

MAUI • LANI

VILLAGE CENTER

THE DYNAMIC CENTER OF MAUI'S PREMIER MASTER - PLANNED COMMUNITY



WAI'ALE ROAD EXTENSION

Walgreens

Times Supermarket

Lot 79
328,312 SF

KUIKAHI DRIVE

Ace Hardware

Lot 29
25,265 SF

Lot 30
13,446 SF

Lot 31
16,131 SF

Lot 28
15,674 SF

Lot 71
22,044 SF

Lot 72
14,669 SF

Lot 33
26,918 SF

Lot 34
20,286 SF

Lot 35
26,514 SF

Lot 27
24,209 SF

Commercial Plumbing

Grace Pacific

Menehune Water Co.

76 Gas

Lot 24 - 16,640 SF

Lot 69 - 12,197 SF

Lot 68 - 10,896 SF

Lot 67 - 11,917 SF

Lot 66 - 10,934 SF

Lot 65 - 10,692 SF

Lot 53 - 12,865 SF

Retina Institute of HI

Lot 23 - 18,888 SF

Lot 22 - 18,155 SF

Lot 21 - 18,688 SF

Lot 20 - 19,483 SF

Lot 19 - 19,465 SF

Lot 18 - 17,449 SF

Lot 17 - 18,284 SF

Lot 64 - 12,026 SF

Lot 63 - 10,721 SF

Lot 62 - 10,091 SF

Lot 61 - 10,137 SF

Lot 54 - 10,549 SF

Lot 55 - 9,532 SF

Lot 56 - 9,267 SF

Lot 57 - 9,512 SF

Lot 58 - 9,322 SF

Lot 59 - 9,543 SF

Lot 60 - 10,852 SF

Lot 50
13,063 SF

Lot 49 - 11,583 SF

Lot 48 - 13,005 SF

Lot 47 - 14,135 SF

Lot 45
8,569 SF

Lot 44
10,022 SF

Oce
Ca

Lot 16
76,104 SF

Lot 15
61,564 SF

Lot 14
39,887 SF

Lot 13
40,359 SF

RETAIL



- Located in the heart of Maui's population center
- Adjacent to heavily trafficked new regional roadway
- Captive audience from neighboring businesses and residences
- Anchored by well-known National retailers
- Additional traffic generated by:
 - New 24,000 sf LDS Church
 - 27 acre regional park
 - State-of-the-art elementary school

DAILY TRAFFIC VOLUMES

In vicinity of Waiale Road/Kuikahi Drive Intersection

Intersection Leg	Existing 2011	Projected 2015
Waiale Road North of Kuikahi Drive	13,900	20,140
Kuikahi Drive West of Waiale Road	9,148	21,580
Kuikahi Drive Extension East of Waiale Road	10,800	26,930
Waiale Road Extension South of Kuikahi Drive	5,100	15,000



PROFESSIONAL ROW

INDUSTRIAL



- Ground floor office with residential living above
- Design allows for up to 1,400 sf of residential space
- Turnkey, build-to-suit stand-alone buildings
- Close proximity to Maui Memorial Hospital & Kaiser Clinic
- Ample parking
- Up to 5,400 sf of space available

- Warehouse with interior offices
- Highly accessible Central Maui location
- 10 minutes from Kahului Airport and Harbor
- Direct access to Honoapiilani Highway & Kuihelani Highway
- Wide road widths allow maximum maneuverability for large vehicles and trucks

POPULATION

Population	Radius From Kuikahi Drive & Waiale Road			
	1 Mile	3 Miles	5 Miles	10 Miles
2010 Population	9,478	44,099	47,325	73,052
2015 Projected Population	10,259	46,369	49,822	77,124
Household Income	Radius From Kuikahi Drive & Waiale Road			
	1 Mile	3 Miles	5 Miles	10 Miles
2010 Average Household Income	\$80,516	\$79,611	\$81,787	\$82,901
2015 Projected Average Household Income	\$92,480	\$89,120	\$91,729	\$93,040

PROJECT

Maui Lani is a planned community located between Kahului and Wailuku designed to offer residents the finest in housing, recreation and business development while respecting the aina and the beauty of the Valley Isle.

