

# MAUI HARBOR SHOPS

300 MAALAEA RD, WAILUKU, HI 96793 |

**CBRE**

**Oceanview Fully-Built  
Out Turnkey Restaurant**

**2ND GENERATION** FULLY-BUILT OUT RESTAURANT SPACE



# Property Description

## THE OFFERING

Maui Harbor Shops is a premier oceanfront retail and dining destination located at 300 Maalaea Road in Central Maui, overlooking Maalaea Harbor. Strategically positioned between West Maui, South Maui, and Kahului, the property benefits from exceptional island accessibility and consistent visitor exposure driven by harbor excursions, tourism activity, and nearby attractions. The center offers a vibrant mix of restaurants, retail boutiques, galleries, and marine operators within one of Maui's most scenic waterfront settings.

The subject restaurant is adjacent to the Maui Ocean Center aquarium and surrounded by excursion departures including whale watching, snorkeling, and fishing charters; attracting steady daily traffic from both visitors and residents. There is limited second generation restaurant spaces available in Maui, let alone with a waterfront view, in a high traffic visitor area. With the combination of limited inventory and truly one-of-a-kind views, the property presents a rare leasing opportunity for restauranteurs seeking a built-out restaurant, within a highly visible and trafficked location, supported by tourism and repeat local patronage.



**MAUI**   
**HARBOR**  
**SHOPS**

## PROPERTY HIGHLIGHTS



Premier oceanfront restaurant space with direct views of Maui Harbor



Indoor-outdoor restaurant design featuring floor to ceiling windows and a spacious exterior patio



Centrally located between Lahaina, Kihei, and Kahului with immediate highway access



Strong daily foot traffic



Total Parking Stalls: 197  
Handicap: 8  
Regular: 189



Positioned next to major visitor attractions including the Maui Ocean Center and Pacific Whale Foundation Center, attracting over 750K visitors a year



Vibrant tenant mix of dining, retail, galleries, and experiential concepts



Rare second-generation restaurant space



# Property Overview

## THE SPACE

The available space encompasses approximately 5,062 square feet of former restaurant space, delivered with existing fixtures, furniture, and equipment in place. For a restaurant operator, in-place FF&E reduces the upfront buildout costs required to open. The ability to occupy a harborfront second-generation restaurant space of this scale is a rare opportunity in the Maui market.



### ADDRESS

300 Maalaea Rd,  
Wailuku, HI 96793



### MARKET/ SUBMARKET

Ma'alaea Harbor, Maui



### INTERIOR SIZE

5,062 SF



### OUTDOOR PATIO SIZE

Approx. 964 SF



### BASE RENT

On Request

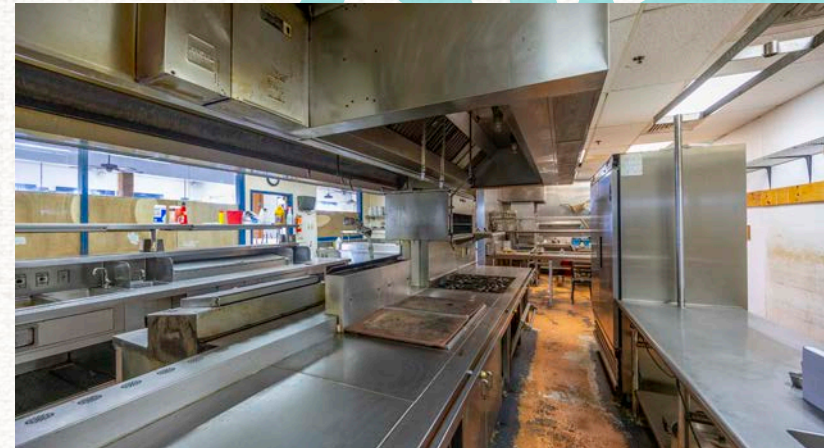
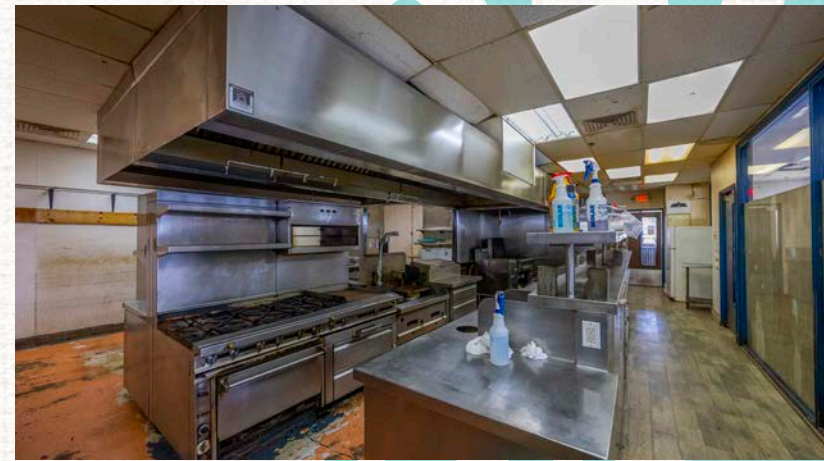


