



Walgreens Rendering



Oceanic Time Warner Cable



Professional Row



Retina Institute of Hawaii



Paradise Beverages



Pomaikai School



Grace Pacific



Church of Jesus Christ of Latter-Day Saints



# MAUI • LANI

# VILLAGE CENTER

The Dynamic Center of Maui's Premier Master - Planned Community



## DAILY TRAFFIC VOLUMES

IN VICINITY OF WAIALE ROAD / KUIKAHI DRIVE INTERSECTION

INTERSECTION LEG	2011	Projected 2015
Waiale Road / Kuikahi Drive	14,000	20,000
Kuikahi Drive Extension East of Waiale Road	11,000	27,000

## POPULATION

RADIUS FROM KUIKAHI DRIVE & WAIALE ROAD	1 mile	3 miles	10 miles
2011 Population	8,790	51,351	71,817
2016 Projected Population	9,258	54,011	76,444

## HOUSEHOLD INCOME

RADIUS FROM KUIKAHI DRIVE & WAIALE ROAD	1 mile	3 miles	10 miles
2011 Average Household Income	\$69,070	\$74,145	\$74,926
2016 Projected Average	\$76,596	\$82,658	\$83,452

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For More Information:  
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MAUI LANI  
VILLAGE CENTER

**OFFICE AND PROFESSIONAL ROW**

- Turnkey, build-to-suit stand-alone buildings
- Ground floor office with residential living option above
- Ideal for professional, medical and office use with residential capability
- Close proximity to Maui Memorial Medical Center & Kaiser Clinics
- Ample parking
- Up to 5,400 sf of space available

**INDUSTRIAL**

- Build to suit option available for qualified buyers
- 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

**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

**RESIDENTIAL**

- Live-work opportunities
- Employee housing
- Suitable for caretakers/on-site managers
- Multi-family residences / apartments

**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.**

Strategically located at the core of Maui's population center, the Maui Lani Village Center is a superb choice for businesses looking to establish themselves at the heart of Central Maui's growing community.

Easily accessible via new regional roadways, the Center is conveniently located within minutes of Kahului's harbor, airport and hospital, and surrounded by more than 70,000 residents within a 10-mile radius. Nearby are growing residential neighborhoods, Pomaikai Elementary School and the new Church of Jesus Christ of Latter-day Saints, with an estimated local membership of 6,000.

The Center's flexible mixed-use zoning allows for a wide array of uses including light industrial, retail, professional and medical offices, restaurants, recreation centers, financial services, educational facilities,

grocery stores and residential units. Buyers can opt to design and build their own custom facilities, or purchase a turnkey package in the project's Professional Row neighborhood. Lots are fully entitled and ready-to-build, with utilities already stubbed and county water meters available.

**Details:**

Location:	Kahului, 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" county water meter available

**PROJECT HIGHLIGHTS**

- Fully entitled, ready-to-build lots
- Drainage and utilities stubbed to site
- Developer assistance with building permit
- Flexible zoning
- Multiple lot configurations
- Flexible parking ratio, which allows greater lot coverage
- Ample on-street parking
- High quality design standards
- Part of large master planned community
- Well-known and financially sound neighboring businesses