

MAUI • LANI

VILLAGE CENTER

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





WAIKUKAHI DRIVE

WALGREENS
Lot 77 - 90,537 SF

Lot 79 - 328,312 SF

ACE HARDWARE
Lot 70 - 16,131 SF

COMMERCIAL PLUMBING
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

GRACE PACIFIC
Lot 29 - 25,265 SF
Lot 28 - 15,074 SF
Lot 27 - 24,209 SF
Lot 26 - 96,170 SF
Lot 25 - 13,448 SF
Lot 24 - 14,649 SF
Lot 23 - 22,044 SF
Lot 22 - 14,421 SF
Lot 21 - 14,649 SF
Lot 20 - 13,990 SF
Lot 19 - 12,197 SF
Lot 18 - 10,896 SF
Lot 17 - 11,917 SF
Lot 16 - 10,934 SF
Lot 15 - 10,692 SF
Lot 14 - 12,026 SF
Lot 13 - 10,721 SF
Lot 12 - 10,091 SF
Lot 11 - 10,137 SF

MENEHUNE WATER CO.
Lot 53 - 12,865 SF
Lot 54 - 10,549 SF
Lot 55 - 9,232 SF
Lot 56 - 9,267 SF
Lot 57 - 9,212 SF
Lot 58 - 9,322 SF
Lot 59 - 9,543 SF
Lot 60 - 10,852 SF
Lot 61 - 10,137 SF
Lot 62 - 10,091 SF
Lot 63 - 10,721 SF
Lot 64 - 12,026 SF
Lot 65 - 10,692 SF
Lot 66 - 10,934 SF
Lot 67 - 11,917 SF
Lot 68 - 10,896 SF
Lot 69 - 12,197 SF

RETINA INSTITUTE of HI
Lot 49 - 11,583 SF
Lot 48 - 13,005 SF
Lot 47 - 15,063 SF
Lot 46 - 12,865 SF
Lot 45 - 8,569 SF
Lot 44 - 10,022 SF
Lot 43 - 9,950 SF

OCEANIC CABLE
Lot 37 - 16,462 SF
Lot 38 - 12,356 SF
Lot 39 - 13,961 SF
Lot 36 - 17,626 SF
Lot 35 - 26,514 SF
Lot 34 - 20,286 SF
Lot 33 - 26,918 SF
Lot 32 - 16,131 SF

WAILUKU FCU
Lot 2 - 18,913 SF

PROFESSIONAL ROW
RAINBOW TAX
Lot 7 - 12,246 SF
Lot 6 - 7,544 SF
Lot 5 - 10,151 SF
Lot 4 - 9,919 SF
Lot 10 - 12,577 SF
Lot 11 - 62,292 SF

GROUP BUILDERS

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Lot 13 - 40,359 SF

Lot 14 - 39,887 SF

Lot 15 - 61,564 SF

Lot 16 - 76,104 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.

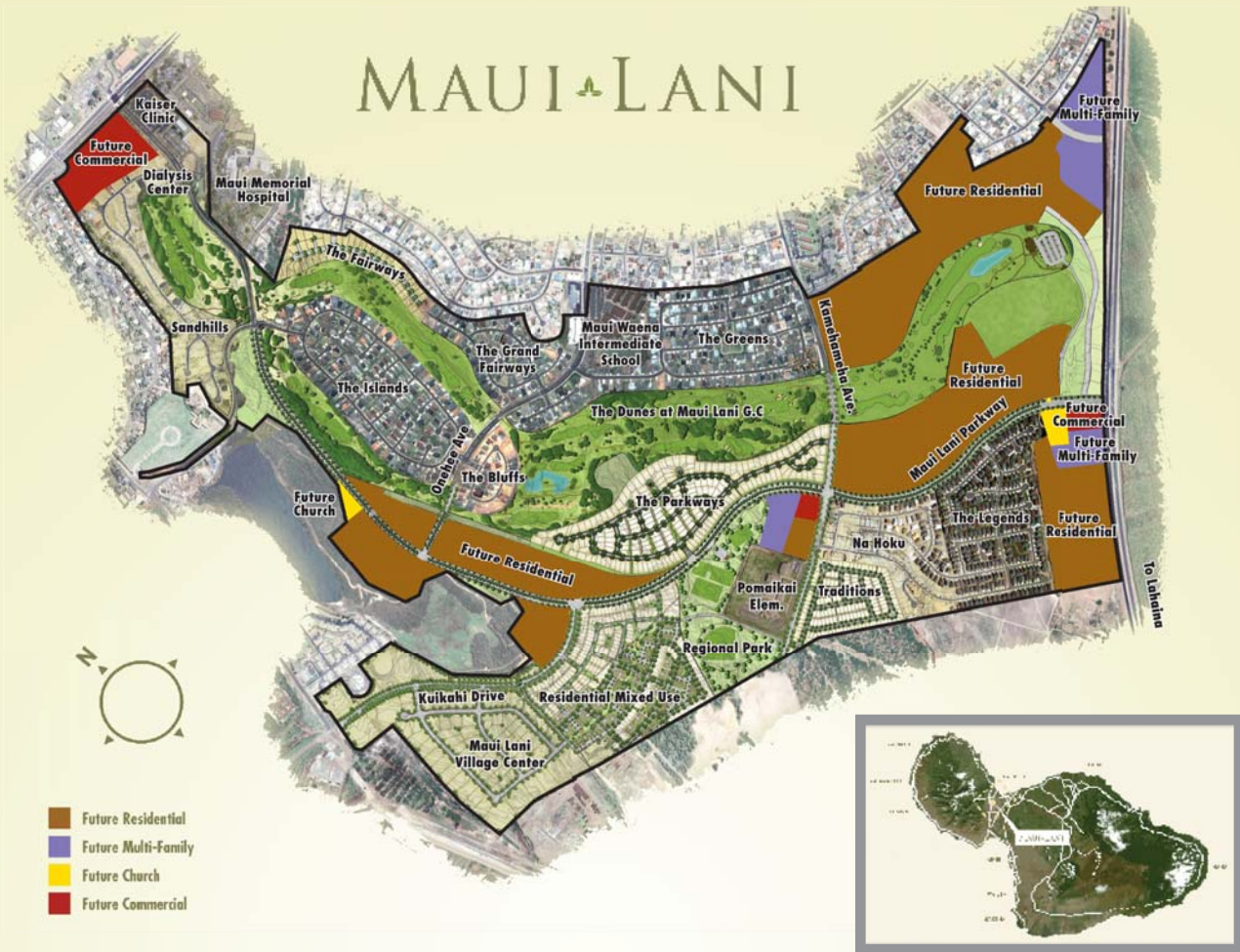
Among its greatest features, is its flexible mixed-use zoning.

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.



MAUI LANI
VILLAGE CENTER



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