

200 WAIEHU BEACH RD

WAILUKU, HI 96793 | MAUI

CONFIDENTIAL OFFERING MEMORANDUM



REDEVELOPMENT OPPORTUNITY

CBRE



**200 WAIEHU
BEACH ROAD**

EXECUTIVE SUMMARY

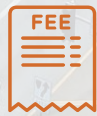
THE OFFERING

This prime industrial real estate offering includes an improved main parcel of 6.13 acres, together with two smaller parcels. The property is zoned M-1 Light Industrial, providing for a broad range of uses, including industrial, retail, office and apartment. At the heart of the property resides a robust 28,956 square foot steel warehouse building. This vast structure is ideal for storage, production, or other industrial uses. There is an opportunity to maximize income on the vacant portions of the parcels with additional development and leasing.

www.200WaiehuBeachRd.com



**FOR
SALE**



**FEE SIMPLE
\$9,200,000**

INVESTMENT HIGHLIGHTS



HIGH BARRIERS TO ENTRY

Maui is a supply-constrained, high barrier market. A lack of developable and properly zoned land has led to a constraint on supply, which will likely mean continuing upward pressure on rents.



SIGNIFICANT UPSIDE POTENTIAL

The property offers immediate upside potential by leasing the vacant building and fuel area.



IRREPLACEABLE CENTRALIZED LOCATION

The oceanfront property is located in Wailuku. The property is close to numerous amenities in the area and is a short distance to Kahului Airport.



