

INCOME PRODUCING RETAIL PROPERTY FOR SALE

WAIMEA CANYON PLAZA

8171 KEKAHA RD, KEKAHA, HI 96752



ChaneyBrooks



PROPERTY SUMMARY

ASKING PRICE	\$2,600,000
NOI 2024 ACTUAL	\$145,000
ADDRESS	Waimea Canyon Plaza 8171 Kekaha Rd Kekaha, HI 96752
TAX MAP KEY	(4) 1-3-2: 22
TENURE	Fee Simple
REAL PROPERTY TAX	\$9,975.96 (2024)
BUILDING SIZE	9,860 SF
LAND AREA	37,026 SF
YEAR BUILT	1988, Effective 1991
ZONING	C-N (Neighborhood Commercial)

PROPERTY HIGHLIGHTS



Income & Owner-User Potential

Ideal for investors seeking income from existing improvements or owner-users looking for a highly visible West Side location.

Two Buildings with Solar Savings

Two stand-alone structures on-site provide the opportunity for multi-tenant use or operational separation. A leased photovoltaic system was installed in 2016 on the Menehune Food Mart building with potential to add on the roof of the in-line shops, providing long-term cost efficiency.

Commercial Kitchen

Building A, the in-line shops, is fully equipped with a commercial kitchen, including a hood, range, refrigerators, and a grease trap, offering a turnkey setup for food service operations.

High Visibility Corner Parcel

Strategically located on a triangular corner lot, the property offers outstanding exposure along Kekaha Road, a primary thoroughfare in West Kauai.

Multiple Access Points

Three ingress/egress points with drive through access provide excellent vehicular circulation and customer convenience, enhancing the functionality of the property for retail or service-related uses.

Zoning Flexibility

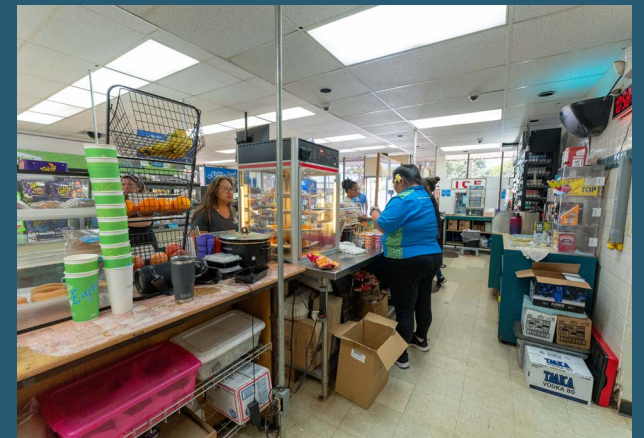
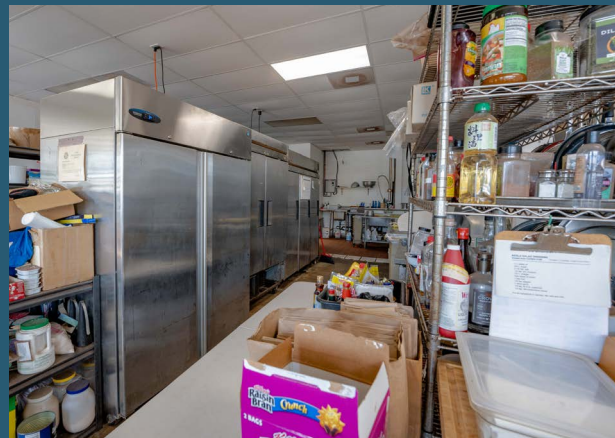
C-N zoning allows for a wide variety of commercial uses including retail, office, food service, and community-oriented businesses.

