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CHELSEA DIMIN

OFFERING MEMORANDUM

**Temple Makai**

49 Hana Hwy  
Paia, HI 96779





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# INVESTMENT SUMMARY



**Temple Makai** Experience the pinnacle of Maui’s wedding and event destinations at “Temple Makai,” a rare beachfront venue on Maui's North Shore. Located at 49 Hana Highway in the heart of Paia Town, this stunning property offers 25 feet of direct beach frontage on the white sands of Paia Bay. With lush, mature tropical landscaping and panoramic ocean views, it provides a breathtaking setting for weddings and premier events. The venue features gated parking for 17 vehicles, ensuring convenient access for guests. A truly extraordinary location for creating unforgettable moments.



|                    |                    |              |                |
|--------------------|--------------------|--------------|----------------|
| Property Type:     | Land               | Zoning Type: | Public Quasi 1 |
| Offering Price:    | <b>\$8,000,000</b> | Land tenure: | Fee simple     |
| Lot Size:          | 15,292 SF          |              |                |
| Price per Land/SF: | 523.14/ SF         |              |                |
| Parking:           | (17) spaces        |              |                |



# Site Map

49 Hana Hwy



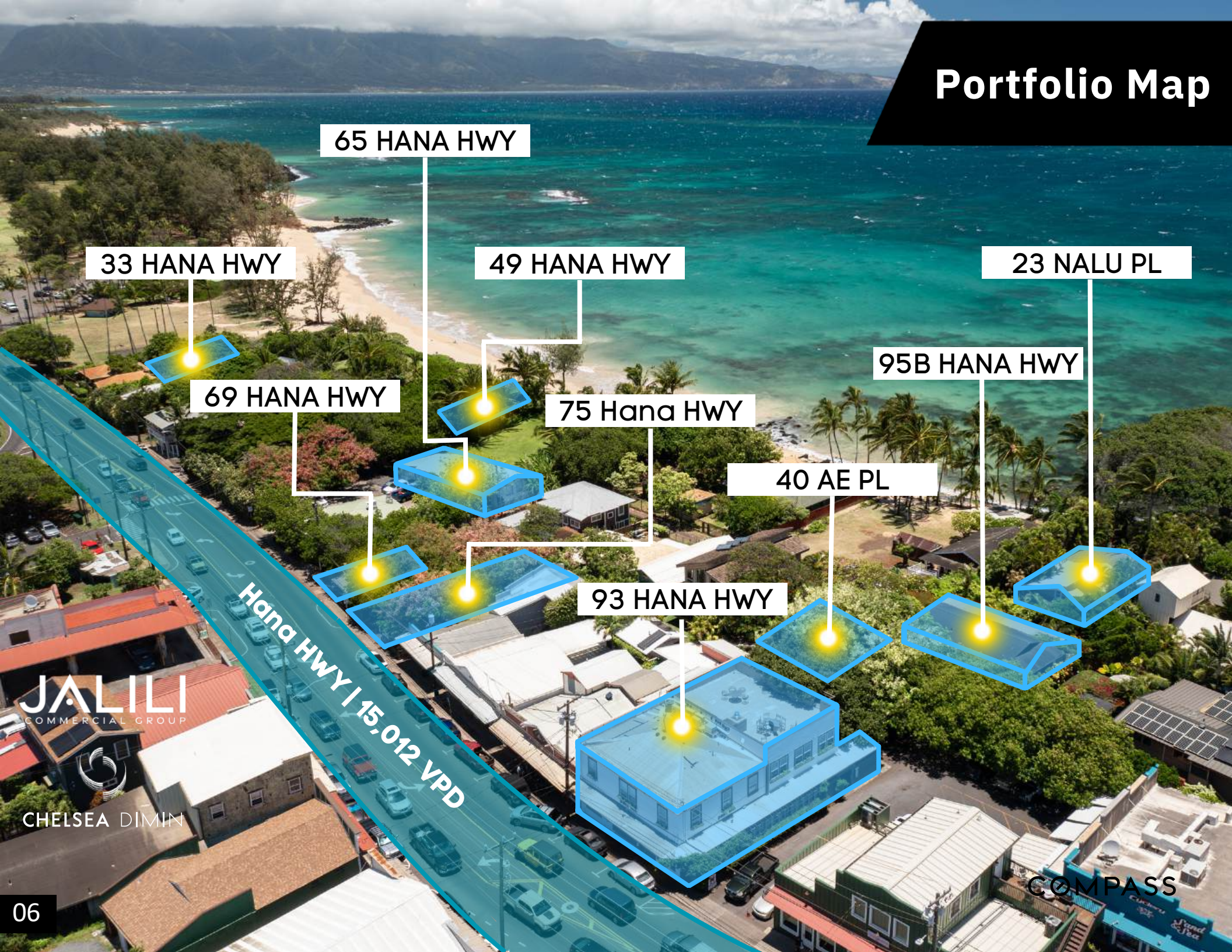
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# Portfolio Map