Details:

Location:	Wailuku, Maui
Tenure:	Fee Simple
Lots:	79 Lots from 6,910 sf to 7.5 acres
Zoning:	VMX - Village Mixed-Use
Price:	\$50 PSF - \$60 PSF
Water Meter:	5/8" water meter provided

Highlights:

- Fully entitled
- Ready to build
- Developer assistance with building permit
- Flexible zoning
- Multiple lot configurations
- Flexible parking requirement
- Ample on-street parking
- High quality design standards
- Part of large master planned community
- Well-known and financially sound neighboring businesses

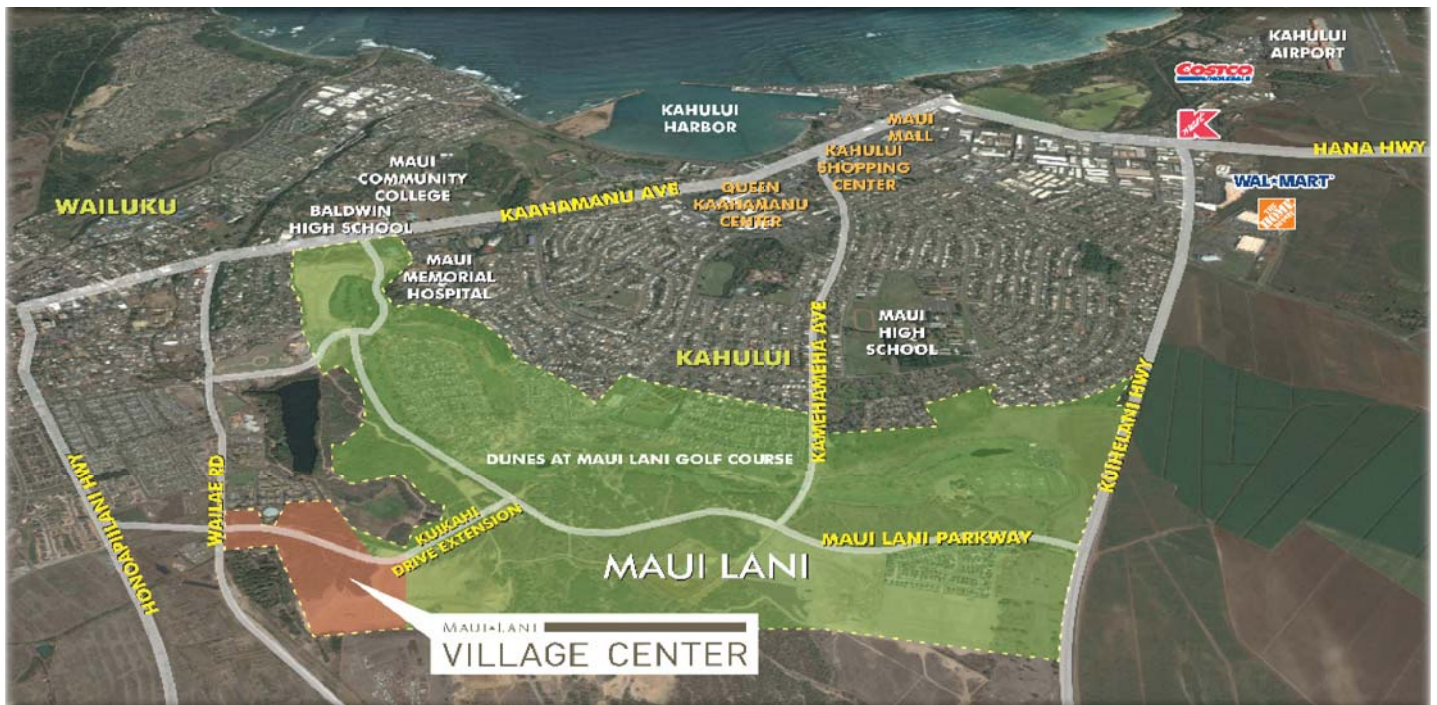
When it comes to features and flexibility, the Maui Lani Village Center is virtually unmatched.

Strategically located in the core of Maui's population center, at the nexus of Wailuku and Kahului towns and within minutes of the harbor, airport, hospital and numerous neighborhoods, the Maui Lani Village Center offers build-ready lots in a superb location with ready access to the rest of the island via new regional roadways.

