

MAUI • LANI

VILLAGE CENTER

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





WAIKAIHI ROAD EXTENSION

Walgreens

Times Supermarket

Ace Hardware

Commercial Plumbing

Grace Pacific

Menehune Water Co.

Paradise Beverages

Refina Institute of HI

Oceanic Cable

Group Builders

Group Builders

DRIVE

EXTENSION

Professional Row

Lot 79 - 328,312 SF

Lot 31 - 16,132 SF

Lot 30 - 13,514 SF

Lot 33 - 26,918 SF

Lot 34 - 20,287 SF

Lot 35 - 26,512 SF

Lot 74 - 13,990 SF

Lot 73 - 14,421 SF

Lot 72 - 14,669 SF

Lot 71 - 22,013 SF

Lot 70 - 13,990 SF

Lot 69 - 12,192 SF

Lot 68 - 10,896 SF

Lot 67 - 11,917 SF

Lot 66 - 10,834 SF

Lot 65 - 10,692 SF

Lot 64 - 11,809 SF

Lot 63 - 10,721 SF

Lot 62 - 10,170 SF

Lot 61 - 10,057 SF

Lot 60 - 10,831 SF

Lot 59 - 9,543 SF

Lot 58 - 9,322 SF

Lot 57 - 9,512 SF

Lot 56 - 9,267 SF

Lot 55 - 9,333 SF

Lot 54 - 10,589 SF

Lot 53 - 12,866 SF

Lot 52 - 12,866 SF

Lot 51 - 12,866 SF

Lot 50 - 13,054 SF

Lot 49 - 11,583 SF

Lot 48 - 13,006 SF

Lot 47 - 14,138 SF

Lot 46 - 14,634 SF

Lot 45 - 8,569 SF

Lot 44 - 10,021 SF

Lot 43 - 9,950 SF

Lot 42 - 17,626 SF

Lot 41 - 9,919 SF

Lot 40 - 10,151 SF

Lot 39 - 7,545 SF

Lot 38 - 7,564 SF

Lot 37 - 12,749 SF

Lot 36 - 15,991 SF

Lot 35 - 62,291 SF

Lot 34 - 40,359 SF

Lot 33 - 39,887 SF

Lot 32 - 61,565 SF

Lot 31 - 79,300 SF

Lot 30 - 17,776 SF

Lot 29 - 17,449 SF

Lot 28 - 19,630 SF

Lot 27 - 19,489 SF

Lot 26 - 18,684 SF

Lot 25 - 18,146 SF

Lot 24 - 16,518 SF

Lot 23 - 16,876 SF

Lot 22 - 16,684 SF

Lot 21 - 18,684 SF

Lot 20 - 19,630 SF

Lot 19 - 19,489 SF

Lot 18 - 18,684 SF

Lot 17 - 18,146 SF

Lot 16 - 16,518 SF

Lot 15 - 16,876 SF

Lot 14 - 16,684 SF

Lot 13 - 18,146 SF

Lot 12 - 19,630 SF

Lot 11 - 19,489 SF

Lot 10 - 18,684 SF

Lot 9 - 18,146 SF

Lot 8 - 16,518 SF

Lot 7 - 16,876 SF

Lot 6 - 16,684 SF

Lot 5 - 18,146 SF

Lot 4 - 19,630 SF

Lot 3 - 19,489 SF

Lot 2 - 18,684 SF

Lot 1 - 18,146 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

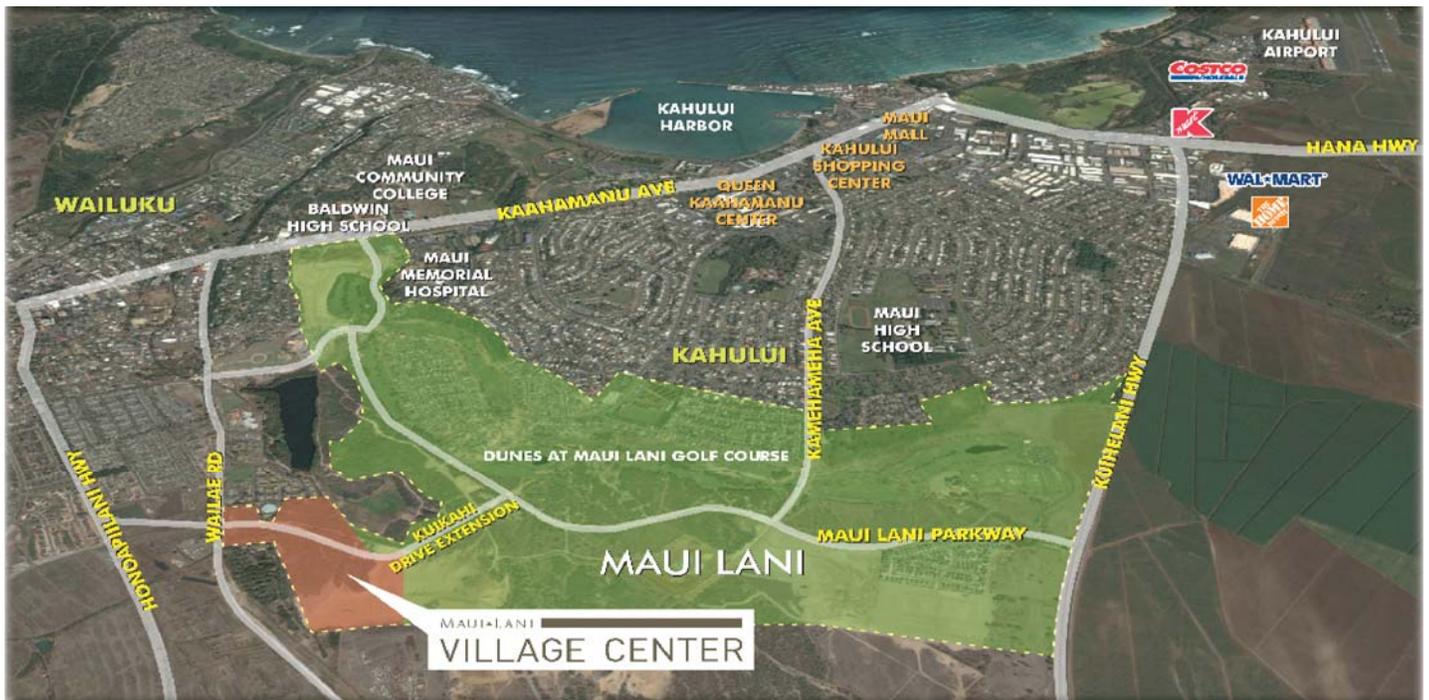
When it comes to features and flexibility, the Maui Lani Village Center is virtually unmatched.

