

# 3156 OIHANA ST

LIHUE, HI 96766



**FEE SIMPLE INVESTMENT OPPORTUNITY • 100% OCCUPANCY • SINGLE TENANT**



ChaneyBrooks

# PROPERTY DETAILS



Asking Price	\$3,450,000
Address	3156 Oihana St, Lihue, HI 96766
2024 Budgeted NOI	\$182,135.34
Cap Rate	5.3%
Tax Map Key	4-3-6-12-4
Tenure	Fee Simple
Total Building Size	7,023 SF
Land Area	40,172 SF
2024 Property Tax	\$20,040.21
Occupancy	100%
Lease Expiration	Feb 2027
Zoning	I-L



# INVESTMENT HIGHLIGHTS

## Single Tenant NNN Lease

This investment is a highly coveted single tenant, net leased opportunity that simplifies ownership and oversight.

## Stable Cash Flow

The property is leased to Sixt, a Global Mobility Provider internationally rated by S&P Global, with known rents.

## Fee Simple Investment Opportunity

The current lease is set to expire in February 2027, with renewal options available at fair market value, offering long-term investment potential.

## Significant Barriers to Entry

Limited available land, a lack of new development, and elevated construction costs create substantial challenges for new buyers entering the market.

## Property Features

This property features a 2,174 SF retail storefront with a designated bathroom, workspace and private offices, a 1,714 SF warehouse with a roll-up door, and 3,135 SF of maintenance bays located at the rear of the property.

## Dedicated Parking

Ample parking options, with spaces available both fronting the property and throughout the entire site.





# TENANT PROFILE



## Sixt

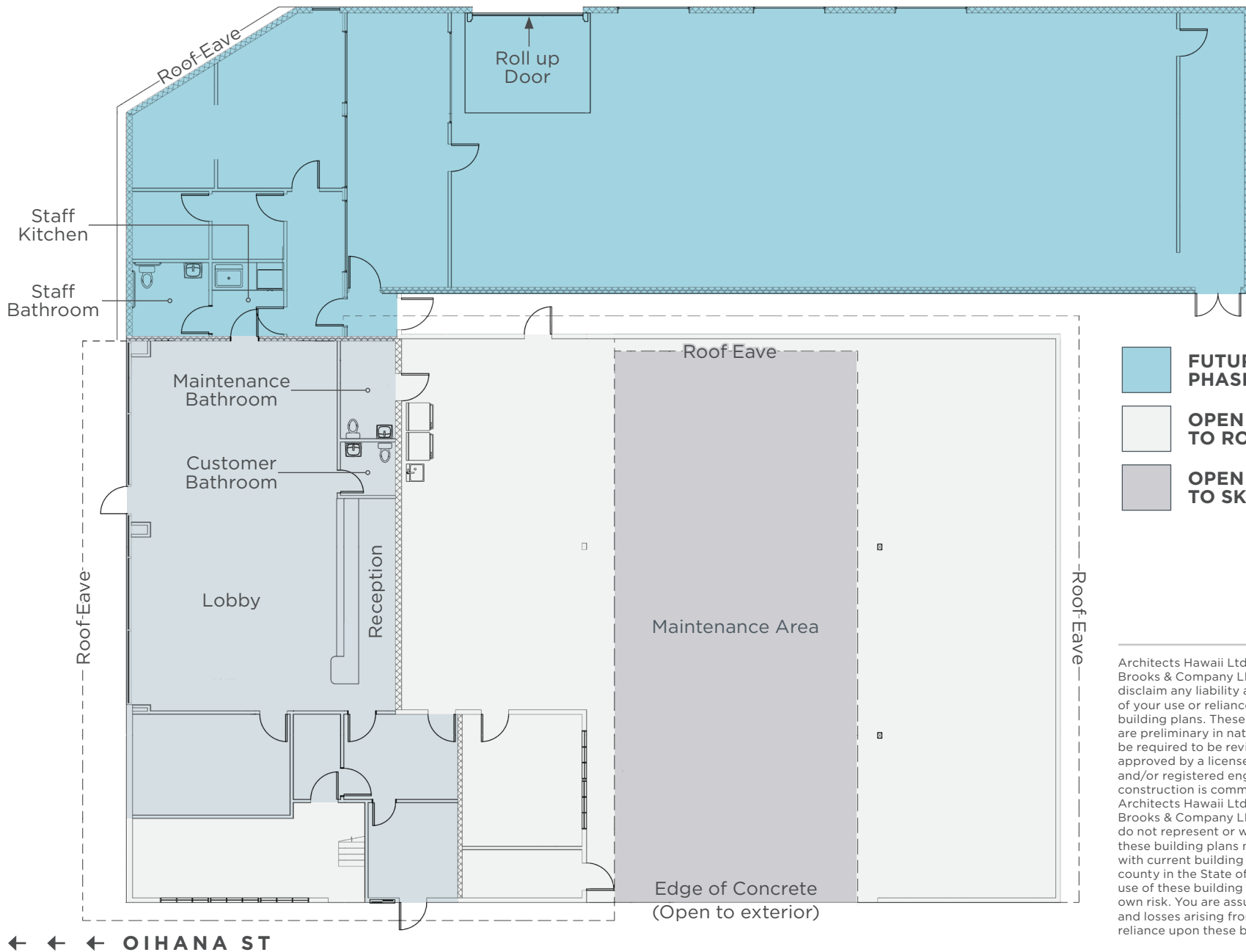


<https://about.sixt.com>

SIXT is a leading international provider of high-quality mobility services. With almost 9,000 employees worldwide their products SIXT rent, SIXT share, SIXT ride and SIXT+ offer a uniquely integrated mobility service across the fields of car rental, car sharing, ride hailing and car subscriptions. With just one app – the SIXT App – they offer their customers digital access to more than 270,000 vehicles and around 5 million connected drivers in approximately 110 countries. Besides their range of vehicles, SIXT also integrates services from more than 2,500 mobility partners, building a strategic, sustainable and future-proof alliance for mobility.

They are one of the most innovative, fastest growing and profitable mobility companies in the world generating revenues of over EUR 3.62 billion a year in 2023. A strong customer orientation makes it possible to offer flexible and limitless mobility solutions tailored to individual needs – everywhere they operate.

# SITE PLAN



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Desirable Location within  
the Lihue Industrial Park,  
near Lihue Airport and  
Nawiliwili Harbor.



CONTACT US FOR MORE INFORMATION

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