

KILAUEA MINI STORAGE

BUSINESS & REAL ESTATE FOR SALE



4306 AALONA STREET
KILAUEA, HI, 96754



CUSHMAN &
WAKEFIELD

ChaneyBrooks

Property Summary

ASKING PRICE	\$4,000,000
NOI 2025 ACTUAL	\$207,302
ADDRESS	4306 Aalona Street Kilauea, HI 96754
TAX MAP KEY	(4) 5-2-14: 27
TENURE	Fee Simple
REAL PROPERTY TAX(2025)	\$10,665.27
BUILDING SIZE	22,000 SF*
LAND AREA	29,518 SF
YEAR BUILT	1980
ZONING	R-6



*The building square footage used in marketing the Property for sale differs from Department of Planning & Permitting records and are to the best of the Owner's knowledge. Such square footages shall not be construed in any way as representations or warranties of any kind. The information is provided for convenience purposes only and any prospective buyer should rely solely on their own due diligence investigations of the Property.

Investment Highlights

- Rare turnkey opportunity to acquire both the fee simple real estate and an established, income-producing self-storage business in a single transaction.
- Fee simple ownership provides full ownership of the land and improvements, a valuable distinction in Hawaii where many commercial properties are leasehold.
- 29,518 SF (±0.68 acres) of R-6 zoned land located in Kilauea on Kauai's highly desirable North Shore.
- 22,000 SF of improvements consisting of a 3-level steel warehouse building and a separate self-storage building designed to support the property's ongoing operations.
- Established operating history with improvements constructed in 1980 and a long-standing presence serving the local community.
- Immediate cash flow from an existing self-storage business, offering investors or owner-operators day-one income with future upside potential.





Property Description

Kilauea Mini Storage is a rare opportunity to acquire an established self-storage business and the underlying fee simple real estate at 4306 Aalona Street in Kilauea, Kauai.

The property includes approximately 22,000 square feet of improvements on a 29,518-square-foot (0.68-acre) R-6 zoned site. Built in 1980, the improvements consist of a 3-story steel warehouse building and a separate storage unit building that support the ongoing self-storage operation.

The offering is available only as a complete package, including the operating business, fee simple land, and all improvements. This turnkey investment provides an owner-operator or investor with the opportunity to acquire an established business in a desirable North Shore Kauai location.

*This offering is available only as a combined sale of the operating business and fee simple real estate.





Value Enhancement Opportunities

- Increase rental income through periodic market rent adjustments as units turn over.
- Implement modern management systems, including online reservations, digital leasing, automated billing, and electronic gate access.
- Expand ancillary revenue through tenant insurance programs, packing and moving supply sales, and late fee optimization.
- Improve operational efficiency by reducing management intensity with technology-driven access and payment systems.
- Enhance curb appeal with updated signage, landscaping, exterior paint, and security improvements to strengthen market positioning.
- Evaluate site optimization for additional storage capacity or improved unit mix, subject to zoning and regulatory approvals.
- Leverage the established customer base through targeted marketing to local residents, contractors, small businesses, and vacation homeowners.
- Modernize security systems with upgraded cameras, lighting, and access controls to enhance customer experience and justify premium rents.