65 HANA HWY

33 HANA HWY

49 HANA HWY

23 NALU PL

69 HANA HWY

75 HANA HWY

95B HANA HWY

40 AE PL

93 HANA HWY

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# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Fee simple property with 15,246 SF of beach frontage
- Valuable P-1 zoning supports various uses:
  - Religious institutions such as churches and temples, public parks, playgrounds, and other recreational areas
  - Healthcare facilities such as hospitals, clinics, and other medical care institution - Public facilities such as schools, libraries, community centers, and other educational or cultural institutions Government offices - Educational institutions
- Gated on-site parking for 17 vehicles and additional county parking across the street
- Utilities: Country water, sewer, and an electric meter
- Proven Financial Performance: Recent revenue history.
- Customizable financing options available.
- Strategic Location: Centrally located in vibrant Paia Town on Maui's North Shore, just 10 minutes east of Kahului International Airport.
- Surrounded by local shops, restaurants and sandy beaches
- High Visibility Exposure: 100 feet of highway frontage along the Road to Hana in the heart of Paia Town





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[PHOTO GALLERY](#)

[PROPERTY WEBSITE](#)

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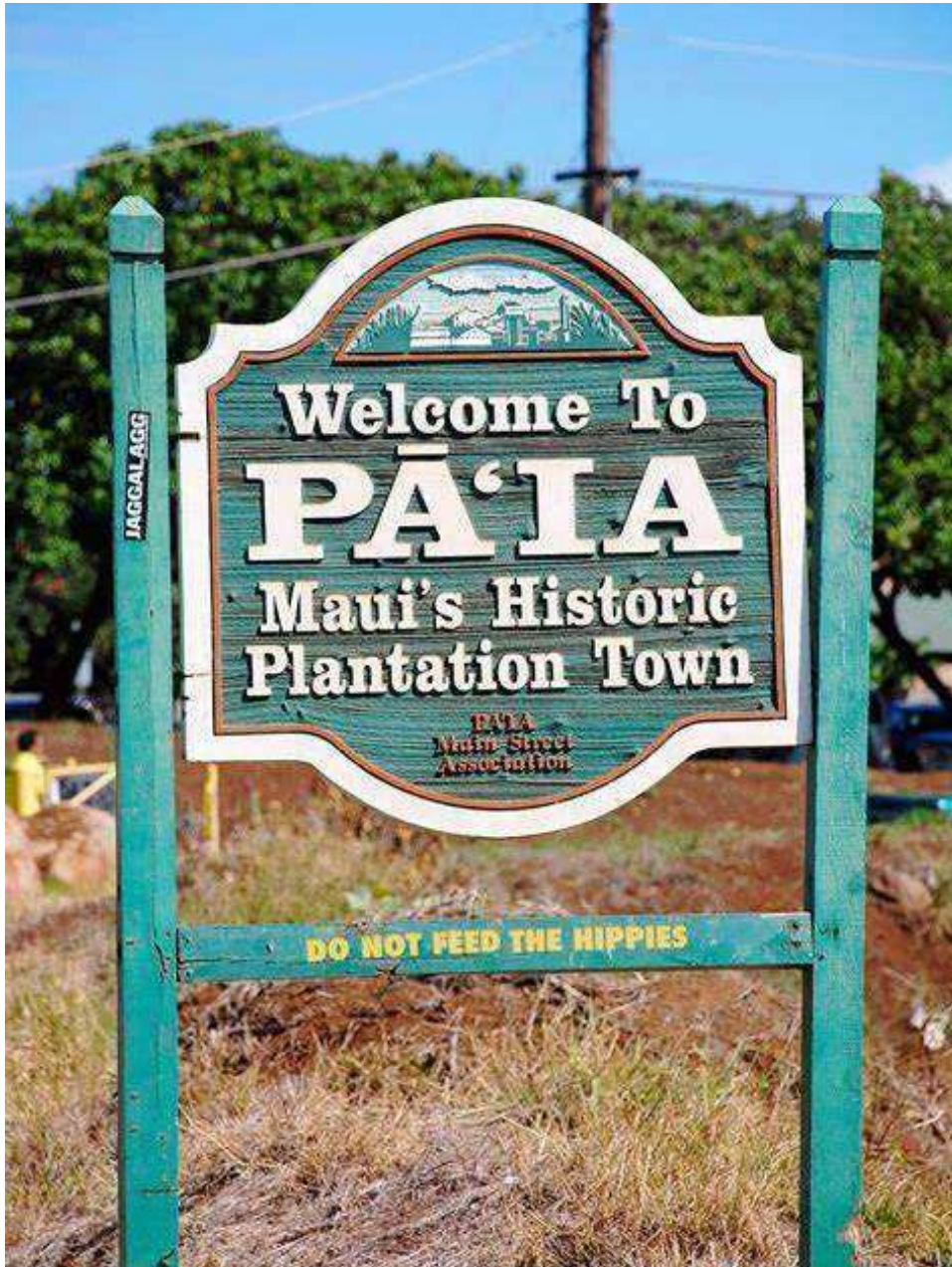
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# LOCATION INFORMATION







