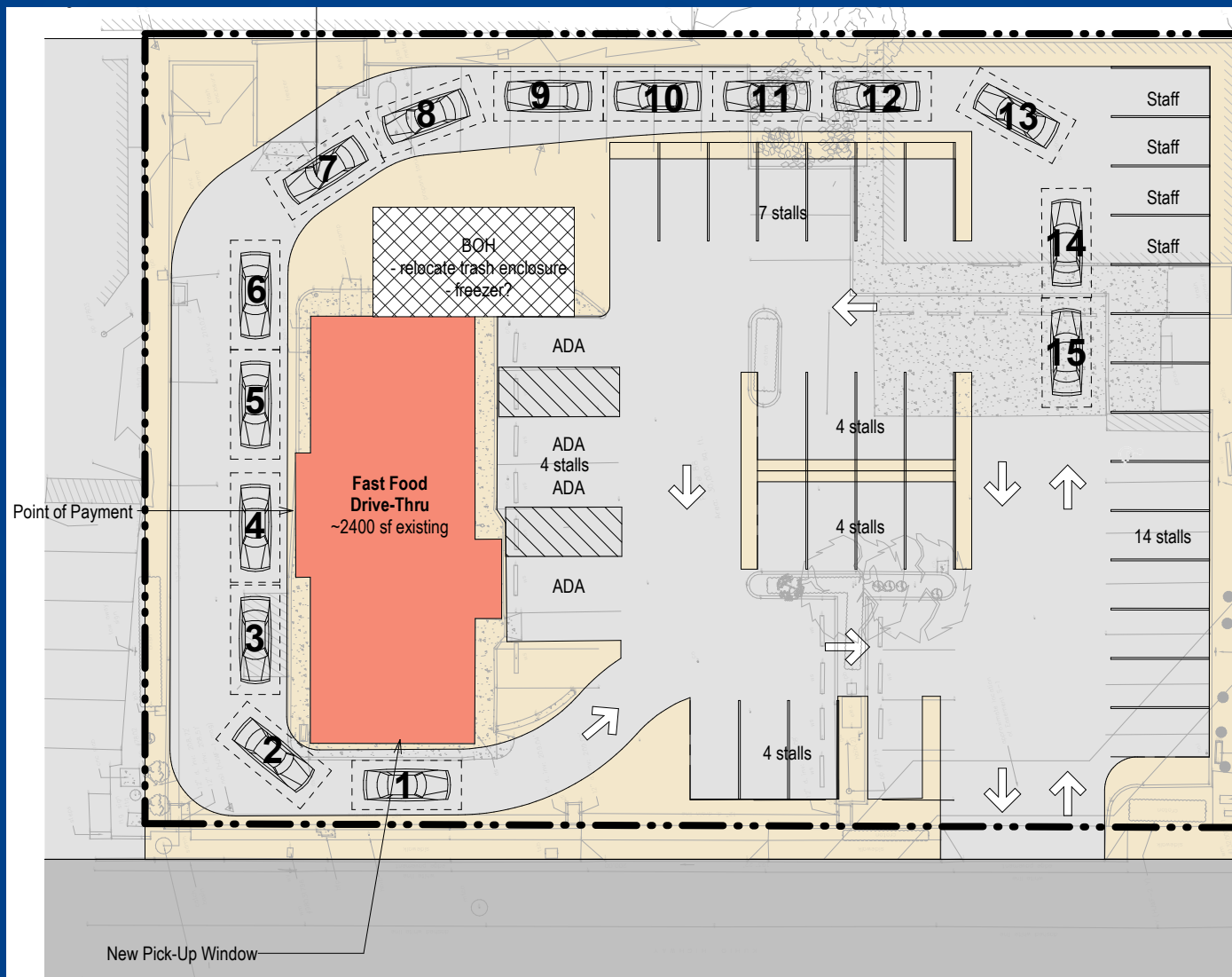
No. 1 Chinese Restaurant is an established local dining institution serving the Lihue community, with a long-standing operating history at this location that speaks to the loyalty of Kauai's resident customer base. As a neighborhood restaurant rooted in the local community, No. 1 benefits from the consistent, year-round demand that characterizes Lihue's dining market — insulated from the seasonality that affects more tourism-dependent food and beverage operators on the island.