### OPERATING EXPENSES

\$1.19/SF/Month (Estimated)



# Furniture, Fixtures, and Equipment



Commercial exhaust hood, gas range burner open top, flat top griddle, charbroiler, oven base with drawers



HVAC supply duct diffusers / return air grillers (ceiling)



3-compartment sink, commercial dishwasher, ventilation canopy hood hand wash sink, steel prep landing table, utility table, floor drain / trench drain system



Bar / front of house equipped with full length counter, granite countertop, bar stools, dining chairs, ceiling fans, pendant light fixtures, recessed ceiling can lights. Large sliding/folding glass doors opens to exterior.



Walk-in refrigerator system (larger format and smaller unit), Dual evaporator fan unit - 2 fan ceiling mounted evaporator coil, Overhead sprinkler head

System	Specification
Electrical Main Service	2,500A   460/277V   3-Phase, 4-Wire
Transformer TR3	45 KVA   460V primary   208Y/120V secondary
Tenant Panel H3	225A   208Y/120V   3-Phase   42 circuits
Main Cold Water	2" CW main branch   3/4" secondary distribution
Main Sewer	6" main   4" restaurant stub   3" secondary stub
Gas Service	2" gas stub to meter   natural gas
Kitchen Exhaust Duct	14x12 primary   14x8 secondary   2x 20x10 OA intake
Grease Interceptor	150 GPM   in-ground concrete vault   INV = 30.00
Fire Sprinkler Riser	6" riser assembly   wet-pipe system
Sprinkler Coverage	Full: Restaurant No. 4 + retail spaces
Sprinkler Head Types	Upright + Pendent + Combination



# MAUI HARBOR SHOPS



# Area Overview

Maalaea Harbor ranks among Maui's principal ocean recreation hubs, functioning as the island's primary departure point for whale watching tours, snorkeling excursions, fishing charters, and sunset cruises, and is home to the Maui Ocean Center – one of the top ten aquariums in the United States. Maui Harbor Shops is strategically positioned directly off Honoapiilani Highway, the main arterial corridor connecting West Maui's resort communities with South and Central Maui, providing your business with exceptional visibility and accessibility across the island's primary tourism and residential circuits.



# Market Overview

Maui's tourism economy remains one of Hawai'i's strongest, with 2.35 million visitors in 2024 generating more than \$5.27 billion in spending (2.7% above pre pandemic levels). Daily spending averages \$269 per visitor, supporting a wide distribution of economic activity across dining, retail, transportation, and experiences. Momentum continues to build, with visitation through the first three quarters of 2025 increasing 8.6% year over year. These fundamentals create a dependable, diverse, and continually refreshed customer base that is not dependent on any single season or demand segment.

Anchored by the Maui Ocean Center, which attracts more than 500,000 visitors each year, the Maalaea Harbor area benefits from strong foot traffic throughout the day. This is supported by year round charter boat tours that include whale watching and Molokini snorkeling trips. The area is further strengthened by about 565 resort and residential units within one mile, many of which operate as vacation rentals and supply a steady stream of guests seeking nearby dining and retail options. Together, these market drivers create a strong visitor corridor that supports consistent and high quality customer demand throughout the year.