Paia's population is diverse, reflecting Hawaii's multi-ethnic heritage. Approximately 60% of Paia's residents identify as Asian or Pacific Islander, with a significant portion of Native Hawaiian ancestry, while the remaining population is a mix of Caucasian and Hispanic communities. This blend of cultures contributes to the town's unique atmosphere and welcoming environment. Paia's residents are known for their relaxed, eco-conscious lifestyle, often attracting individuals who are passionate about sustainability, surfing, and local arts.

Paia has become one of Maui's top tourist destinations, drawing in travelers interested in exploring Hawaii beyond the usual beach resorts. Its location along the Hana Highway, one of the world's most scenic coastal routes, positions Paia as a gateway for travelers heading to the lush rainforest, waterfalls, and coastline views along this famous road. Known as the "windsurfing capital of the world," Paia's proximity to Ho'okipa Beach Park attracts windsurfers, kitesurfers, and surfers from around the globe. Ho'okipa's strong, consistent winds and large waves create ideal conditions for experienced athletes, who often draw onlookers excited to see the thrilling action.

One of Paia's most notable landmarks is Baldwin Beach Park, a golden sand beach popular with families and swimmers. With gentle waves on one end and a quieter cove on the other, Baldwin Beach offers a relaxed atmosphere ideal for sunbathing, beachcombing, and picnicking. Paia Bay Beach is another favorite, known for its bohemian vibe and as a launching point for those exploring Maui's north shore. Beyond beaches, Paia's town center is a cultural landmark in itself. A stroll through its streets reveals colorful storefronts, with murals and art galleries featuring works by local artists. The town's boutique shops and farmers' markets showcase artisanal crafts, local produce, and eco-friendly goods, making it a shopper's paradise for unique, handmade Hawaiian items.

For those interested in commercial real estate, Paia's tourism-driven economy offers tremendous potential. The area's constant flow of visitors sustains a robust market for retail, hospitality, and dining establishments. Additionally, with Maui's efforts to promote sustainable tourism and cultural authenticity, Paia stands out as a model community that balances development with preserving its natural and cultural heritage. In Paia, investors find not only a welcoming community but a chance to participate in an economy grounded in eco-tourism, sustainability, and aloha spirit, making it an exceptional location for hospitality properties catering to discerning travelers.