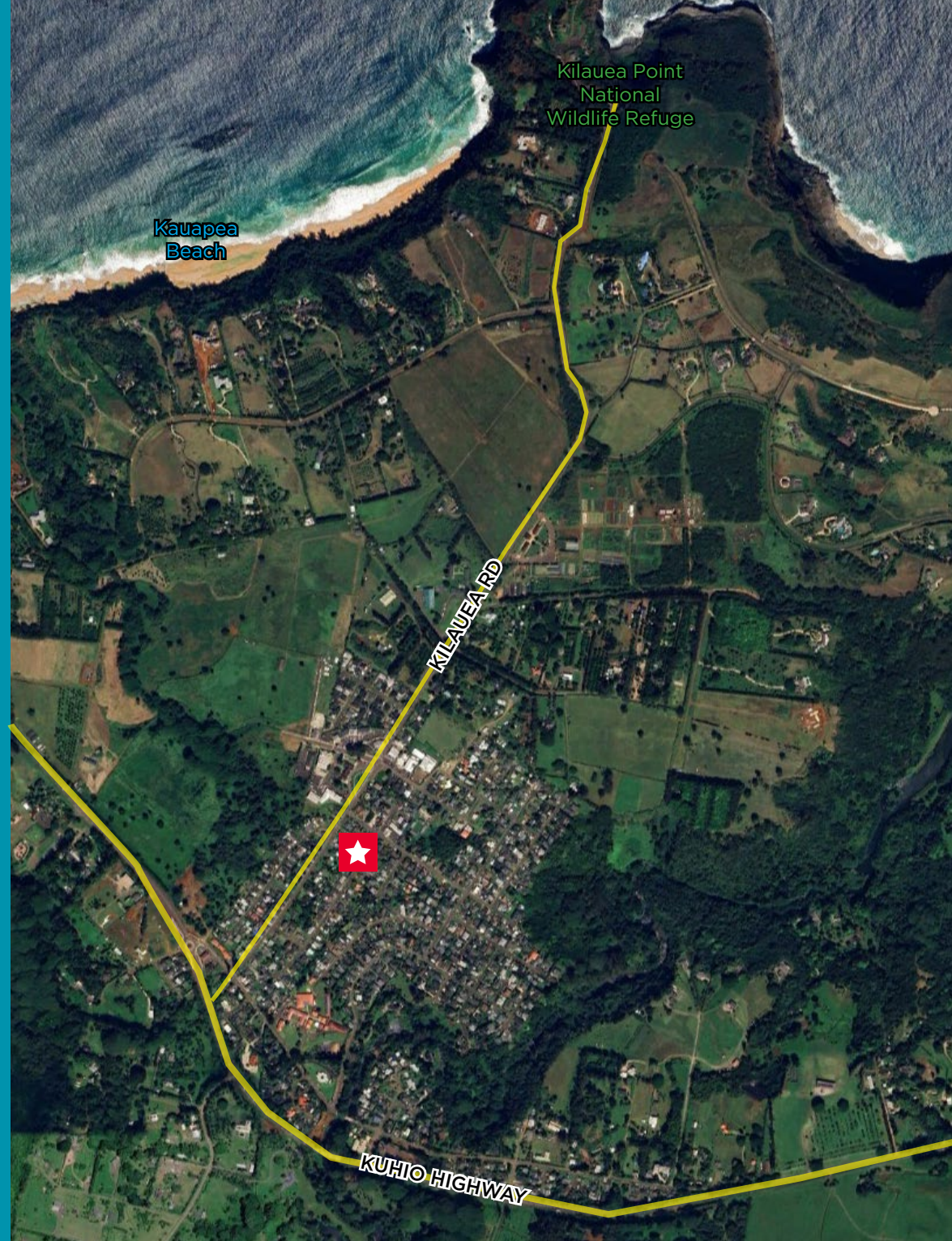


Area Overview

As one of the few established self-storage facilities serving the North Shore market, Kilauea Mini Storage is strategically located in the heart of Kilauea, the commercial hub of Kauai's North Shore. The property serves a broad customer base that includes local residents, small businesses, contractors, property managers, and seasonal homeowners from surrounding communities including Princeville, Hanalei, Kalihiwai, Anini, and Moloa'a.

