

FULLY-LEASED INVESTMENT PROPERTY



CUSHMAN & WAKEFIELD

ChaneyBrooks



PROPERTY SITE

1267 ULU STREET

KAPAA, HAWAII

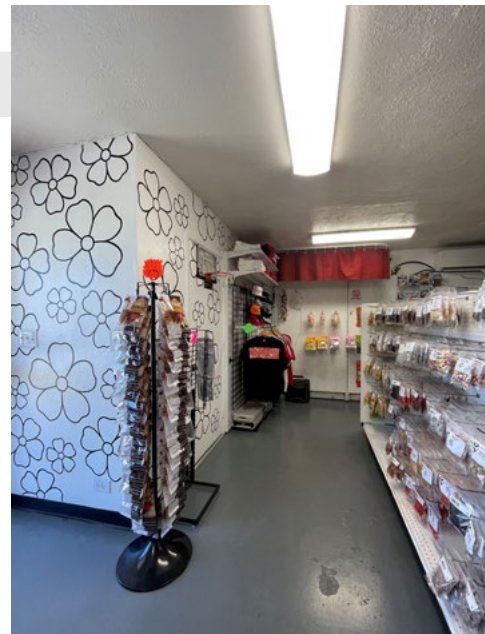
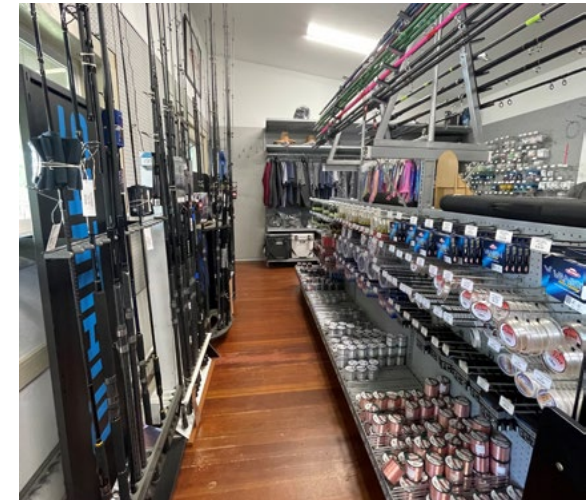
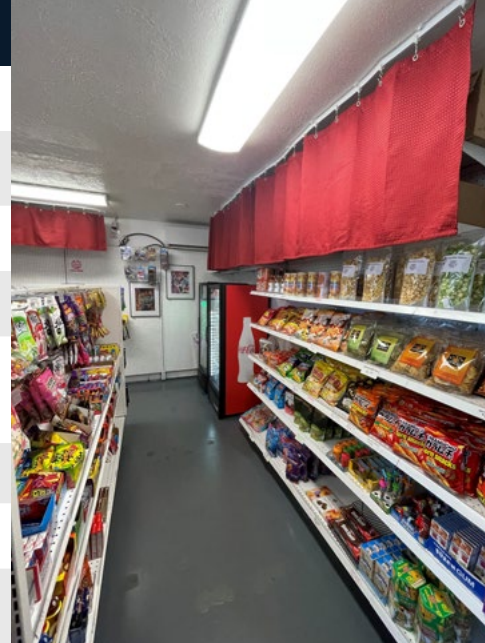
PROPERTY SUMMARY

1267 ULU STREET, KAPAA, HAWAII

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PROPERTY SUMMARY

ASKING PRICE	\$950,000
ADDRESS	1267 Ulu Street Kapaa, Hawaii 96746
TAX MAP KEY	(4) 4-5-9: 28
TENURE	Fee Simple
BUILDING SIZE	998 SF (Hanapa'a Fishing Co.) 468 SF (K Snack Shack) <hr/> 1,466 SF Total
LAND AREA	7,603 SF
OCCUPANCY	100%
YEAR BUILT	1955 / 1970 Effective (Hanapa'a Fishing Co.) 1985 (K Snack Shack)
ZONING	SPA-A
PARKING	12 Stalls



PROPERTY DESCRIPTION

The property features two fully leased structures: K Snack Shack occupies the 468-square-foot front building, while Hanapa'a Fishing Co. resides in the 998-square-foot rear building. Each structure has its own restroom facilities. The 7,603-square-foot fee simple site is zoned SPA-A and is conveniently located within walking distance of downtown Kapaa.



Fully-Leased Investment Property



Two Separate Structures Offering Versatile Use and Simplified Management of Operating Expenses



Additional Space at the Rear of the Lot for Parking, Storage, or Potential Expansion



Prime Location with Visibility and Convenient Access from Kuhio Highway



Ideally Situated within Walking Distance to Downtown Kapa'a

TENANT PROFILE



HANAPA'A FISHING CO.
Building Size 998 SF
Website hanapaa.com



K SNACK SHACK
Building Size 468 SF
Website ksnackshack.com





	DEMOGRAPHICS		
	3-MILES	5-MILES	10-MILES
2024 Population	13,882	22,948	40,526
2024 Households	4,693	7,649	13,229
Avg HH Income	\$103,766	\$107,440	\$105,978

KAPA'A OVERVIEW

Downtown Kapa'a, located on the eastern shore of Kauai, Hawaii, is a charming and vibrant town that embodies the laid-back, island lifestyle. Known for its eclectic mix of local shops, art galleries, and eateries, Kapa'a offers a blend of traditional Hawaiian culture and modern amenities. The main street, Kuhio Highway, runs through the heart of the town, lined with colorful storefronts, boutique shops, and cafes where you can find everything from local crafts to gourmet coffee.

The town has a relaxed, welcoming vibe, making it popular with both locals and visitors. The area is pedestrian-friendly, encouraging leisurely strolls along the tree-lined streets, where you can explore a variety of dining options, ranging from food trucks serving fresh poke to upscale restaurants offering oceanfront dining.

Kapa'a's coastal location means you're never far from the beach, with several nearby spots perfect for fishing, swimming, paddleboarding, or simply enjoying the sunset. The town also hosts community events and farmer's markets, adding to its vibrant, community-oriented atmosphere. With its scenic views, easygoing ambiance, and mix of old and new, downtown Kapa'a is a quintessential example of small-town Hawaiian charm.



**CUSHMAN &
WAKEFIELD**

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