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.

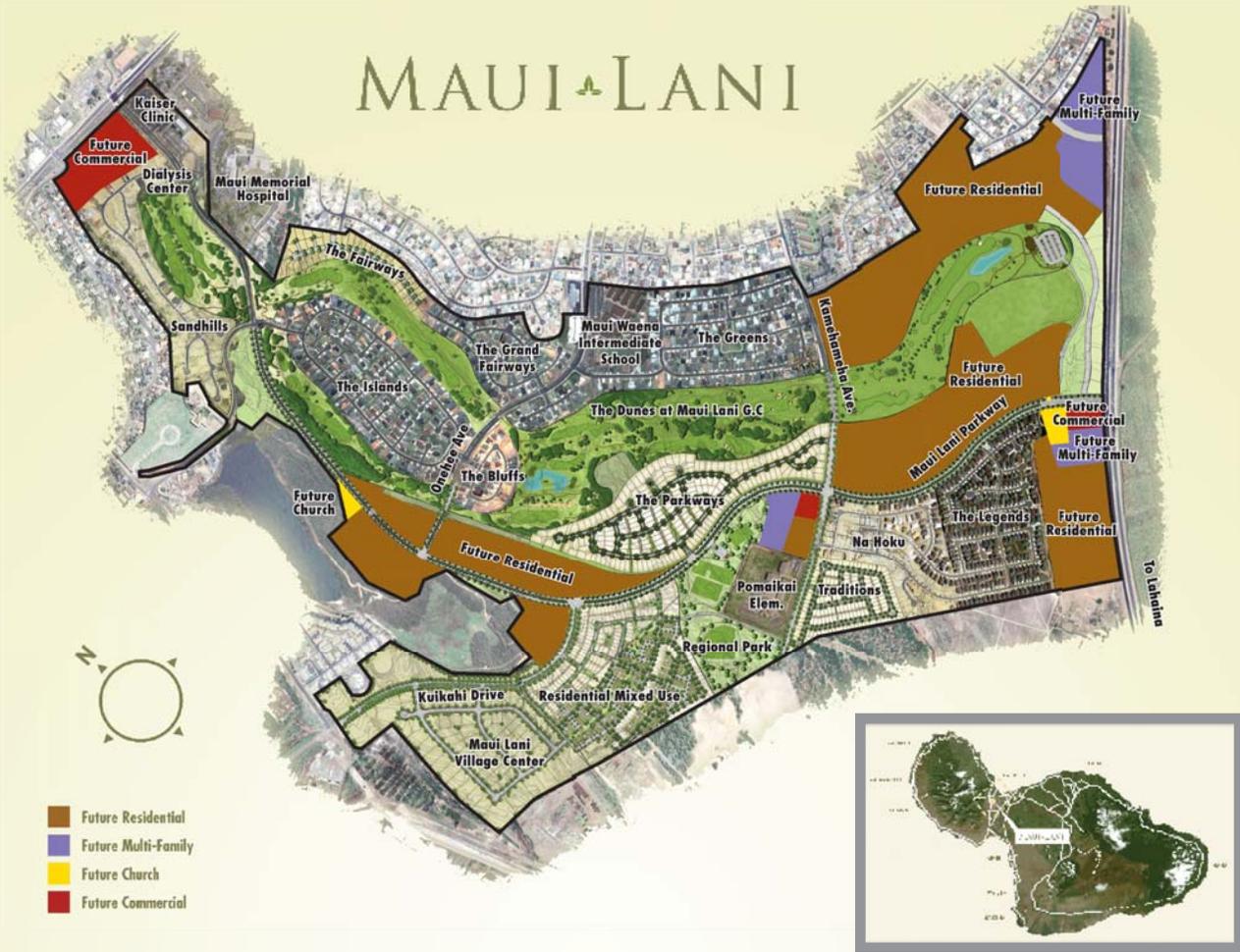
Among its greatest features, is its flexible mixed-use zoning.

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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