

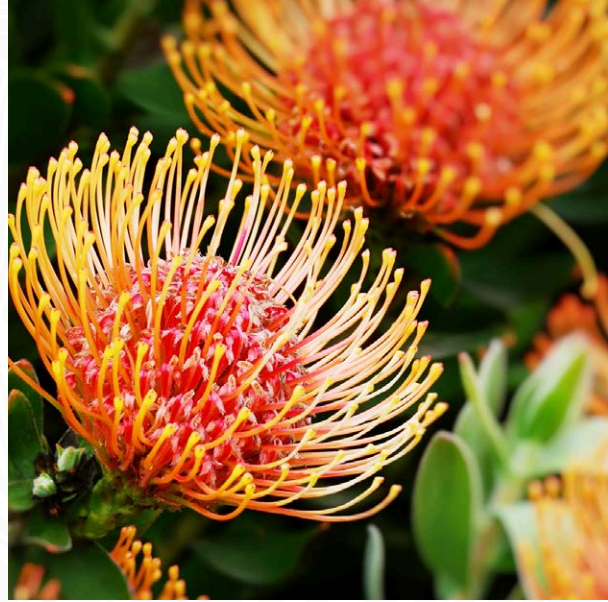


AVAILABLE FOR LEASE



 **Maui** 
MARKETPLACE

AN OPEN-AIR CENTER IN KAHULUI, HI



THE OPPORTUNITY



Maui Marketplace is located in the heart of the Kahului, within Central Maui's main shopping corridor. The Center's location is unmatched and provides ample parking (1 stall per 200 SF) with an ease of accessibility to both local and visiting consumers.

Maui Marketplace also enjoys a strong consumer base and services a growing population with an average household income of nearly \$100,000.

PROPERTY HIGHLIGHTS

- 1-mile away from the Kahului Airport
- Second-largest Hawaiian island in terms of population and commerce
- Strong regional draw featuring a unique mix of national and local tenants
 - The Center is surrounded by the island's largest retailers: Costco, Home Depot, Target, and Wal-Mart

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THE PROPERTY

| | | |
|-----------------------------|---|------------|
| ADDRESS | 270 Dairy Road Kahului, Hawaii 96732 | |
| TMK | (2) 3-8-80: Parcels 1, 22, 23 | |
| ZONING | M-1 | |
| TOTAL AREA | BUILDING AREA | 262,978 sf |
| | LAND AREA | 19.9 acres |
| BASE RENT | Contact Broker for Details | |
| OPEX & UTILITIES | Tenant Responsibility; NNN Lease | |
| TERM | Negotiable | |





THE MARKET

STATE OF HAWAII OVERVIEW

The State of Hawaii is home to some of the most famous resort-oriented commercial shopping centers in the country, if not the World. From the Royal Hawaiian Shopping Center on Waikiki Beach to the Whaler’s Village in the Kaanapali Beach Resort, Hawaiian resort retail properties feature the finest luxury, dining, apparel, convenience, jewelry, and more, seen in the most sought-after resort destinations in the world. The State of Hawaii is home to approximately 70 retailers who have their top 1, 2 or 3 stores in the islands, half of which are resort related.

Over 10.4 million people visited Hawaii in 2019. These tourists spent over 17.74 Billion dollars on hotels, food, shopping, excursions, entertainment and more. It is said that on Maui every other car on the road is occupied by a visitor.

