



BID DEADLINE **SEPTEMBER 2**

Oceanfront Redevelopment Opportunity

Offered Fee Simple, Free of Brand & Management Agreements

Flexible Zoning Allows for Hospitality, Extended Stay, Condominium Conversion or Potential Other Uses



DETAILS

Following coordination with individual homeowners' associations, this oceanfront redevelopment opportunity will be offered for sale through Hilco Global. The property consists of eight, three-story buildings totaling approximately 147,000± SF and is comprised of 150 one- and two-bedroom units. The asset will be conveyed fee simple and is no longer operated as a timeshare resort, allowing a new owner to implement a fully independent operating or redevelopment strategy. Existing unit layouts, site coverage and infrastructure support a variety of potential uses, including repositioned hospitality, extended-stay lodging, residential condominium conversion or a hybrid model subject to zoning and regulatory approvals.

LOCAL INFORMATION

Lihu'e serves as Kauai's primary commercial, transportation, and governmental center, anchored by the island's airport and main harbor. The area supports a mix of full-time residents, tourism activity, and essential services, making it one of the most stable submarkets on the island. Central island access allows convenient connectivity to both the North and South Shores.

BANKRUPTCY INFORMATION

U.S. Bankruptcy Court
District of Hawaii
Case No. 25-01103 (RJF)
In re: Association of Apartment Owners
of Kauai Beach Villas



4330 Kauai Beach Dr.
Lihu'e, Kauai, HI



Building Count 8 Buildings



Building Size 147,000± SF Total



Year Built 1980



Parcel Size 12.97± AC



Unit Count 150



Unit Mix
(36) 1BR/1Bath
(54) 1BR/2Bath
(60) 2BR/2Bath



Parking 1 - 2 Spaces / Unit



Zoning RR-20 (Resort Residential)



Tax ID # 4-3-7-003-014-0000



Taxes (2024) \$730,000

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