

PAIA TOWN CENTER

STREET FRONT
RETAIL IN THE
CENTER OF TOWN
WITH GREAT PARKING



PAIA FOR LEASE



• BALDWIN AVENUE RETAIL

2 NEW BUILDINGS COMING SOON!

Paia is a unique and lively town filled with a variety of shops, art galleries and people from all over the world. Be a part of one of the last historic small towns in Hawaii by joining Maui's North Shore landmark businesses Alice in Hulaland, Milagros Food Co., Charlie's Restaurant, Maui Crafts Guild and Rock N Brews new restaurant.



• LUNA PLACE RETAIL & OFFICE

Prime Storefront Spaces Available

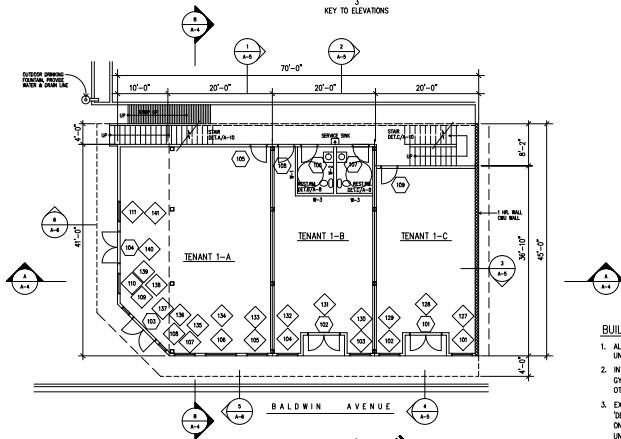
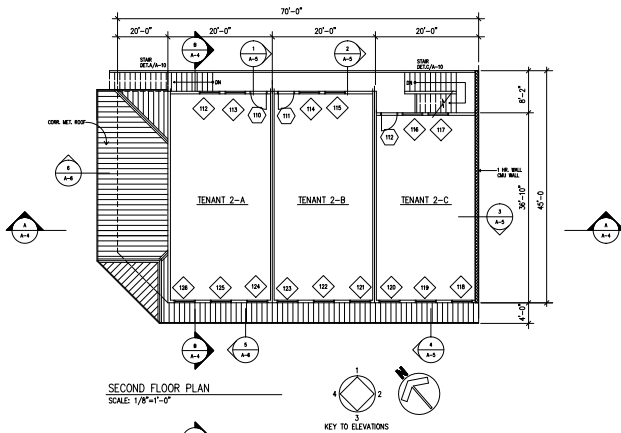
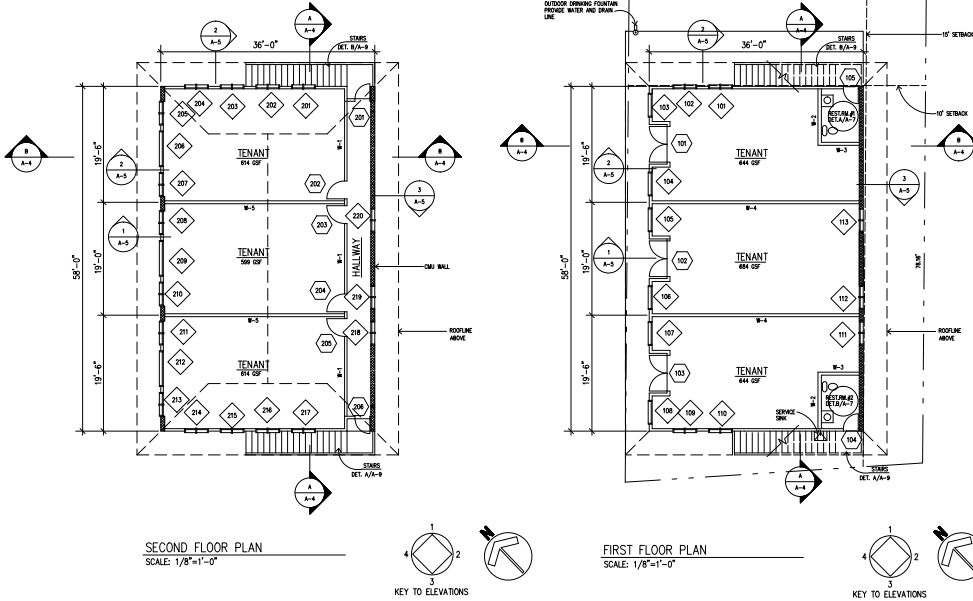
The new Paia Town Center building on Baldwin Avenue will provide up to three prime *street front* units in the heart of town with phenomenal exposure to one of the busiest traffic corridors on Maui. Over 10 restaurants are within walking distance of the property.



PAIA TOWN CENTER NEW BUILDINGS

LUNA BUILDING & BALDWIN BUILDING

LUNA LAKE



- BUILDING NOTES:**
1. ALL DIMENSIONS ARE TAKEN FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
 2. INTERIOR WALLS - 2 x 6 NO. STUDS @ 16" O.C. W/ DRY. BG. ON BOTH SIDES. ALL WALLS TO PRIME AND OTHER WALLS NOTED W/ #, SEE WALL TYPES, A-7.
 3. EXTERIOR WALLS - 2 x 6 NO. STUDS @ 16" O.C. W/ DENS-GLASS W/ EPS ON EXTERIOR FACE AND 5/8" C ON THE INTERIOR FACE. ALL WALLS TO BE PRIMED / UNLESS OTHERWISE NOTED.

Prime Retail in the Center of Paia



Available Spaces:
750-3,000 sqft

Base Rents:
Baldwin Bldg:
Ground floor \$8-10 psf vs. 8-10%
Second \$4-4.50 psf
Luna Bldg:
Ground floor \$5 psf
Second \$3.50-4 psf

Triple Net Leases CAM tbd

Lease terms from 3-5 years

Tenant improvements available

Space planning & construction services available.

Estimated completion end of '14/early '15

Commercial Properties of Maui
Greg Sheehan R,S
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PAIA TOWN CENTER



DEMOGRAPHICS

MAUI COUNTY POPULATION 2012	158,000
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$60,502
MAUI COUNTY VISITOR COUNT 2012	2.3 million+
VISITOR SPENDING 2012	\$3.62 billion

Paia

Population in 2010: 2,668. Population change since 2000: +6.8%

Males: 1,374 (51.5%)

Females: 1,294 (48.5%)

Median resident age: 37.7 years

Hawaii median age: 55.3 years

Zip codes: 96779.

Estimated median household income in 2011: \$63,132 (it was \$51,696 in 2000)

Paia:\$63,132

Hawaii:\$61,821

Estimated per capita income in 2011: \$33,064

Estimated median house or condo value in 2011: \$550,902 (it was \$211,400 in 2000)

Paia:\$550,902

Hawaii:\$487,400

Median gross rent in 2011: \$1,372.