# “The best beach town in the U.S. for 2024” - **TRAVEL+LEISURE**

Paia, Maui offers a unique blend of laid-back island charm and vibrant cultural experiences. Nestled on Maui's north shore, Paia is known for its eclectic atmosphere, artistic community, and stunning sandy beaches. Residents enjoy a relaxed beach lifestyle surrounded by lush tropical landscapes and views of the crystal-clear waters of the Pacific Ocean. The town boasts a variety of boutiques, specialty shops, local eateries, and a thriving arts scene. Paia's close proximity to the world-renowned Ho'okipa Beach Park, known as the windsurfing capital of the world, and its prime location along the scenic Road to Hana make it an ideal destination for outdoor enthusiasts and nature lovers. With its welcoming community and picturesque surroundings, Paia offers a desirable and fulfilling environment on the beautiful island of Maui.





## PAIA, HAWAII METRO OVERVIEW



**Paia, HI**, is a charming small town located on the northern coast of Maui. Known for its laid-back atmosphere and historic plantation-era buildings, Paia serves as the gateway to the famous Road to Hana. The town has a population of about 2,700 residents, and its unique mix of surfers, artists, and tourists creates a vibrant, eclectic community. Paia's proximity to popular surf spots like Ho'okipa Beach draws water sports enthusiasts from around the world, while its local boutiques, art galleries, and organic cafés attract those looking for a more relaxed, bohemian vibe.

With strict zoning regulations and limited available real estate, owning property in Paia offers exclusivity and potential long-term appreciation. Properties that do become available often hold their value due to high demand and the town's unique location and character. Unlike some tourist destinations that rely on seasonal visitors, Paia enjoys a year-round warm climate and steady tourism traffic, providing stable occupancy rates for hospitality businesses throughout the year.

[Explore Paia Here](#)



