



3-3152 KUHIO HWY

Kauai (Lihue, HI)

**Long Term Ground
Lease - Pad Opportunity**

**Ideal for QSR with
Double-Drive Thru**

Colliers

Property

Located in the vibrant heart of Lihue, Kauai's county seat, this prime property sits along the bustling Kuhio Highway. Less than a mile from essential landmarks such as the Wilcox Medical Center, Lihue Airport, and the Lihue Civic Center, this location offers exceptional convenience. Nearby retail destinations include Walmart, Home Depot, Target, Costco, and the regional shopping mall, Kukui Grove Center.

The property currently features two buildings, home to a 7-Eleven and the popular No. 1 Chinese BBQ, both supported by ample parking. With a total of 30,000 square feet of land area, the existing buildings can be redeveloped and/or repurposed, or a new development can be achieved with the C-G zoning.

With maximum visibility along the main thoroughfare of Kuhio Highway, boasting an average daily traffic count of 46,864 vehicles, and a large parcel size, this property provides an ideal opportunity for a Quick Service Restaurant with a double drive-thru. Its prime location ensures high visibility and easy access for customers, making it a perfect site for a thriving business.



Property Features



Prime Location

Located along Kauai's main thoroughfare, Kuhio Highway



Abundant Parking



High Traffic Visibility

Property experiences an average of approximately 46,864 vehicles daily



Potential Redevelopment

Potential redevelopment of property under C-G zoning





DETAILS

TMK Number	(4) 3-6-6-88
Address	3-3152 Kuhio Highway Lihue, HI 96766
Land Area	30,000 Square Feet
Building Area	Building 1: 2,560 SF (Currently 7-Eleven) Building 2: 2,488 SF (Currently No. 1 Chinese BBQ) Total Area: 5,048 Square Feet
Year Built	Building 1: 1989 Building 2: 1990
Zoning	C-G, General Commercial
Rent	Inquire with Broker
Term	20 Years

C-G Zoning

General Commercial zoning ("C-G") shall include uses and services which are less frequently used and which are normally supplemented by and dependent upon the aggregate activities of a central commercial center serving several residential neighborhoods and which are less compatible with the environmental qualities of residential districts

Permitted Uses

- Accessory uses and structures
- Automobile sales, repair and storage
- Automobile services
- Churches, temples and monasteries
- Clubs, lodges and community centers
- Commercial indoor amusement & parks
- Department stores
- Homestay located in the Visitor Destination Area (VDA), pursuant to Article 18
- Hotels & motels
- Household services
- Light manufacturing
- Minor food processing
- Museums, libraries & public services
- Offices and professional buildings
- Parking garages
- Personal services
- Public parks and monuments
- Research & development
- Restaurants and food services
- Retail sales
- Supermarkets & shopping centers
- Transient vacation rentals (Provided they are located within the visitor destination areas)
- Transportation terminals and docks
- Warehouses
- Wholesale outlets

Lihue Town Core Plan

The Lihue Town Core Plan is a comprehensive initiative aimed at revitalizing the heart of Lihue, Kauai's administrative and business center. Adopted in March 2010, the plan focuses on creating a mixed-use, walkable environment that encourages both residential and commercial development. The plan outlines specific design guidelines to preserve the unique character of Lihue's neighborhoods, improve pedestrian and vehicular circulation, and incorporate sustainable design practices.

One of the key aspects of the plan is the establishment of special planning areas that allow for mixed-use developments without the need for extensive zoning amendments. This approach aims to make the redevelopment process smoother and more attractive for developers. The plan also includes significant infrastructure improvements, such as enhanced streetscapes, better traffic flow, and improved public transit options.

The Lihue Town Core Mobility and Revitalization Project is a significant component of this plan, funded by a \$15.1 million TIGER grant and an additional \$2 million from the County of Kauai. This project focuses on major improvements to Rice Street and other key areas to enhance accessibility and safety for pedestrians, cyclists, and vehicles.

