



EXCELLENT LEASEHOLD OPPORTUNITY

IN THE QUAINT TOWN OF HANAPEPE

CONTACT FOR MORE INFO:

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1-3461 KAUMUALII HIGHWAY Hanapepe, Hawaii 96716

KAUMUALII HWY

Property Summary

| TENURELeaseholdGROUND LESSORState of HawaiiGROUND LEASEJanuary 26, 2035BUILDING SIZE13,910 SFLAND AREA1.256 AcresYEAR BUILT1971; 1974 Effective | ASKING PRICE | \$1,800,000 | |
|--|----------------------------|----------------------|--------|
| TENURELeaseholdGROUND LESSORState of HawaiiGROUND LEASE SPIRATIONJanuary 26, 2035BUILDING SIZE13,910 SFLAND AREA1.256 AcresTEAR BUILT1971; 1974 Effective | ADDRESS | | |
| GROUND LESSORState of HawaiiGROUND LEASE EXPIRATIONJanuary 26, 2035BUILDING SIZE13,910 SFLAND AREA1.256 AcresYEAR BUILT1971; 1974 Effective | ΤΑΧ ΜΑΡ ΚΕΥ | (4) 1-8-8: 40 | L |
| GROUND LEASE EXPIRATIONJanuary 26, 2035BUILDING SIZE13,910 SFLAND AREA1.256 AcresYEAR BUILT1971; 1974 Effective | TENURE | Leasehold | |
| BUILDING SIZE13,910 SFLAND AREA1.256 AcresYEAR BUILT1971; 1974 Effective | GROUND LESSOR | State of Hawaii | |
| LAND AREA1.256 AcresYEAR BUILT1971; 1974 Effective | GROUND LEASE EXPIRATION | January 26, 2035 | - |
| YEAR BUILT 1971; 1974 Effective | BUILDING SIZE | 13,910 SF | 1 |
| | | 1.256 Acres | |
| ZONING C-G | YEAR BUILT | 1971; 1974 Effective | |
| | ZONING | C-G | |
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Investment Highlights

- » Excellent Leasehold Opportunity
- » Three (3) Ingress/Egress Access Points with Drive Through Ability
- » Well-Located Asset on Highly Traveled Road
- » Outstanding Street Frontage with High Traffic Counts Along Major Thoroughfares Kaumualii Highway and Hanapepe Road
- » Two (2) Loading Bays at Grade Level
- » Property Use Subject to State DLNR Approval
- » Ample Parking and Yard Space
- » High Barriers to Entry
- » Returning Visitor Industry and Diverse Consumer Base



Property Description

The Mariko Building is located in the charming town of Hanepepe on the south side of the island of Kauai. Situated on the 1.256-acre site is a 13,910 square foot retail, industrial, office, flex building with mezzanine loft offices and large restrooms. The building is equipped with a heavy gauge metal roof and a ventilation system. The large lot has ample parking that can accommodate tour buses and is secured with a chain linked fence and rolling gate.





Area Overview

Hanapepe is a quaint old Kauai town popular for shopping, arts and crafts, sightseeing, and more. Affectionately known as Kauai's biggest little town, this small but charming historic town, which once served as the most bustling town on the Garden Island, is now filled mostly with local art galleries, selling paintings, photography, jewelry, housewares, other unique and local art and local eateries.

Demographics

| | 5-MILES | 10-MILES |
|-------------------|-----------|-----------|
| 2023 POPULATION | 4,431 | 13,829 |
| 2023 HOUSEHOLDS | 1,605 | 5,071 |
| AVERAGE HH INCOME | \$117,629 | \$101,345 |
| MEDIAN HOME VALUE | \$755,434 | \$737,869 |



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