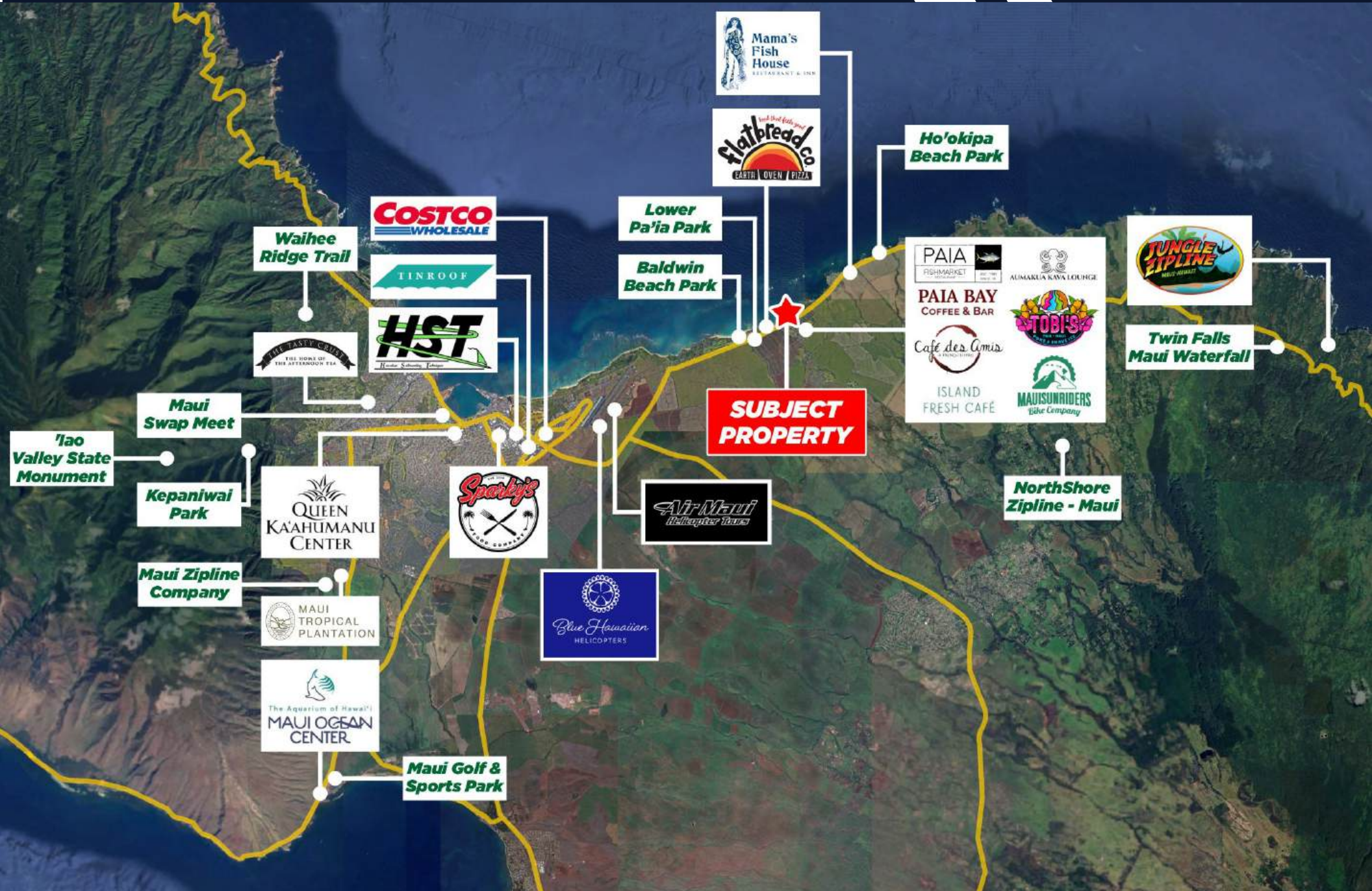
# MAUI

Maui, known as “The Valley Isle,” is the second largest Hawaiian island. The island beloved for its world-famous beaches, the sacred Īao Valley, views of migrating humpback whales, farm-to-table cuisine and the magnificent sunrise and sunset from Haleakalā. It’s not surprising Maui has been voted “Best Island in the U.S.” by Condé Nast Traveler readers for more than 20 years.

Maui is the second-most-visited island in Hawaii with around 2.7 to 2.9 million visitors each year. Tourism greatly affects the character of Maui and it boasts a very wide assortment of resorts, hotels, condos, and private rentals available across the island.







