

# 4265 RICE STREET

LIHUE, HAWAII 96766



COMMERCIAL SPACE FOR LEASE



CUSHMAN &  
WAKEFIELD

ChaneyBrooks





## PROPERTY DETAILS

Base Rent \$2.50 SF/MO

CAM ~\$1.00/SF/Mo

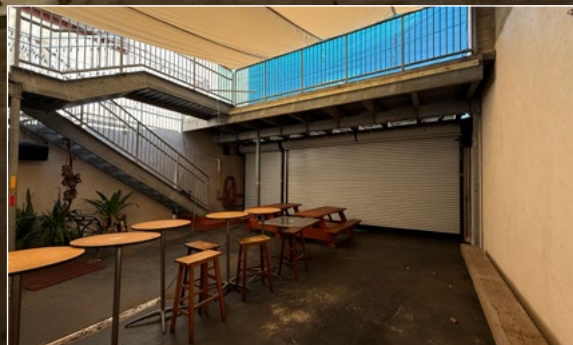
Building Size 8,603 SF

Land Size 10,000 SF

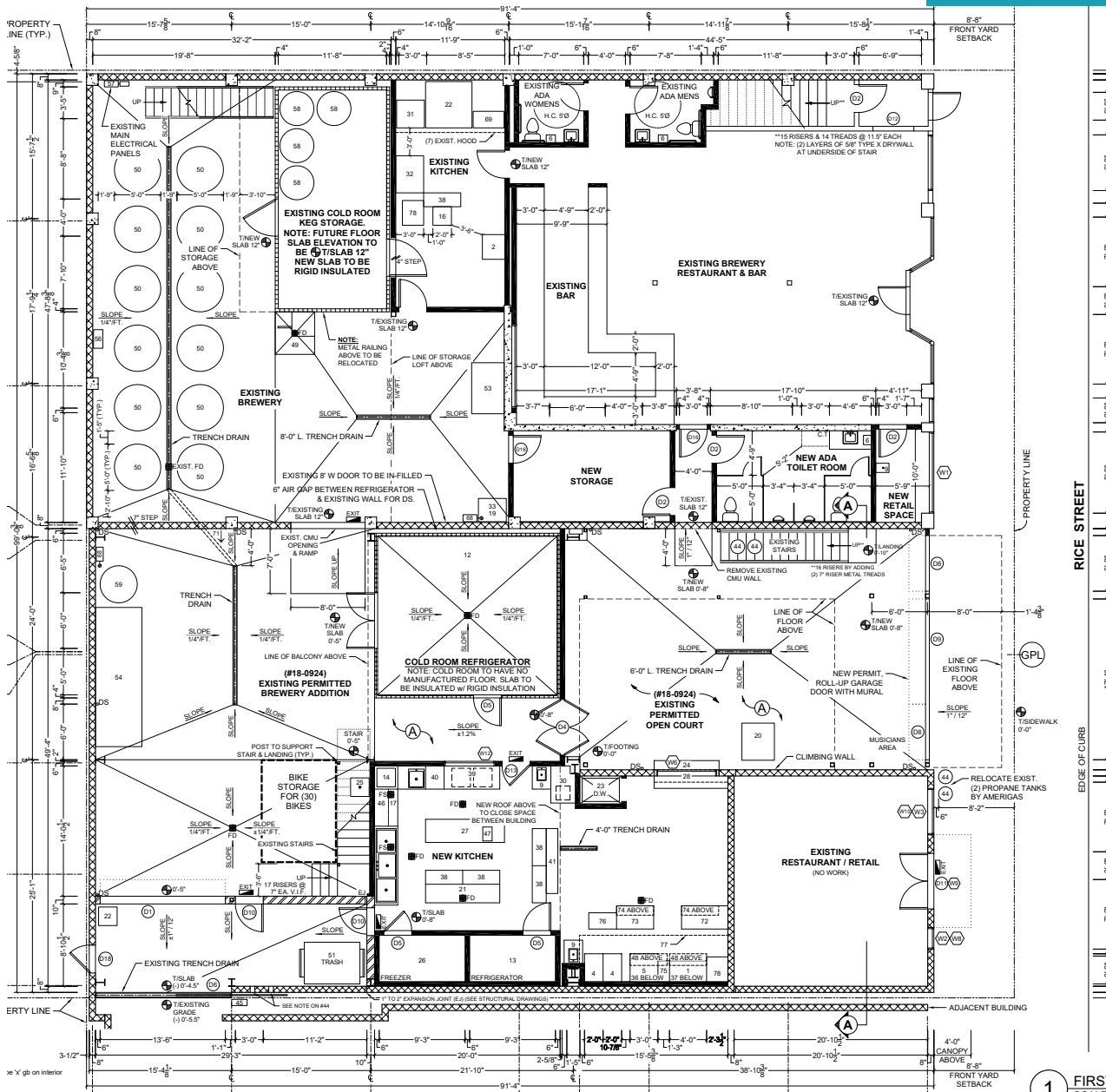
Zoning C-G

4265 Rice Street offers a unique opportunity to lease commercial space in the heart of Lihue, ideally positioned along Rice Street, one of the areas most well-traveled corridors. The property benefits from steady foot traffic throughout the day from both local residents and visitors, with street parking fronting the space. Surrounded by a mix of retail and office users, the location offers an established customer base and strong opportunity to serve the immediate community.