Significant Land Area with Parking

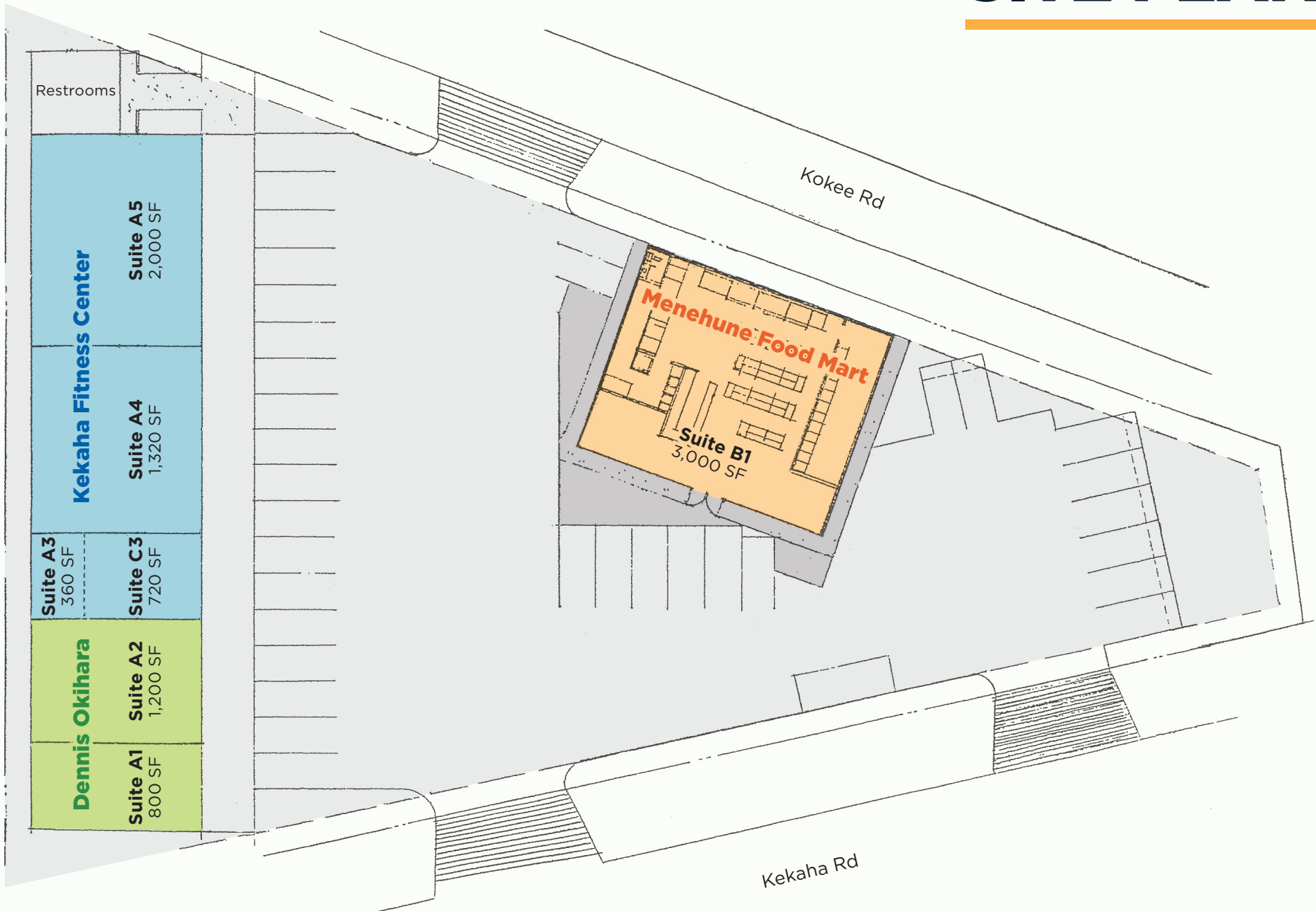
With over 37,000 square feet of land, the site offers ample parking and the flexibility to support a range of commercial uses or future redevelopment.

Gateway Location to Major Island Destinations

Positioned at the base of Kokee Road, the property benefits from steady local traffic as well as visitors traveling to Waimea Canyon, Kokee State Park, Kalalau Lookout and Napali.