Overall, the Lihue Town Core Plan seeks to create a vibrant, sustainable, and economically thriving center that maintains its historical and cultural significance while promoting modern urban living

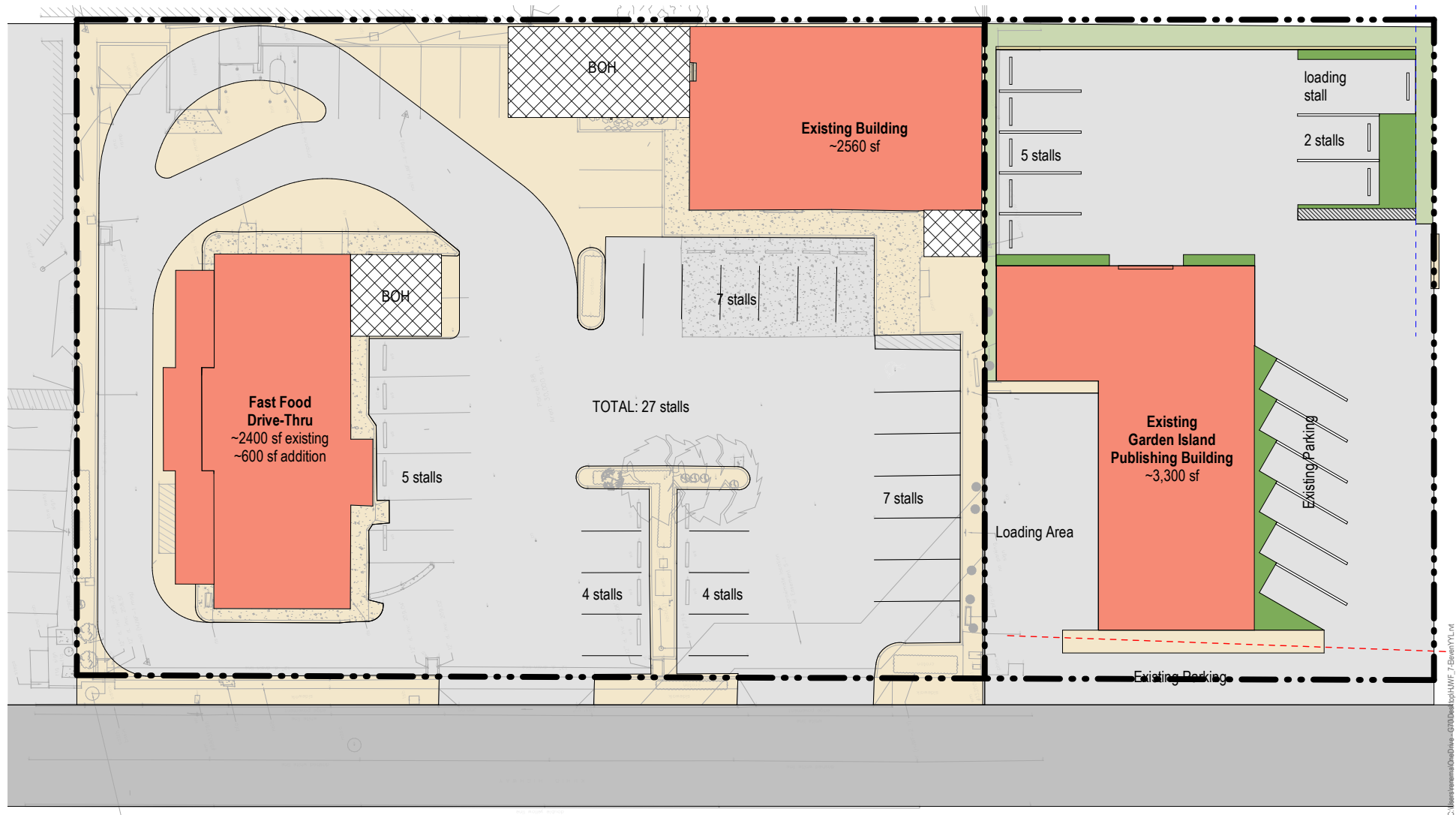


Existing Site Plan



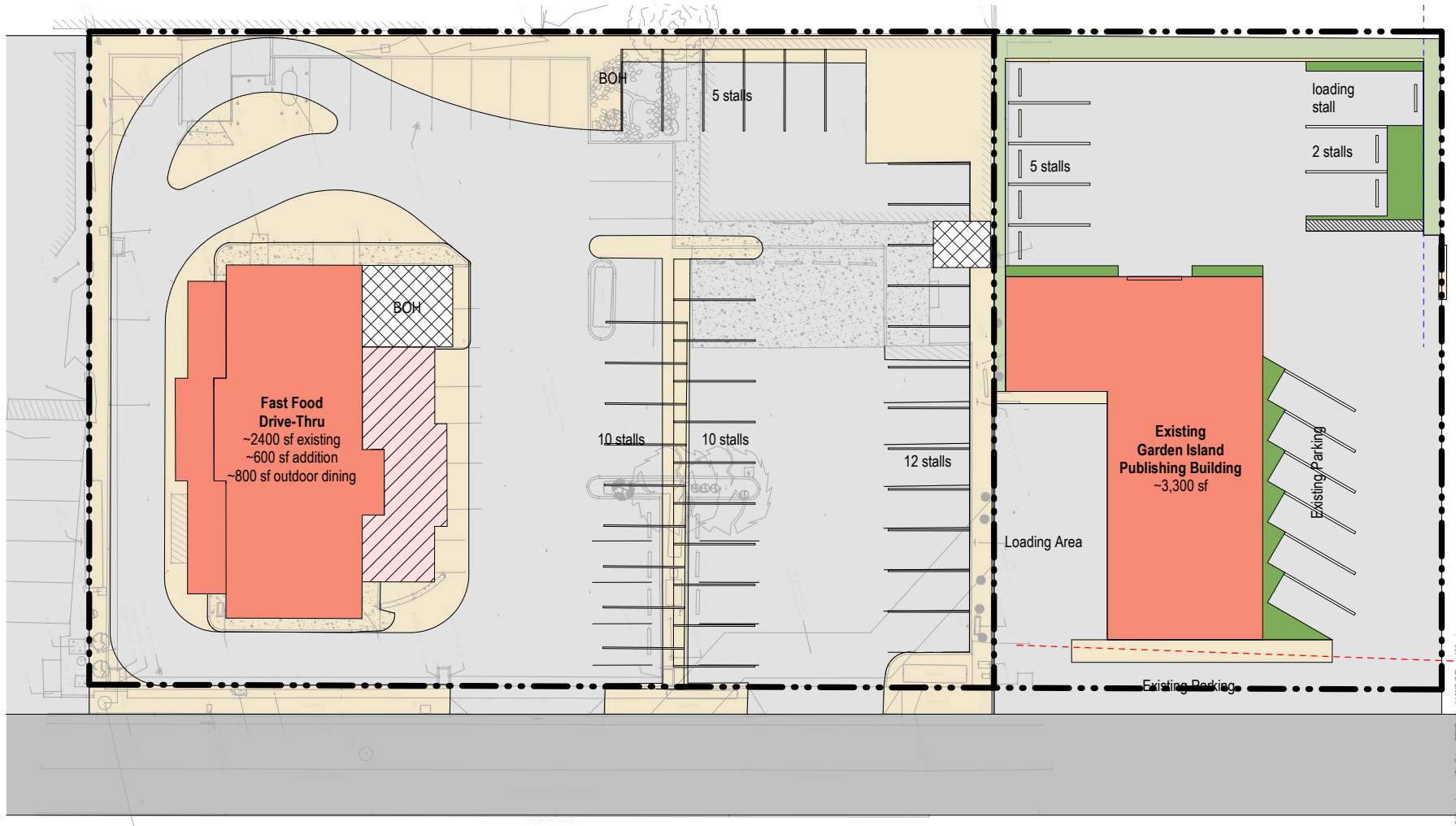
Site plans are for illustrative purposes only, may not be accurately depicted and may be changed at any time.

