



CUSHMAN &
WAKEFIELD

ChaneyBrooks



EXCELLENT
LEASEHOLD
OPPORTUNITY

IN THE QUANT
TOWN OF HANAPEPE

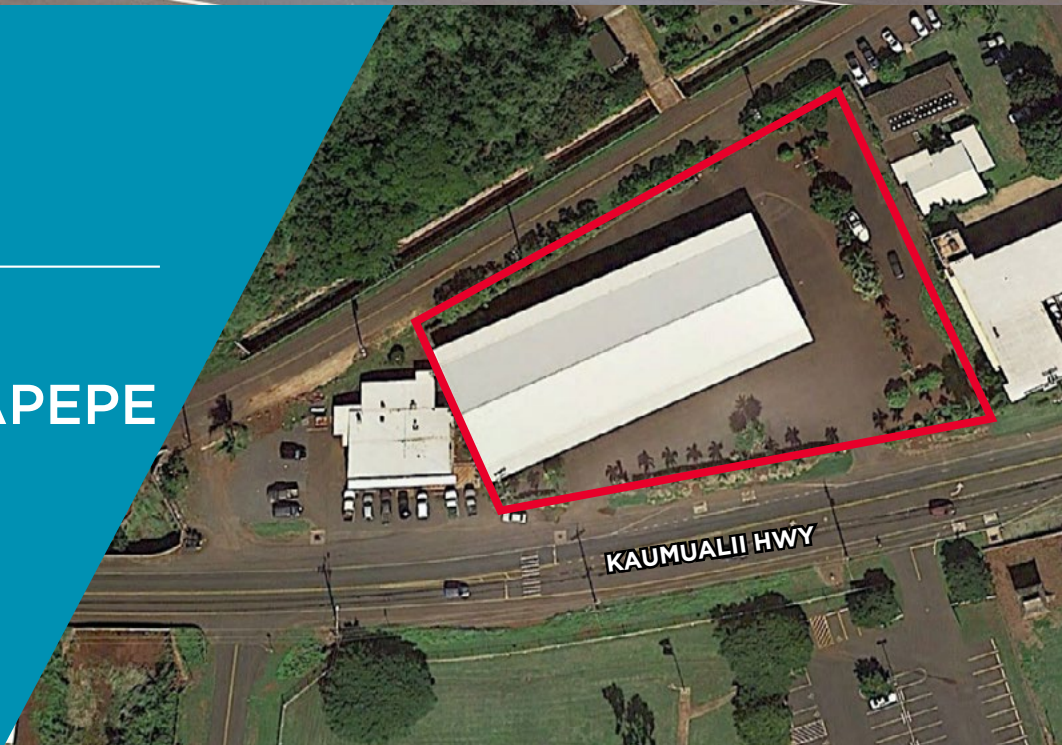
CONTACT FOR MORE INFO:

MICHAEL K. HEPBURN (S)

Real Estate Advisor

+1 808 634 3868

mhepburn@chaneybrooks.com



1-3461

KAUMUALII HIGHWAY

Hanapepe, Hawaii 96716

Property Summary

ASKING PRICE	\$1,190,000
ADDRESS	1-3461 Kaumualii Highway Hanapepe, Hawaii 96716
TAX MAP KEY	(4) 1-8-8: 40
TENURE	Leasehold
GROUND LESSOR	State of Hawaii
GROUND LEASE EXPIRATION	January 26, 2035
BUILDING SIZE	13,910 SF
LAND AREA	1.256 Acres
YEAR BUILT	1971; 1974 Effective
ZONING	C-G



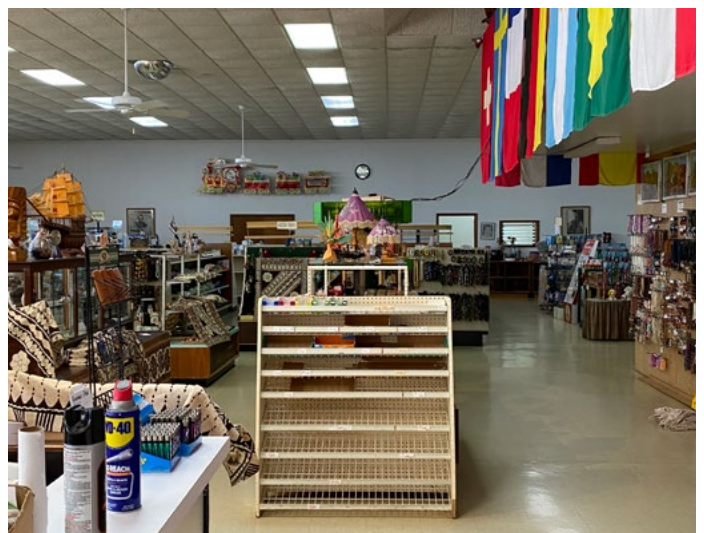
Investment Highlights

- » 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 Hanapepe 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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1440 Kapiolani Blvd., Suite 1010 | Honolulu, HI 96814
Main +1 808 544 1600 | Fax +1 808 544 9574

Kauai Office:

4303 Rice St., Ste C-4
Lihue, HI 96766