## 2025 Maui Visitor Stats

**2.5 Million**



Visitors in 2025 (7% increase over 2024)

**\$5.97 Billion**

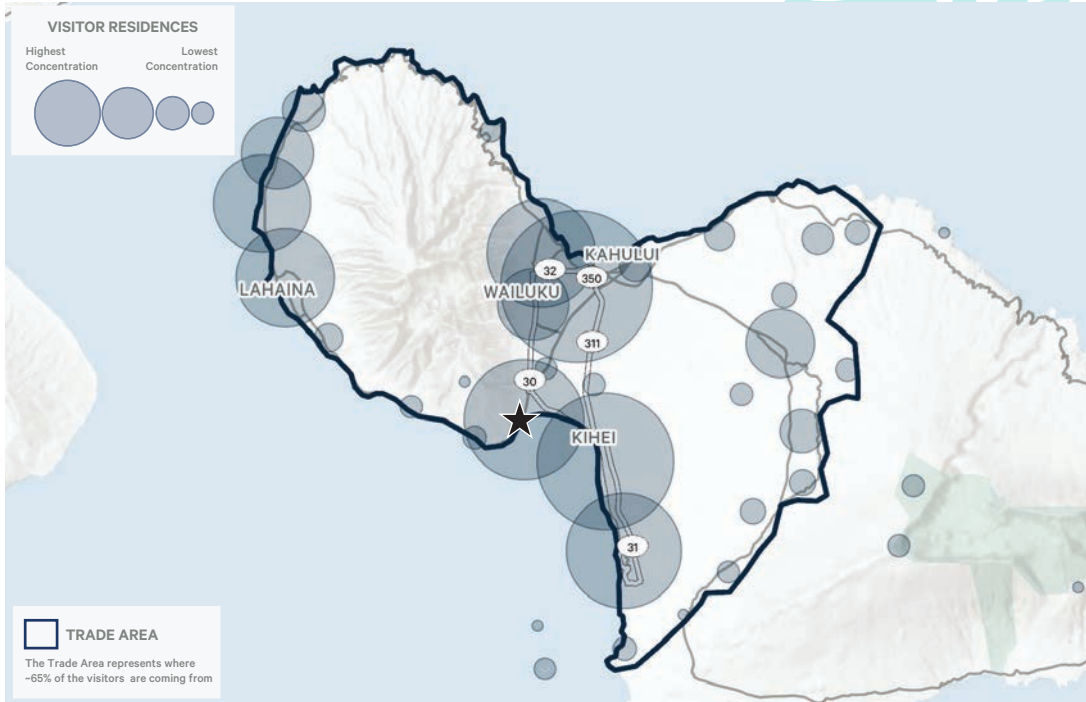


In total visitor spending in 2025 (12.7% increase over 2024)

Source: DBEDT (Department of Business, Economic Development and Tourism)

# Trade Area

## MAP OF TRADE AREA



## TRADE AREA DEMOGRAPHICS



**147,923**

Total  
Population



**43.3**

Median  
Age



**0.19%**

5 Year Annual  
Population Growth Rate



**\$128,763**

Average Household  
Income

## TOP TAPESTRY SEGMENTS

### VISITORS WITHIN 25 MILES

#### 18.3% NEIGHBORHOOD SPIRIT

West Coast suburban families with high rents. Population skews older; households are large and multigenerational. Most homes valued at \$500K or more, with occupants living in them for many years. Rental prices are among the highest in the country.

#### 18% UPTOWN LIGHTS

Urban and suburban professionals, in both dense urban areas and suburbs of major metropolitan regions, particularly in CA, NY, NJ, and DC. Neighborhoods are a mix of married couples, singles, families, some with older children.

#### 17.2% BURBS AND BEYOND

Affluent, agin population of the scenic west; half aged 55+. Most households are married couples without children. Incomes are middle to upper-tier, with more than 3/4s of households receiving retirement, social security, or other public assistance. Seasonal vacancy rates are double national average.

# MAUI HARBOR SHOPS



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