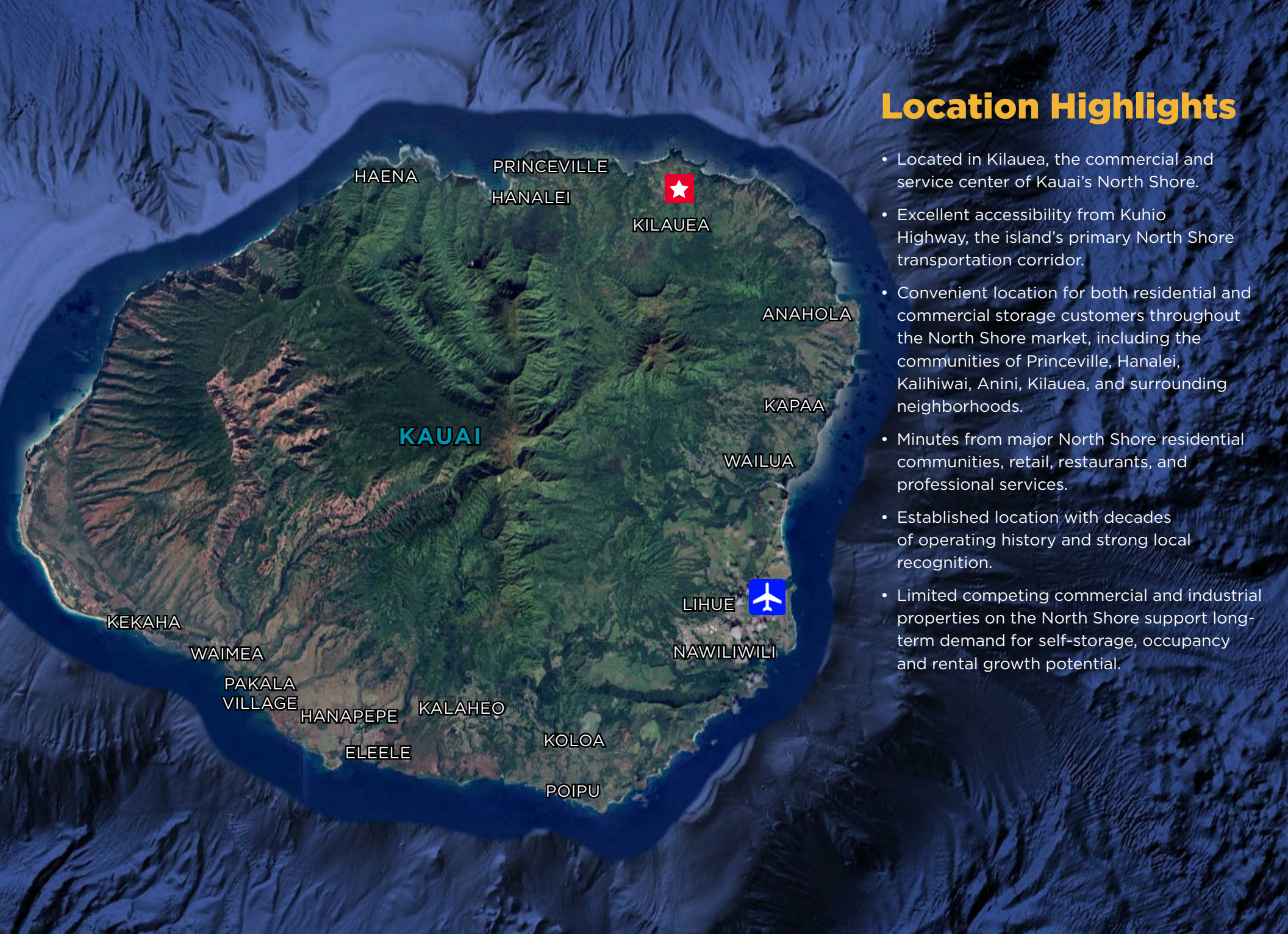
With limited industrial and commercial land available for new development on the North Shore, existing self-storage facilities benefit from high barriers to entry and a constrained supply environment. The property's central location provides convenient access from Kūhiō Highway, making it well positioned to serve both residential and business storage needs in one of Kauai's most desirable regions.

DEMOGRAPHICS			
	1-MILE	5-MILES	10-MILES
POPULATION	1,854	6,118	18,241
HOUSEHOLDS	605	2,311	6,206
AVERAGE HH INCOME	\$127,282	\$139,749	\$125,646
MEDIAN HOME VALUE	\$1,084,602	\$1,093,162	\$1,017,337



