

Hee Fat Marketplace

Investment Property Sale



Fee Simple Retail & Restaurant Building
4-1354 Kuhio Hwy | Kapa'a, Kauai

Presented by:
Hawaii
Commercial
Real Estate, LLC



The Property

The Hee Fat Marketplace is an iconic building in the coastal town of Kapa'a on the island of Kauai. The property has an excellent location along heavily trafficked Kuhio Hwy and is a landmark property well known by locals and sought out by visitors. The building is well maintained with strong tenancy at market rent rates. This will be an excellent asset for an investor looking for stable, long term cash flow in a supply constrained market.

The current tenants consist of the Hee Fat General Store and the Sunrise Emporium gift shop, each taking approximately half of the ground floor. The Olympic Café, a favorite local restaurant for over 15 years, occupies the entire second floor. The property is well parked with a 16,000 SF paved parking lot with capacity for 40+ cars.

The town of Kapa'a is conveniently located in the center of Kauai's eastern coast. Lihue Airport is a quick 15-minute drive to the south while popular destination towns of Hanalei and Princeville are just 30 minutes to the north.

Hee Fat Marketplace

Investment Summary



Asking Price	\$3,950,000
Address	4-1354 Kuhio Hwy, Kapaa, HI 96746
2019 NOI	\$188,975
Tenure	Fee Simple
Occupancy	100% leased with 3 tenants
Year Built	Built in 1924 - Renovated in 1987
Number of Stories	2 stories
Land Area	22,500 SF
Ground Floor Retail	4,801 SF
2nd Floor Restaurant	4,758 SF
Total Building Area	9,559 SF
Parking	16,000 SF lot w/ capacity for 40+ cars
TMK	(4) 4-5-8: 15
Zoning	SPA-A Commercial

Hee Fat Marketplace

Where is Kapa'a?



Hee Fat Marketplace

Property Location



Subject Property
4-1354 Kuhio Hwy



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Experience + Focus = Results

Hee Fat Marketplace

Tenant Profiles



Size: 4,758 SF - Entire Second Floor

Tenant since 2004, popular restaurant and bar with a diverse menu from diner classics to Hawaiian fare.



Size: 2,026 SF - Ground Floor

Tenant since 2016, local gift and souvenir shop.



Size: 2,775 SF – Ground Floor

Tenant since 2006, also includes the connected Taj Beach Club clothing store.

Contact Information



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