Sample Layout - 7-Eleven with Double Drive Thru



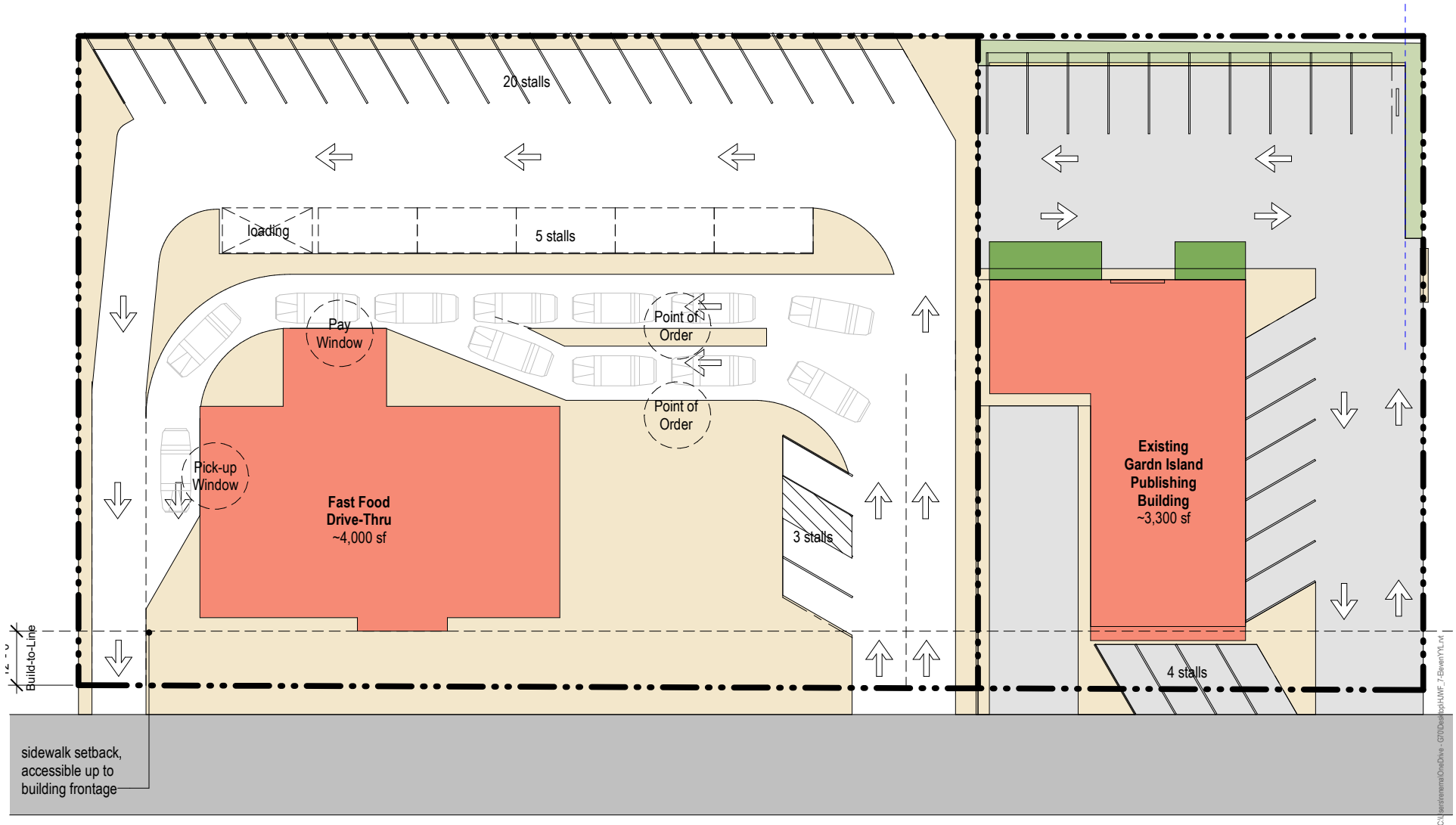
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Sample Layout - Expanded Fast Food with Double Drive Thru