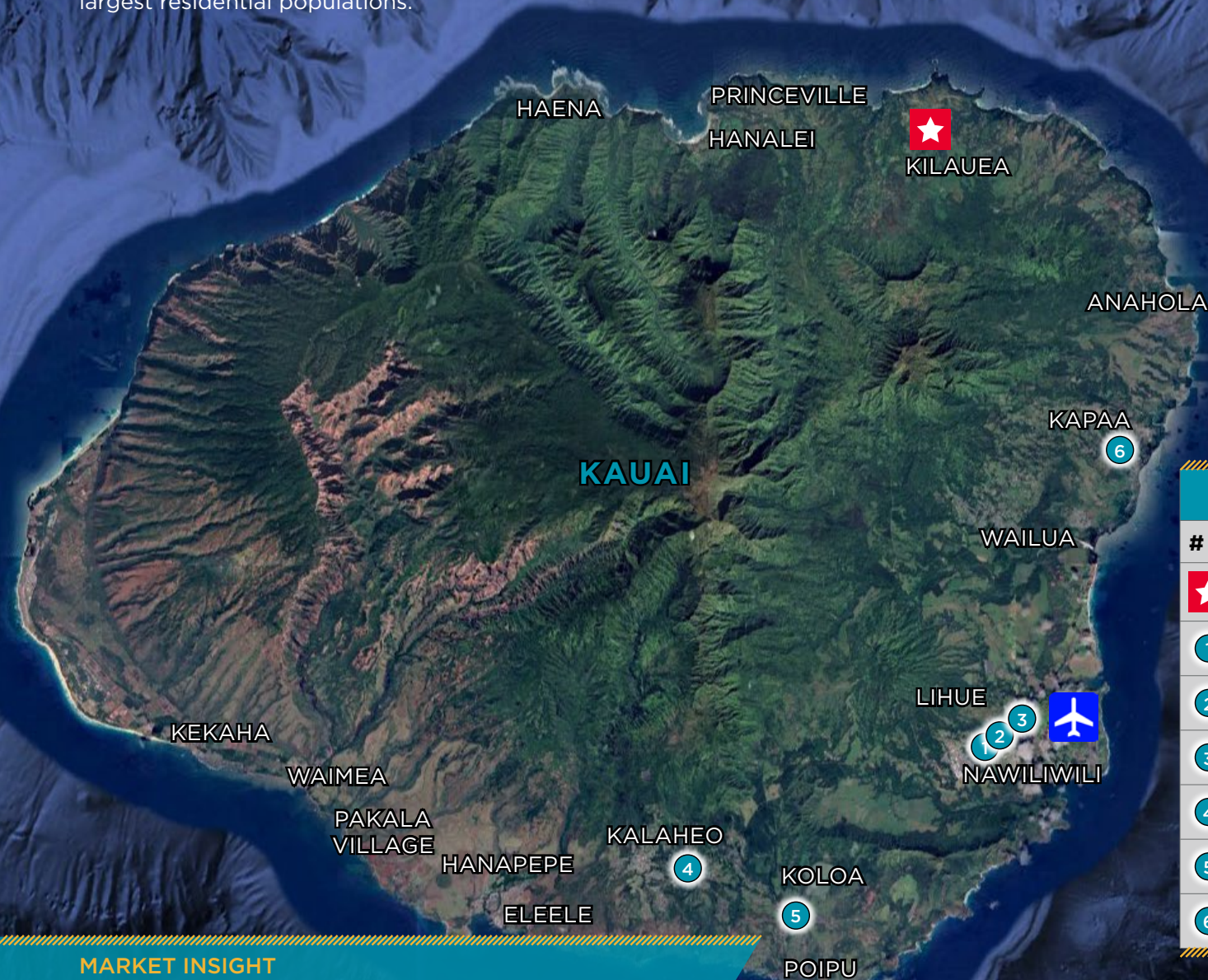
Location Highlights

- Located in Kilauea, the commercial and service center of Kauai's North Shore.
- Excellent accessibility from Kuhio Highway, the island's primary North Shore transportation corridor.
- Convenient location for both residential and commercial storage customers throughout the North Shore market, including the communities of Princeville, Hanalei, Kalihiwai, Anini, Kilauea, and surrounding neighborhoods.
- Minutes from major North Shore residential communities, retail, restaurants, and professional services.
- Established location with decades of operating history and strong local recognition.
- Limited competing commercial and industrial properties on the North Shore support long-term demand for self-storage, occupancy and rental growth potential.



Kauai Self-Storage Competitive Map

The subject property is centrally located on the East Side of Kauai, serving one of the island's largest residential populations.



SELF-STORAGE FACILITIES ON KAUAI

#	FACILITY	LOCATION
	SUBJECT PROPERTY KILUAEA MINI STORAGE	4306 Aalona St Kilauea
1	GUARDIAN SELF-STORAGE	3-2600 Kaumualii Hwy Lihue
2	GUARDIAN SELF-STORAGE AT KAUAI	4360 Kukui Grove St. Lihue
3	LIHUE MINI STORAGE	3020 Au St Lihue
4	LAWAI CANNERY SELF-STORAGE	3-3250 Kaumualii Hwy Kalaheo
5	KOLOA SELF STORAGE	3285 Poipu Rd Koloa
6	KAPAA SELF STORAGE	4568 Lehua St Kapaa

MARKET INSIGHT

Kauai has a limited supply of self-storage facilities relative to population and demand drivers. High barriers to entry, limited industrial land and lengthy entitlement processes restrict new development. This scarcity supports strong occupancy and rental rate stability for existing operators.



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