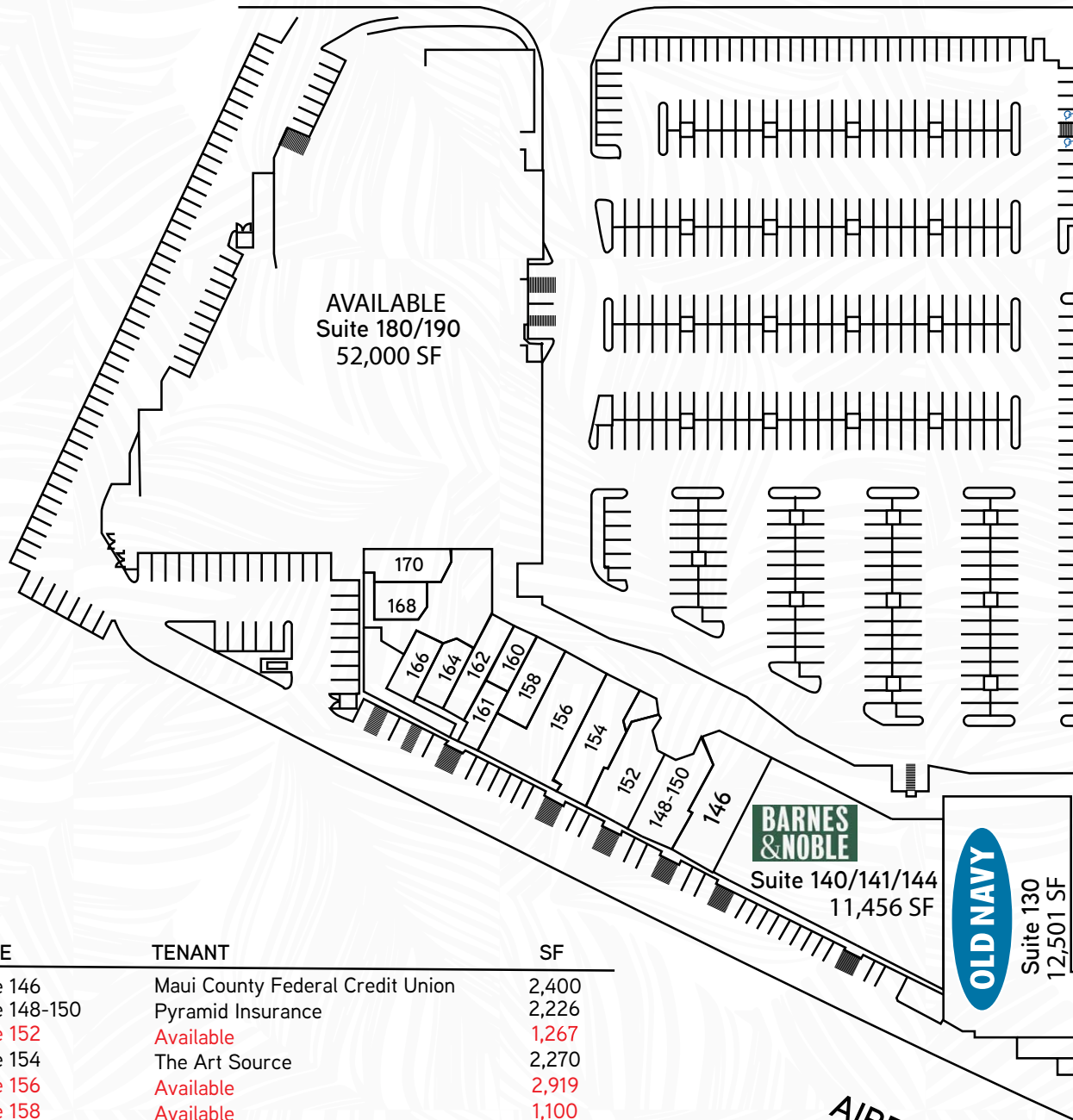
CENTRAL MAUI TRADE AREA

Central Maui is the island’s industrial, commercial, financial and residential hub comprised of Kahului, Wailuku and Iao Valley. The town of Kahului is home to Maui’s only commercial airport and primary harbor; as a result, most of the island’s major retailers are located here, such as big box stores including Costco, Wal-Mart, Home Depot, Target, Petco, Lowe’s, Planet Fitness and ULTA. The town of Wailuku is the governmental seat of Maui to include various county, state and federal agencies in addition to a mix of various businesses within this area.

DEMOGRAPHICS

| | 2010 | 2021 | 2026 |
|--------------------------|--------|-----------|-----------|
| POPULATION | 58,924 | 63,298 | 65,200 |
| MEDIAN AGE | 38.0 | 39.2 | 39.7 |
| HOUSEHOLDS | 18,038 | 19,030 | 19,591 |
| AVERAGE HH INCOME | | \$101,502 | \$112,712 |

*Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. 7-Mile Radius



| SUITE | TENANT | SF |
|---------------|----------------------------------|-------|
| Suite 146 | Maui County Federal Credit Union | 2,400 |
| Suite 148-150 | Pyramid Insurance | 2,226 |
| Suite 152 | Available | 1,267 |
| Suite 154 | The Art Source | 2,270 |
| Suite 156 | Available | 2,919 |
| Suite 158 | Available | 1,100 |
| Suite 160/162 | Kahului Dentists | 1,626 |
| Suite 161 | Ba-Le French Bakery Storage | 600 |
| Suite 164 | Fernando's | 1,100 |
| Suite 166 | Ba-Le French Bakery | 1,100 |
| Suite 168 | Queen's Grill | 1,100 |
| Suite 170 | Kahului L&L Inc. | 1,550 |

AIRPORT ACCESS

DAIRY ROAD



AVAILABLE
Suite 205
9,300 SF

Suite 210
3,200 SF

AVAILABLE 220
1,771 SF
Jamba 224
224 SF
Juice 1,313 SF
Sally 236
Beauty 1,486 SF
SUBWAY 238
1,567 SF
Minit Medical Urgent Care
Suite 239/240
3,431 SF

200
3,500 SF
Jollibee

AVAILABLE
Suite 120
20,469 SF

OfficeMax
Suite 110
24,450 SF

AVAILABLE
Suite 100D
47,640 SF



Suite 100A
32,113 SF

AVAILABLE
Suite 100C
7,231 SF

S ROAD



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