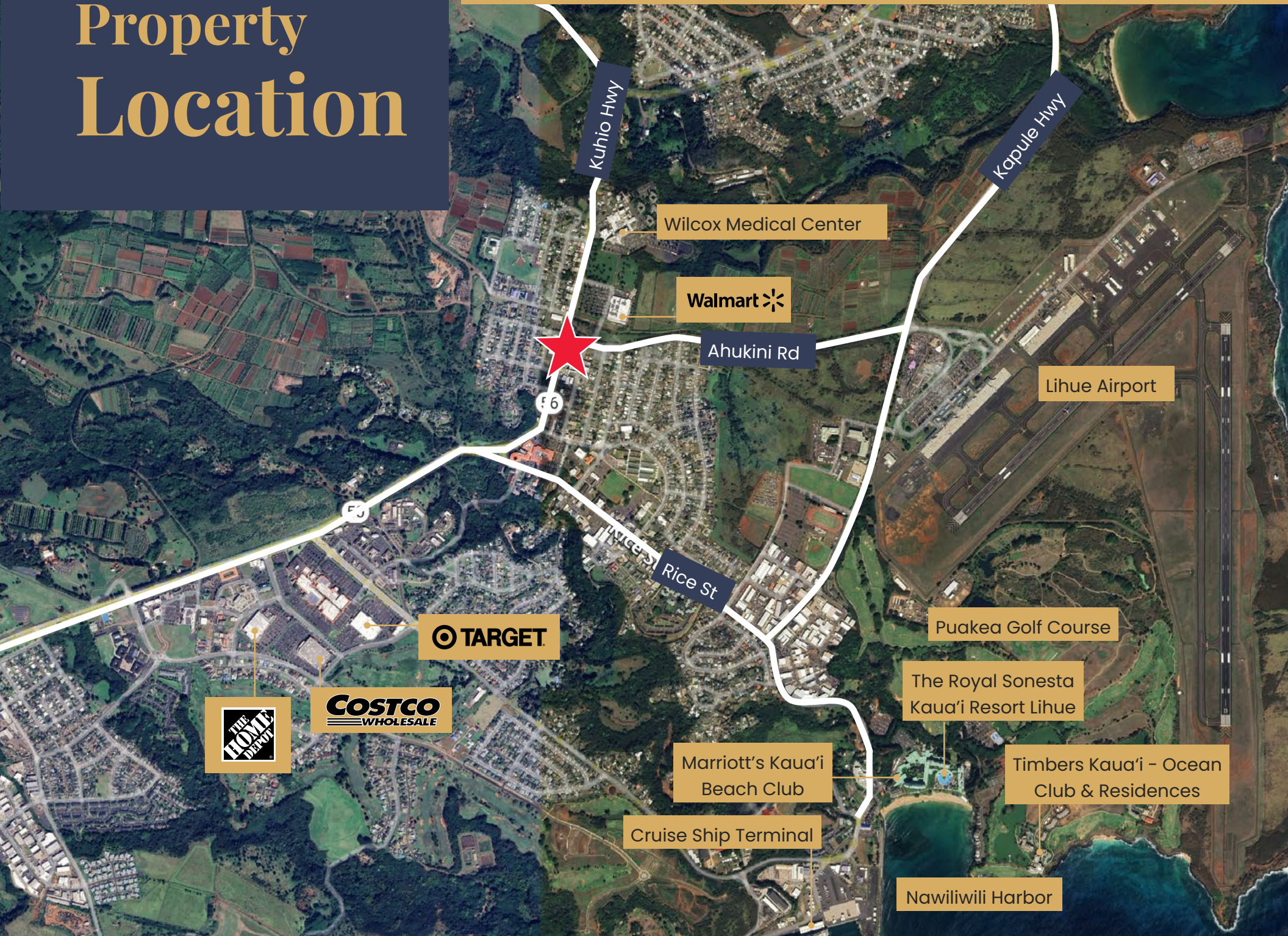
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Sample Layout – 4,000 SF Fast Food with Drive Thru



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Property Location



The property is located in the heart of Lihue, the gateway to Kauai with the Lihue Airport and Nawiliwili Harbor. Lihue is not only the government and commercial center of the island, but also boasts a variety of visitor accommodations from resort hotels, timeshare properties, and boutique hotels to budget friendly limited service hotels. 3-3152 Kuhio Highway is located near Wilcox Medical Center and surrounded by various retailers and restaurants such as Target, Home Depot, Costco, Walmart, Kauai Beer Company and the famous Hamura Saimin. The property also is minutes away from the Lihue Airport, golf courses and Kalapaki Beach.

Demographics

2023	1-mile	3-mile	5-mile
Total Population	6,894	17,161	19,328
Households	2,074	5,618	6,260
Families	1,413	3,912	4,366
Vacant Housing Units	6.8%	6.9%	7.4%
Median Home Value	\$621,324	\$653,618	\$660,768
Median Household Income	\$75,484	\$83,915	\$84,714
Median Age	41.4	42.2	42.4
Bachelors Degree +	16.3%	19.6%	19.2%



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