The space is ideally suited for a restaurant or craft beer concept looking to establish their presence in a well-known location. Conveniently located for both pedestrians and vehicles, this property is the ideal location for vibrant dining and a social atmosphere. Availabilities nearby are limited, making this a rare opportunity for operators seeking to expand in the Lihue market. New Tenants may benefit from the soon to be completed 66 unit apartment complex close by and Kauai County's continued emphasis to enhance Rice Street as it's pedestrian friendly Town Core.



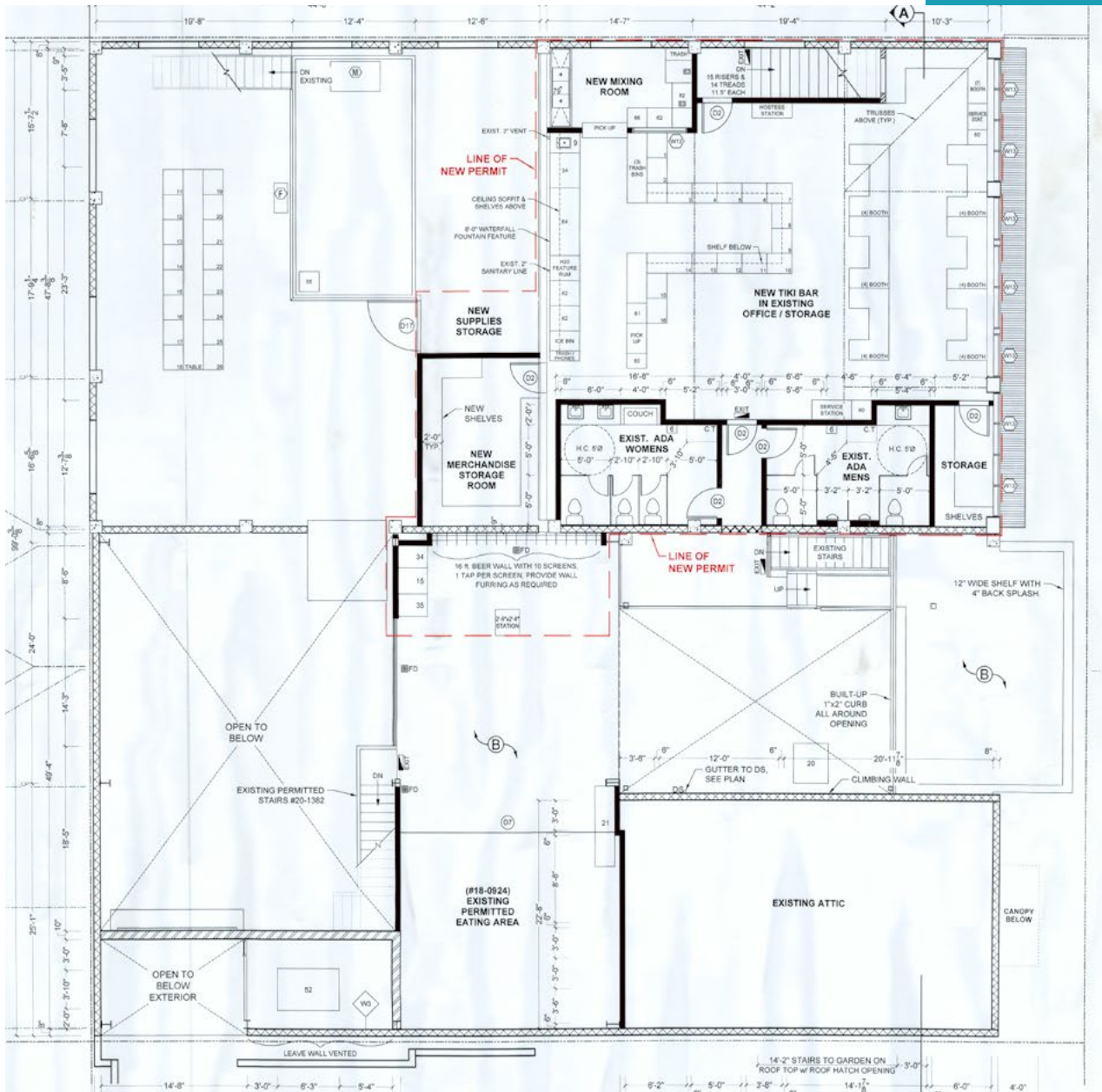
# FIRST FLOOR SITE PLAN



Portions of the drawings shown here are proposed improvements that could be considered by a new Tenant



## SECOND FLOOR SITE PLAN



Portions of the drawings shown here are proposed improvements that could be considered by a new Tenant





**4265 RICE ST**  
LIHUE, HI 96766

**KUKUI GROVE CENTER**

**SAFeway**

**THE HOME DEPOT**

**COSTCO WHOLESALE**

**TARGET**

**CONTACT US FOR MORE INFORMATION**

**ANTHONY PROVENZANO (B) SIOR, CCIM**  
Senior Vice President  
+1 808 544 1780  
aprovenzano@chaneybrooks.com  
Lic #RB-22101

**KELLY A. VEA (S) CCIM**  
Vice President  
+1 808 544 1781  
kvea@chaneybrooks.com  
Lic #RS-79079

**PATRICK MCLEAN (B)**  
Vice President  
+1 808 346 3211  
pmclean@chaneybrooks.com  
Lic #RB-23960



**ChaneyBrooks**