Redevelopment Option 1 QSR & CONVENIENCE STORE

Fast Food Drive Thru	3,000 SF
Convenience Store	2,560 SF
Parking Spaces	26 stalls
Driveway Entries	2



Redevlopment Option 2

QSR ONLY

Fast Food Drive Thru	2,400 SF
Parking	37 Stalls
Driveway Entries	1

Demographics

	1-MILE	3-MILE	5-MILE
Population	4,648	17,259	18,275
Households	1,591	5,520	5,791
Median Home Value	\$847,026	\$840,660	\$845,269
Median Age	47.4	42.9	43.1
Bachelor's Degree +	27.7%	21.6%	21.2%



Kuhiu Hwy ADT 20,196

Kapule Hwy ADT 12,800

Ahukini Rd ADT 14,700

Rice St ADT 11,500

Wilcox Medical Center

Walmart

Lihue Airport

TARGET

Puakea Golf Course

THE HOME DEPOT

COSTCO WHOLESALE

The Royal Sonesta Kaua'i Resort Lihue

Marriott's Kaua'i Beach Club

Timbers Kaua'i - Ocean Club & Residences

Cruise Ship Terminal

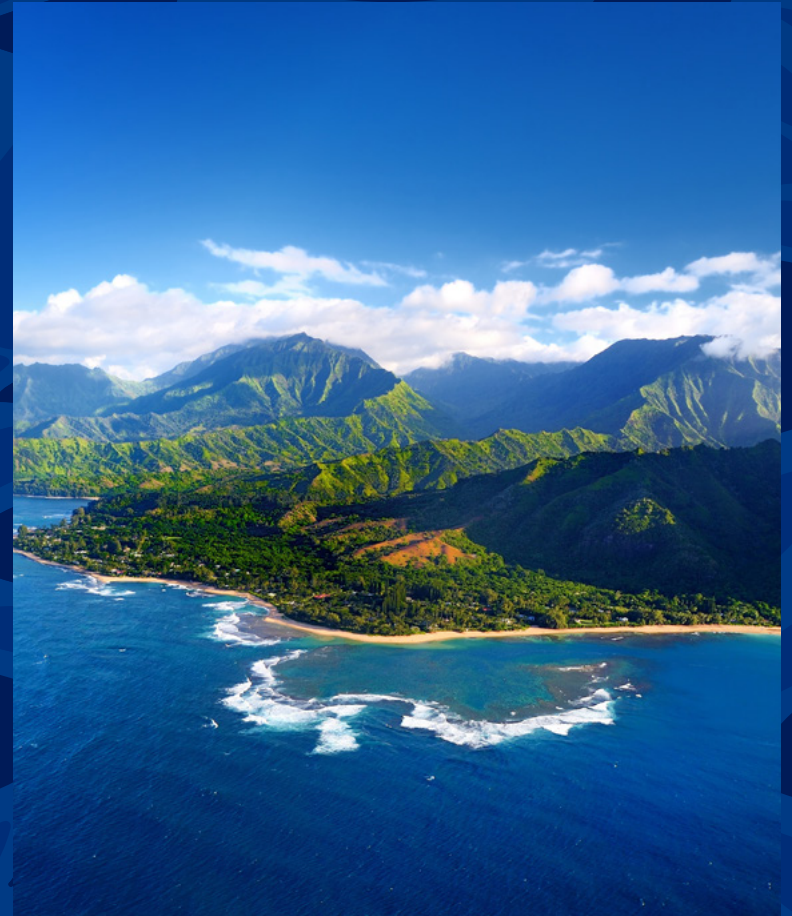
Nawiliwili Harbor

Market OVERVIEW

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.

What distinguishes Lihue from other Hawaiian commercial markets is the durability of its demand base. Unlike resort-concentrated markets that are susceptible to visitor fluctuations, Lihue's commercial activity is anchored by a stable residential population of approximately 12,000 residents within the immediate trade area, a government and professional services workforce, and the island's primary concentration of essential retail – grocery, pharmacy, banking, healthcare, and food service. This blend of visitor-driven and resident-driven demand creates a commercial environment that is considerably more insulated from economic cycles than comparable markets on other Hawaiian Islands.

Kuhio Highway, the arterial on which the subject property is situated, functions as Lihue's primary commercial spine. Connecting Lihue Airport to the town center and extending northward toward the Coconut Coast, the corridor serves as the daily travel route for residents, workers, and visitors alike. Retail and food service operators along this corridor benefit from some of the highest sustained traffic volumes on the island, with visibility to a captive audience moving in both directions throughout the day.





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