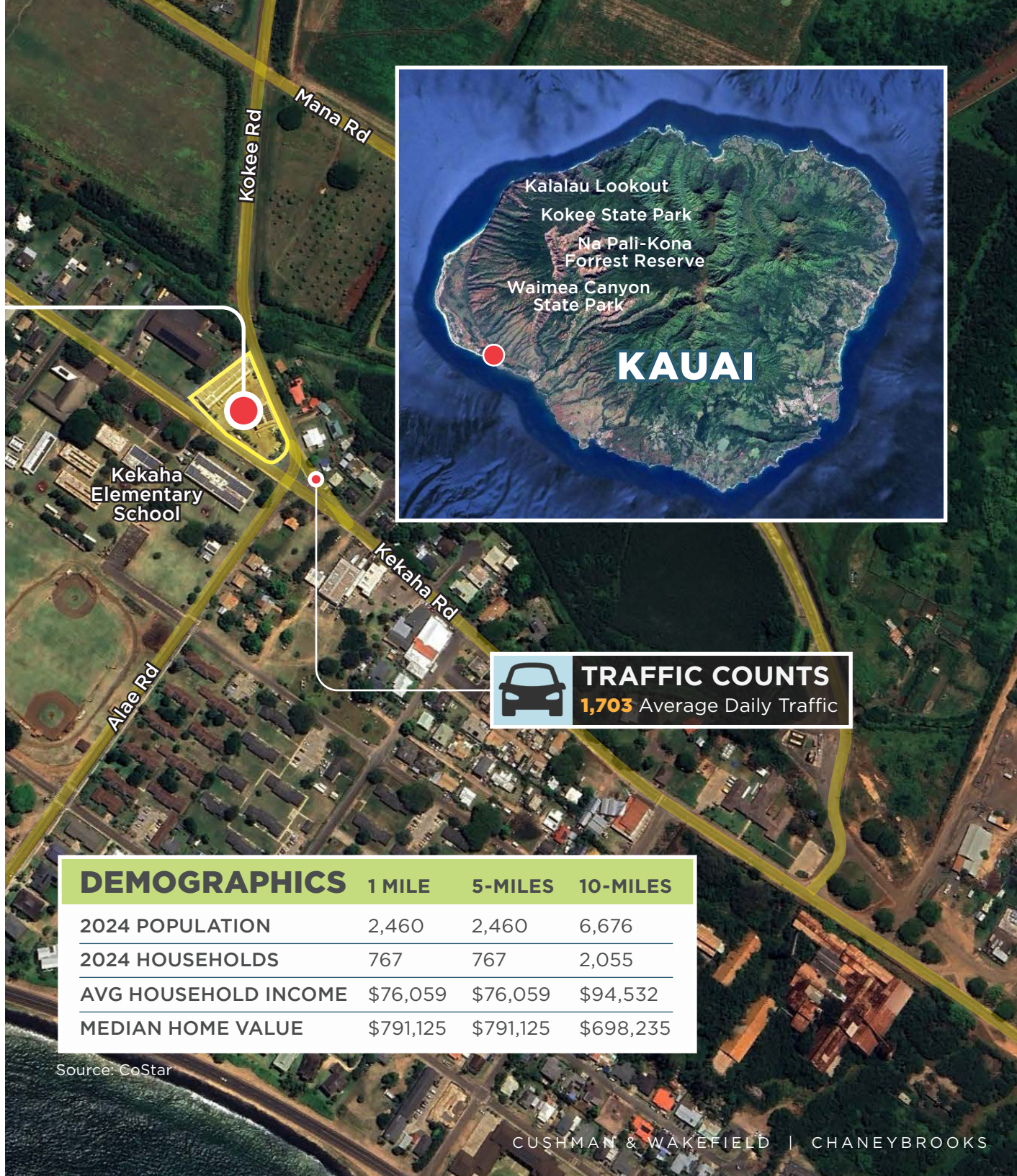
SITE PLAN



Drawing not to scale



Waimea Canyon Plaza



TENANT PROFILES

Menehune Food Mart Kekaha



<https://www.alohaislandmart.com/>

The Menehune Food Mart in Kekaha, Hawaii, is a convenience store that offers a variety of goods, including food, snacks, drinks, a selection of local and Hawaiian products, and some beach items, serving as a popular stop for those heading to nearby attractions like Waimea Canyon and Kōke'e State Park.

Parent company, Aloha Petroleum, Ltd. is one of the largest gasoline marketers and convenience store operators in Hawaii. Aloha employs over 500 Hawaii residents and markets through approximately 100 Shell, Aloha, and Mahalo branded fueling stations and 50 Aloha Island Marts, four Menehune Food Marts, three Subways, and five Dunkin' Donuts restaurants throughout the state. In 2016 Aloha was awarded the exclusive Dunkin' Donuts franchise for the state of Hawaii.



Keala Foundation - Kekaha Fitness Center

Keala
FOUNDATION

<https://www.kealafoundation.com/gyms>

The Keala Foundation - Kekaha Fitness Center is a community-focused, non-profit gym providing free fitness programs aimed at supporting youth and families on Kauai's West Side. Their presence brings consistent daily traffic and contributes to the property's strong community ties and positive neighborhood impact.

Founded by Aaron Hoff, the Keala Foundation is a Kaua'i-based nonprofit dedicated to building healthy, drug- and alcohol-free communities for youth through fitness, mentorship, and education. The organization operates multiple fitness centers across the island, including the Kekaha Fitness Center at 8171 Kekaha Road, providing free programs that empower local youth to make positive life choices.

KEKAHA OVERVIEW



Kekaha, located on the sunny west side of Kauai, is a coastal community known for its expansive beaches, proximity to Waimea Canyon, and laid-back local charm. Kekaha's commercial real estate market is characterized by limited inventory, with a few properties available for sale or lease, reflecting its small-town setting and strategic location as a gateway to major West Kauai destinations. This scarcity presents unique opportunities for investors and owner-users seeking visibility and long-term value in a high-traffic corridor.



CONTACT US FOR MORE INFORMATION

ANTHONY PROVENZANO (B), CCIM, SIOR
+1 808 387 3444
aprovenzano@chaneybrooks.com

KELLY A. VEA (S), CCIM
+1 808 489 2703
kvea@chaneybrooks.com

ARACELI BENSON (B)
+1 970 457 7608
abenson@chaneybrooks.com

1440 Kapiolani Blvd, Suite 1010
Honolulu, Hawaii 96814

www.chaneybrooks.com