**SUBJECT PROPERTY**





## **STRONG TOURISM RECOVERY IN HAWAII: VISITOR NUMBERS AND SPENDING SURGE IN SEPTEMBER 2024**

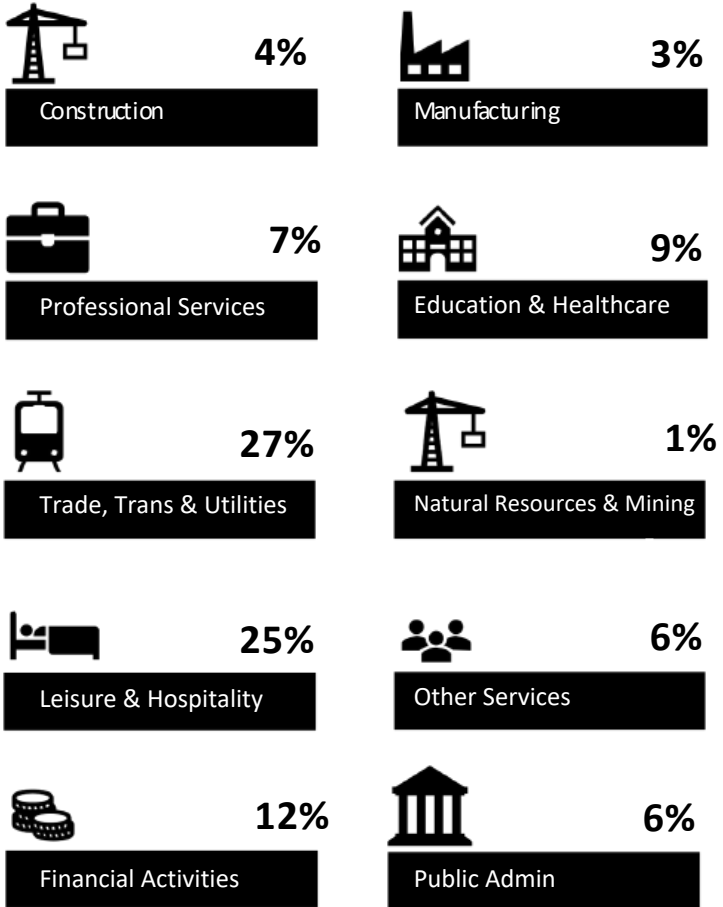
On October 31, 2024, Hawaii’s Department of Business, Economic Development, and Tourism (DBEDT) reported a robust recovery in the state’s tourism sector. In September 2024, visitor arrivals reached 96.1% of the levels seen in September 2019, marking one of the strongest months since the Maui wildfires. A total of 707,486 visitors arrived, representing a 7.8% increase over September 2023, with visitor spending rising to \$1.45 billion—up 4.6% from the previous year.