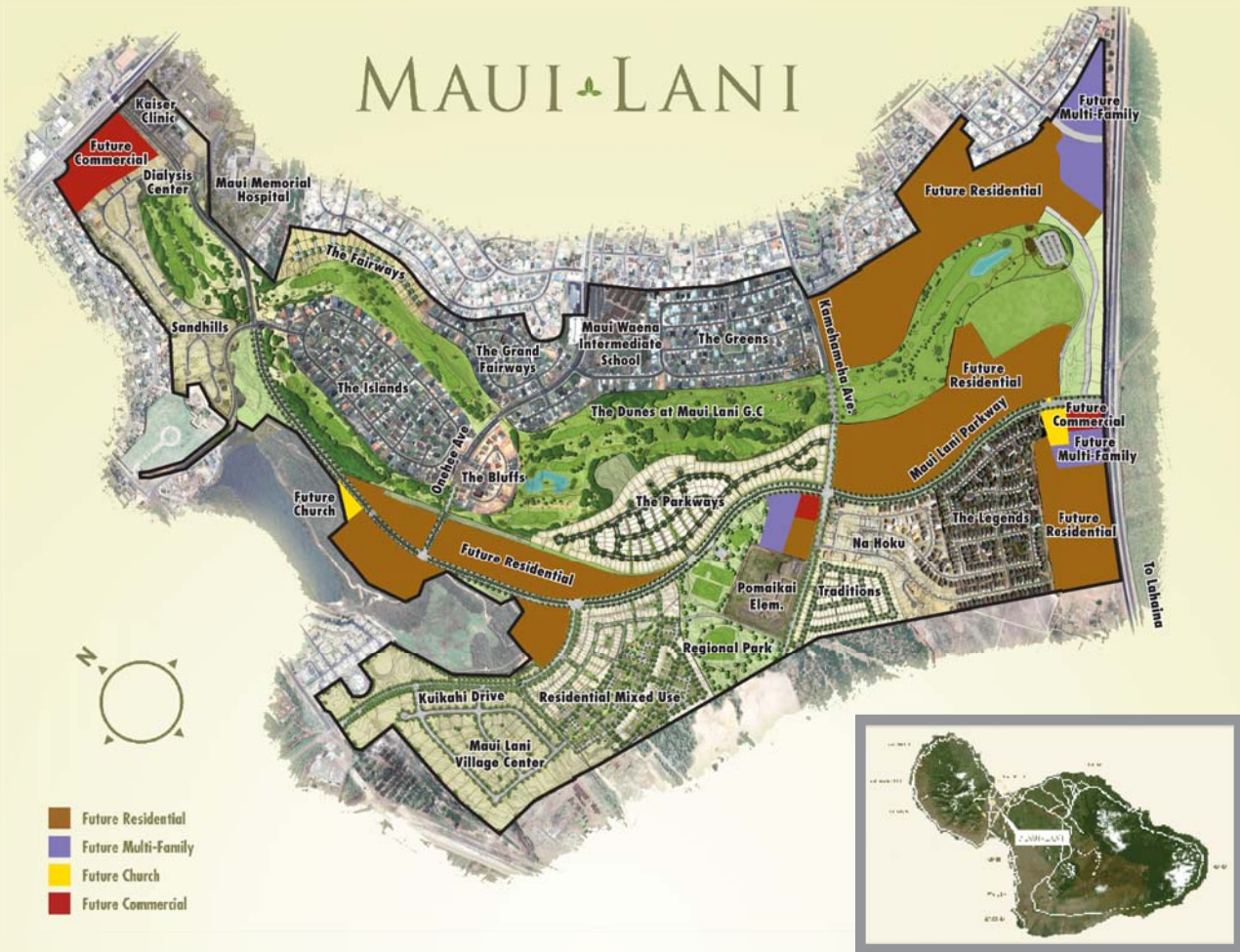
Among its greatest features, is its flexible mixed-use zoning.

Buyers can choose from a wide array of uses, including light industrial, retail, professional offices and residential/commercial combinations. You can opt to design and build your own custom facility, or purchase a complete turnkey package in the project's Professional Row neighborhood.

You can even integrate residential units into your commercial property through single- or multi-family residential units that complement your business activities, an option that enables on-site employee housing or a live-work lifestyle.



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