



**FOR SALE**  
Fee Simple  
Commercial Facility

3-3137 Kuhio Highway | Lihue, HI 96766

Kuhio Hwy ADT 20,196

Ahukini Rd ADT 14,700



# Executive SUMMARY

Unlock an unparalleled investment opportunity in Lihue, where industrial properties are in high demand and vacancy rates are astonishingly low at sub-1%. This strategically located facility offers exceptional access to key transportation routes and is just minutes from the airport, making it ideal for businesses seeking efficiency and visibility. With such scarce availability in this thriving market, now is the time to secure your place in a community poised for growth. Don't miss this rare chance to capitalize on a prime location in one of Hawaii's most vibrant economic hubs with unmatched brand visibility!

<b>Location</b>	Lihue
<b>Address</b>	3-3137 Kuhio Highway, Lihue, Hawaii 96766
<b>TMK Number</b>	(4) 3-8-014:035
<b>Land Area</b>	22,866 SF
<b>Building Area</b>	Office - 4,190 SF Warehouse - 4,440 SF
<b>Asking Price</b>	\$2,600,000
<b>Tenure</b>	Fee Simple
<b>Zoning</b>	C-G (Commercial General)
<b>Year Built</b>	1966
<b>Flood Zone</b>	X



# Investment HIGHLIGHTS

---

## Brand Visibility

Situated on a high-traffic thoroughfare with over 20,000 vehicles per day, builds your presence in the community and increases your brand exposure.

## Owner-operator Benefits

Build equity, secure long-term stability in a scarce market and eliminate risk of relocation, freedom to modify and renovate to your specific needs.

## Strategic Location

The property is conveniently positioned near major amenities, including shopping centers, dining establishments, and recreational areas, enhancing its appeal. Its proximity to key transportation routes ensures easy access for customers and suppliers alike.

## Stabilized Costs

Eliminate annual rent increases or percentage rent with a fixed mortgage.

## Diverse Zoning

The property is zoned for commercial use, offering flexibility for a range of businesses, including retail, dining, and service-oriented establishments.





Kuhiu Hwy ADT 20,196

Kapule Hwy ADT 12,800

Wilcox Medical Center

Walmart

Ahukini Rd ADT 14,700

Lihue Airport

Rice St ADT 11,500

TARGET

Puakea Golf Course

THE HOME DEPOT

COSTCO WHOLESALE

The Royal Sonesta Kauai Resort Lihue

Marriott's Kauai Beach Club

Timbers Kauai - Ocean Club & Residences

Cruise Ship Terminal

Nawiliwili Harbor



**Alika Cosner (S), SIOR**

Senior Vice President  
Lic# RS-69441  
808 292 4599  
alika.cosner@colliers.com

**Patrick McGranahan (S)**

Senior Associate  
Lic# RS-83939  
808 754 8535  
patrick.mcgranahan@colliers.com



220 S. King St, Suite 1800  
Honolulu, HI 96813  
808 524 2666

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.