



CUSHMAN &
WAKEFIELD

ChaneyBrooks

FOR LEASE ASSIGNMENT

POPULAR TURN-KEY RESTAURANT



THE SHOPS AT KUKUI'ULA

2829 Ala Kalanikaumaka Street, Suite F205
Po'ipu, HI 96756

Property Description

This 2,134-square-foot, turn-key restaurant is situated on the second floor of Kauai's premier shopping and dining destination, The Shops at Kukui'ula, in Koloa, Hawaii. Occupied through November 30, 2032 by Hapa Kauai, a popular ramen and whiskey restaurant catering to both locals and tourists. The restaurant features a full commercial kitchen and bar and is elegantly designed with both indoor and outdoor seating with stunning sunset ocean views.

The lease premium includes all furniture, fixtures, inventory, equipment, trade names, goodwill, and improvements, or other rental terms agreeable to the assignor.

PROPERTY SUMMARY

LEASE PREMIUM \$580,000

ADDRESS The Shops at Kukui'ula
2829 Ala Kalanikaumaka Street
Suite F205
Po'ipu, HI 96756

TAX MAP KEY (4) 2-6-15: 10 (portion of)

UNIT SIZE 2,134 SF

YEAR BUILT 2008

ZONING C-N

PARKING 522 Stalls for the Center





Investment Highlights

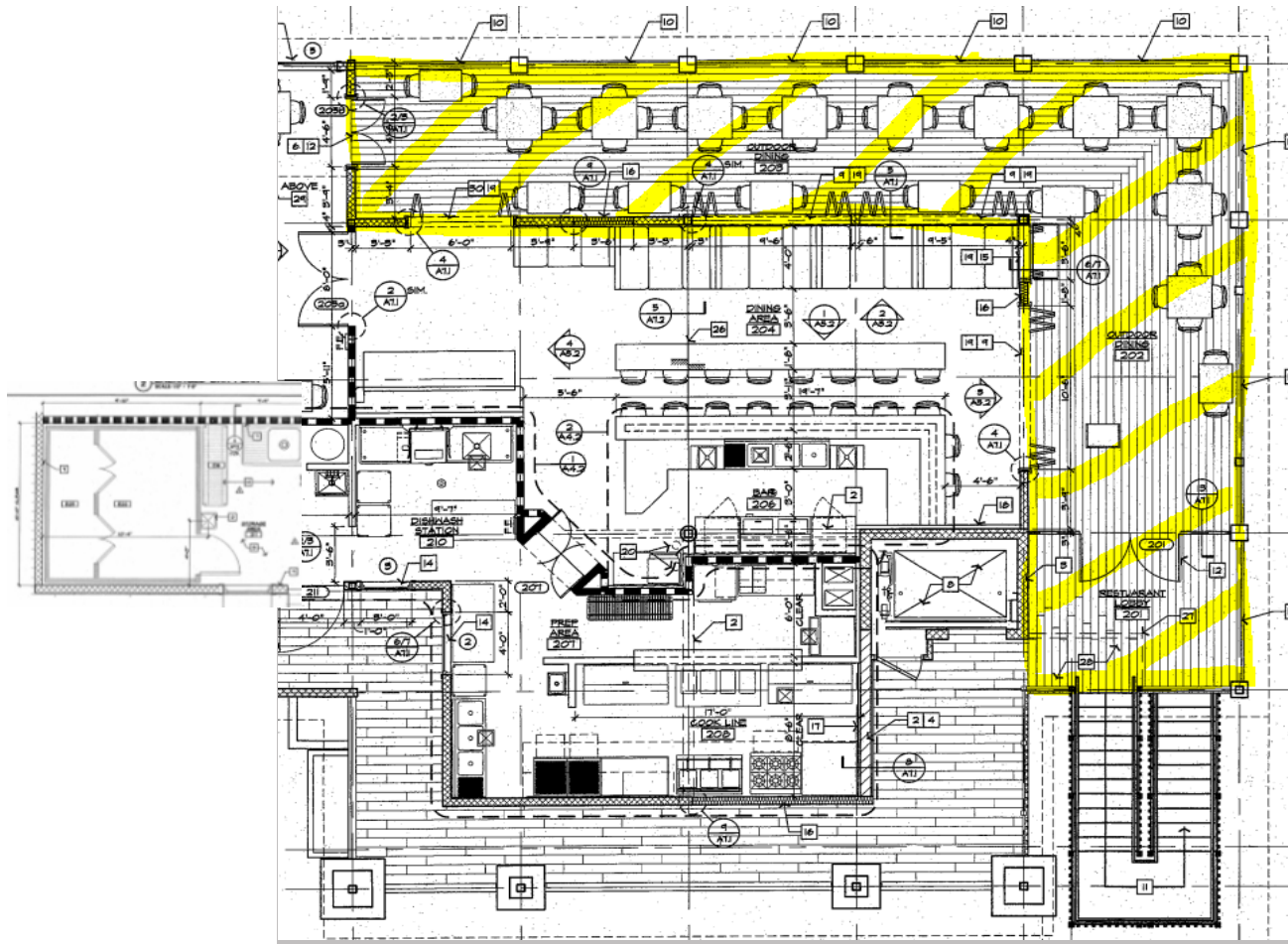
- This offering includes an established restaurant and bar, along with furniture, fixtures and equipment, and potential to transfer the liquor license
- This institutional-quality center features popular dining, shopping, entertainment, and recreational tours
- Prominent asset in desirable neighborhood with a mix of local residents and visitors
- Cohesive co-tenants include national and local credit tenants such as Lululemon, Longs Drugs, Merriman's OluKai, Soha, Sunglass Hut, Tommy Bahama, Tori Richard, Reyn Spooner, Martin & MacArthur, and Eating House 1849 by Roy Yamaguchi
- Well-maintained property with an on-site management office and ample parking