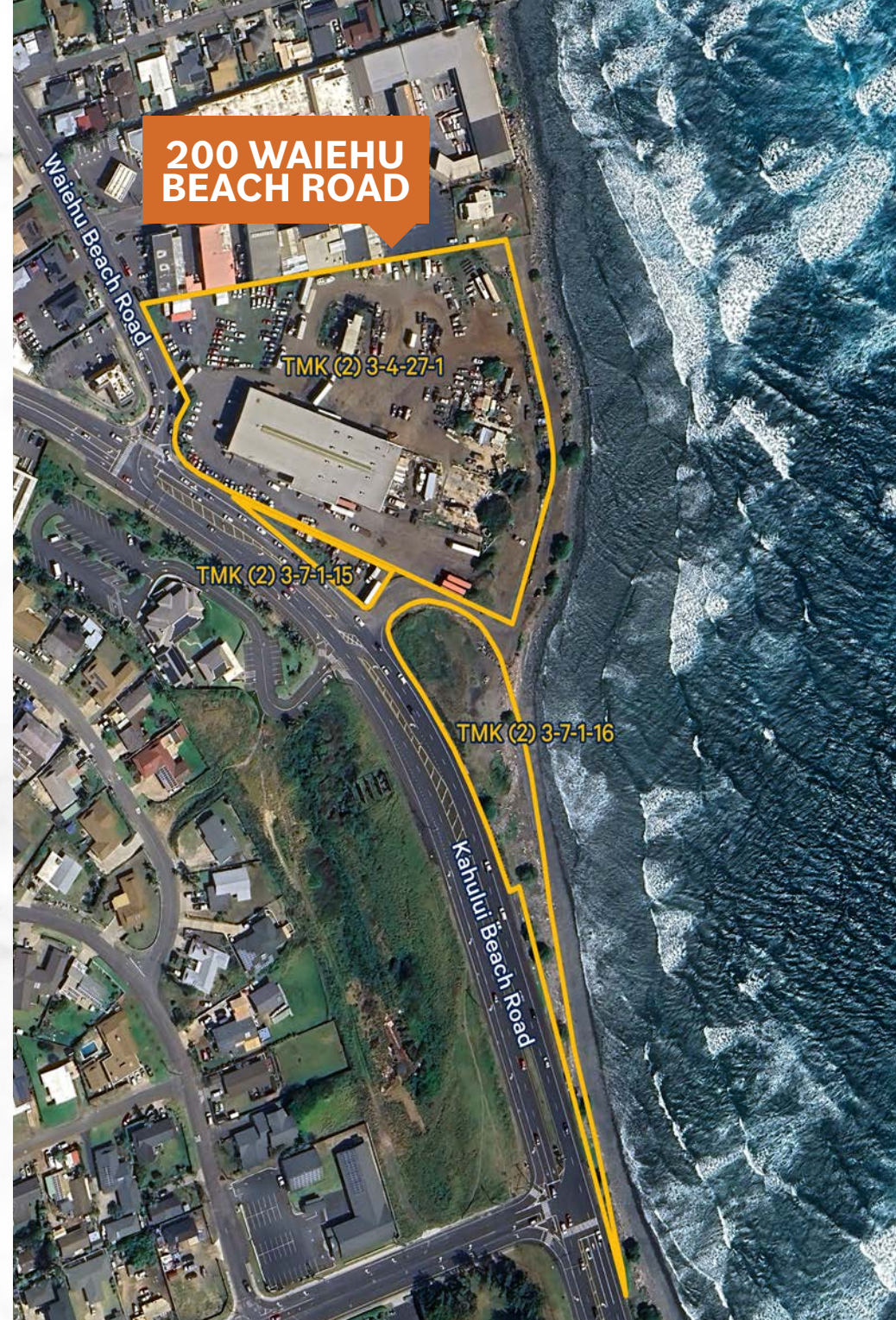
STRONG DEMOGRAPHICS AND BUILT IN VISITOR BASE

There are over 35,000 residents living within a 3 mile radius of the property with an average household income of over \$108,000. Maui is also home to over 24,000 visitor accommodation units, housing over 60,000 daily visitors.



RARE OPPORTUNITY

Extremely rare opportunity to acquire nearly two acres of FEE SIMPLE industrial zoned land on a highly visible, highly trafficked thoroughfare in the heart of Kahului, prime for repositioning.





**200 WAIIEHU
BEACH ROAD**

REGIONAL MAP

200 WAIIEHU BEACH ROAD



QUEEN KA'AHUMANU CENTER

- macy's
- VICTORIA'S SECRET
- CHAMPS SPORTS

MAUI MALL VILLAGE

- TJ-maxx
- WHOLE FOODS MARKET
- CVS pharmacy
- REGAL

Maui Seaside Hotel

Maui Beach Hotel

University of Hawai'i Maui College

Maui Memorial Medical Center

Maui High School

Walmart

SAFEMART

MAUI MARKETPLACE

- OLD NAVY
- OfficeMax

LOWE'S

PUUNENE SHOPPING CENTER

- Target
- planet fitness
- CVS pharmacy
- petco

THE HOME DEPOT

PROPERTY DETAILS

LOT A - TMK: (2) 3-4-27-1

LAND AREA: Approximately 267,023 sq. ft.
(6.13 Acres)

TOTAL BUILDING AREA: 26,200 SF

TENANCY: Multi

ZONING: M-1 Light Industrial

MAUI ISLAND PLAN: Urban

COMMUNITY PLAN: Light Industrial

STATE LAND USE DESIGNATION: Urban

SMA DISTRICT: Yes

FLOOD ZONE: X, AE & VE

LOT B - TMK: (2) 3-7-1-15

LAND AREA: Approximately 3,441 sq. ft.
(0.079 Acres)

TOTAL BUILDING AREA: N/A

TENANCY: Vacant

ZONING: M-1 Light Industrial

MAUI ISLAND PLAN: Urban

COMMUNITY PLAN: Urban

STATE LAND USE DESIGNATION: Urban

SMA DISTRICT: Yes

FLOOD ZONE: AE & VE

LOT C - TMK (2) 3-7-1-16

LAND AREA: Approximately 55.887
(1.28 Acres)

TOTAL BUILDING AREA: N/A

TENANCY: Vacant

ZONING: M-1 Light Industrial & Interim

MAUI ISLAND PLAN: Light Industrial

COMMUNITY PLAN: Open Space

STATE LAND USE DESIGNATION: Yes

FLOOD ZONE: VE

PROPERTY SITE PLAN



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INVESTMENT CONTACTS

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