The U.S. market led this growth, accounting for 519,987 visitors, an 18.4% increase compared to September 2019. Spending by U.S. West visitors was particularly high, with daily per-person spending up by 27.5% over 2019 levels. The cruise industry also experienced notable growth, welcoming 18,655 visitors on out-of-state cruise ships—a 129.1% increase from September 2023.

Though the average stay shortened slightly to 8.23 days, the rise in visitor numbers and spending signals a positive outlook. DBEDT Director James Kunane Tokioka highlighted the critical role of the U.S. market in Hawaii’s tourism rebound and expressed optimism for further growth in international markets, bolstered by favorable exchange rates.



# SHARE OF EMPLOYMENT



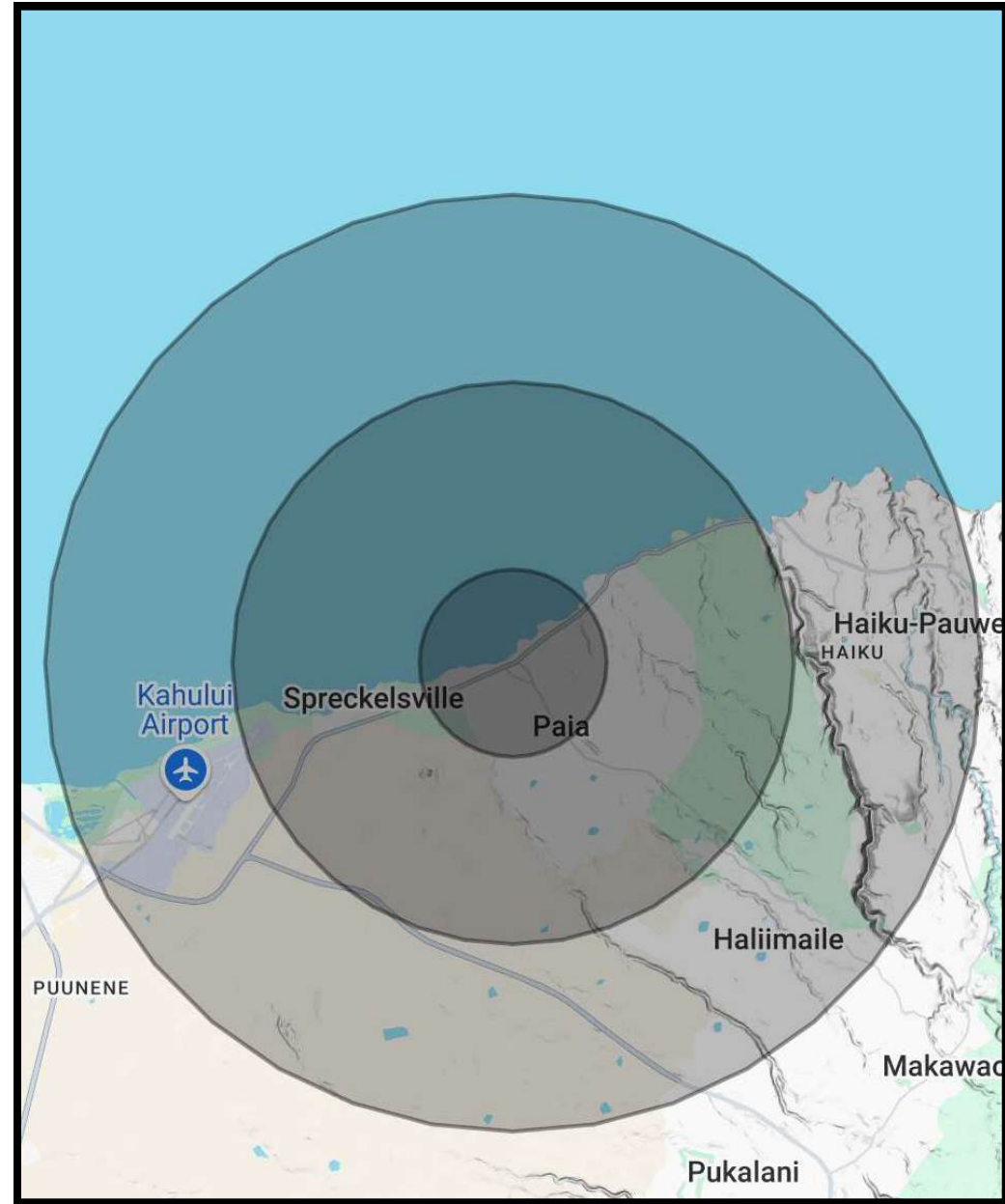




## DEMOGRAPHICS

| Population                  | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population            | 942    | 2,472   | 7,032   |
| Median Age                  | 41.1   | 40.9    | 41.2    |
| Bachelor's Degree or Higher | 29%    | 28%     | 26%     |

| Households & Income          | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------------|-----------|-----------|-----------|
| Total Households             | 329       | 830       | 2,352     |
| Renter Occupied              | 135 2.7   | 378 2.8   | 989 2.8   |
| HH # of Persons per          | 2         | 2         | 2         |
| HH # of Vehicles per         |           |           |           |
| HH Average                   | \$117,741 | \$113,980 | \$105,460 |
| HH Income Median             | \$96,249  | \$91,071  | \$83,626  |
| HH Income Median House Value | \$799,586 | \$809,160 | \$787,137 |





