


BID DEADLINE AUGUST 13

Oceanfront Redevelopment Opportunity

Offered Fee Simple, Free of Brand & Management Agreements



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 Kaua'i'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

Jordan Schack
847.504.3297
jschack@hilcoglobal.com

Adam Zimmerman, MAI
847.917.9323
azimmerman@hilcoglobal.com

Jeff Azuse
773.456.5032
jazuse@hilcoglobal.com

847.849.2909
HilcoGlobalResortSales.com