LEASE TERMS

TERM	10 Years
LEASE EXPIRATION	November 30, 2032
BASE RENT	
12/1/2024 to 11/30/2027	\$9,069.50
12/1/2027 to 11/30/2030	\$9,603.00
12/1/2030 to 11/30/2032	\$10,136.50
CAM	\$5,658.26 per month
% RENT	None
ADVERTISING	1% of annual gross sales
INSURANCE	\$373.38 per month
PROMOTIONAL FUND	\$443.87 per month
REAL PROPERTY TAX	\$1,716.03 per month



SITE PLAN





Master-Planned Community

Kukui'ula is a master-planned resort community on the south shore of Kauai, Hawaii. Construction on the 1,000-acre property began in 2006. Amenities include:



RESIDENTIAL UNITS

Homes with ocean views and golf course frontage



18-HOLE GOLF COURSE

Designed by Tom Weiskopf



CLUBHOUSE

A main clubhouse with a spa and fitness facilities



SWIMMING POOLS

Extensive swimming pools



TENNIS

Tennis courts



ORGANIC FARM

A 10-acre organic farm



RETAIL CENTER

A retail center with 89,642 square feet of gross leasable area built in 2008



Shopping Center Description

The Shops at Kukui'ula is an upscale shopping center located in the scenic Po'ipu community on the south shore of Kaua'i. Known as the island's premier destination for shopping and dining, it features over 35 local boutiques, award-winning restaurants, and contemporary art galleries. The center's plantation-style architecture pays tribute to Hawai'i's history, while its diverse lineup of signature events, such as the weekly Culinary Market, live Kanikapila music, and community-focused Flavors of Kukui'ula, reflect Kaua'i's vibrant culture and community spirit.



DEMOGRAPHICS			
	3-MILES	5-MILES	10-MILES
POPULATION	6,781	12,718	29,624
HOUSEHOLDS	2,587	4,686	10,275
AVG HH INCOME	\$106,437	\$106,030	\$107,062

The Neighborhood

Kukui'ula is located on the South Shore of Kauai. The area features homes and home sites in a breathtaking setting, surrounded by an abundance of private resort amenities and unforgettable outdoor adventures. More than 300 days of sunshine, beautiful beaches, a 10-acre upcountry farm and a rich array of world-class dining, shopping and entertainment located within walking distance make Kukui'ula an inspiring location for home ownership on Kauai.

The Club at Kukui'ula features an award-winning Tom Weiskopf golf course, dining at Umeke Kitchen + Bar and the Makai Grill + Bar, Plantation House gathering place, the Makai Pools, Hi'ilani Spa + Fitness and 10 acres of organic-grown produce at The Farm.

The Lodge at Kukui'ula, operated by Destination Residences Hawaii, offers luxury vacation homes available for rent by non-members. Each luxury home boasts beautiful indoor-outdoor lanais with breathtaking views, gourmet kitchens and outdoor garden showers all conveniently located steps from The Clubhouse. Guests of The Lodge at Kukui'ula have unlimited access to all of Kukui'ula's resort amenities including The Clubhouse, The Hi'ilani Spa, The Farm and The Huaka'i Guides island adventure program.



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CONTACT

MICHAEL K. HEPBURN (S)

Real Estate Advisor

+1 808 634 3868

mhepburn@chaneybrooks.com

4303 Rice St., Ste C-4

Lihue, HI 96766 | USA

1440 Kapiolani Boulevard, Suite 1010

Honolulu, Hawaii 96814

Main +1 808 544 1600

Fax +1 808 544 9574

www.chaneybrooks.com

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