## Consumer Spending

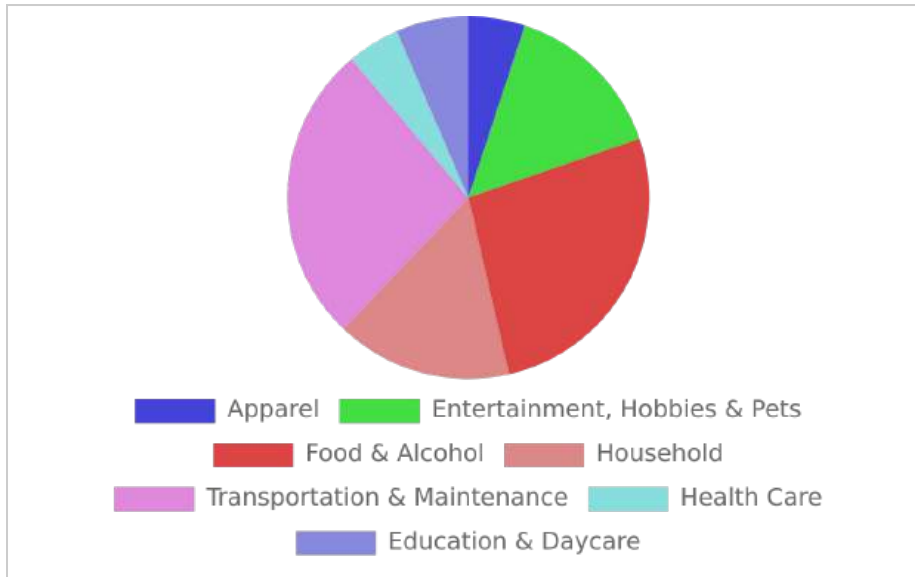
Count Year 2024

| Categories                    | Per 5 Mile Households | % Total        |
|-------------------------------|-----------------------|----------------|
| Apparel                       | \$4,410,992           | 5.07%          |
| Entertainment, Hobbies & Pets | \$12,770,028          | 14.67%         |
| Food & Alcohol                | \$23,210,927          | 26.66%         |
| Household                     | \$13,695,576          | 15.73%         |
| Transportation & Maintenance  | \$23,247,231          | 26.70%         |
| Health Care                   | \$4,084,523           | 4.69%          |
| Education & Daycare           | \$5,632,922           | 6.47%          |
|                               | <b>\$87,052,199</b>   | <b>100.00%</b> |

## Traffic

Count Year 2022

| Collection Street | Cross Street | Traffic Volume | Miles from Property |
|-------------------|--------------|----------------|---------------------|
| Hana Highway Hana | Kulani Pl NE | 15,012         | 0.05 mi             |
| Hwy Hana Highway  | Luna Ln NE   | 11,689         | 0.07 mi             |
| Baldwin Ave Hana  | Puna Rd SW   | 11,689         | 0.11 mi             |
| Hwy Hana Hwy      | Akoni Pl NW  | 3,765          | 0.12 mi             |
| Hana Highway      | Kulani Pl NE | 13,066         | 0.75 mi             |
|                   | Ulupua St W  | 16,089         | 1.22 mi             |
|                   | Cane Pl NW   | 19,733         | 1.85 mi             |





**Daytime Employment Demographics**

| Radius                              | 1 Mile       |            |                        | 3 Mile       |            |                        | 5 Mile       |            |                        |
|-------------------------------------|--------------|------------|------------------------|--------------|------------|------------------------|--------------|------------|------------------------|
|                                     | Employees    | Businesses | Employees Per Business | Employees    | Businesses | Employees Per Business | Employees    | Businesses | Employees Per Business |
| <b>Service-Producing Industries</b> | <b>1,054</b> | <b>183</b> | <b>6</b>               | <b>1,513</b> | <b>216</b> | <b>7</b>               | <b>3,940</b> | <b>486</b> | <b>8</b>               |
| Trade Transportation & Utilities    | 351          | 56         | 6                      | 360          | 59         | 6                      | 1,131        | 115        | 10                     |
| Information                         | 0            | 0          | -                      | 2            | 1          | 2                      | 9            | 5          | 2                      |
| Financial Activities                | 98           | 19         | 5                      | 102          | 20         | 5                      | 523          | 62         | 8                      |
| Professional & Business Services    | 102          | 21         | 5                      | 121          | 27         | 4                      | 307          | 70         | 4                      |
| Education & Health Services         | 76           | 27         | 3                      | 169          | 32         | 5                      | 377          | 81         | 5                      |
| Leisure & Hospitality               | 252          | 24         | 11                     | 488          | 31         | 16                     | 1,096        | 79         | 14                     |
| Other Services                      | 154          | 34         | 5                      | 186          | 43         | 4                      | 256          | 63         | 4                      |
| Public Administration               | 21           | 2          | 11                     | 85           | 3          | 28                     | 241          | 11         | 22                     |
| <b>Goods-Producing Industries</b>   | <b>49</b>    | <b>13</b>  | <b>4</b>               | <b>61</b>    | <b>17</b>  | <b>4</b>               | <b>339</b>   | <b>55</b>  | <b>6</b>               |
| Natural Resources & Mining          | 0            | 0          | -                      | 0            | 0          | -                      | 30           | 5          | 6                      |
| Construction                        | 14           | 6          | 2                      | 22           | 9          | 2                      | 175          | 27         | 6                      |
| Manufacturing                       | 35           | 7          | 5                      | 39           | 8          | 5                      | 134          | 23         | 6                      |
| <b>Total</b>                        | <b>1,103</b> | <b>196</b> | <b>6</b>               | <b>1,574</b> | <b>233</b> | <b>7</b>               | <b>4,279</b> | <b>541</b> | <b>8</b>               |



# COMMERCIAL INVESTMENTS

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