

NOW
LEASING



DOWNTOWN KIHEI

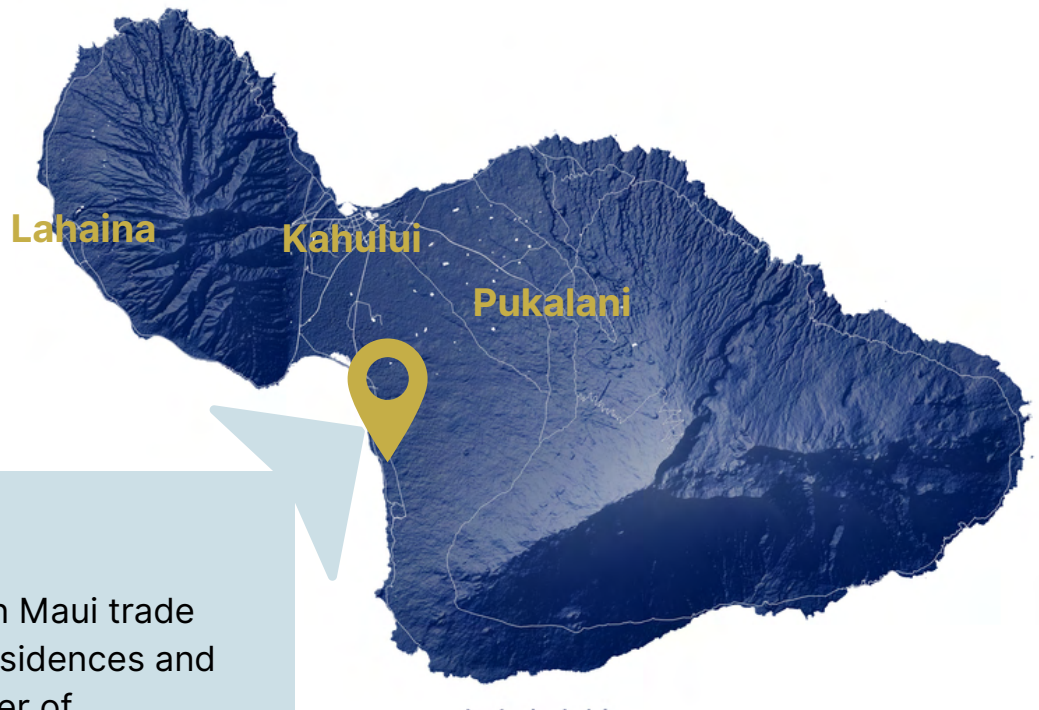


The Krausz Companies are proud to provide another compelling retail offering to the Kihei market. Located along one of the primary arteries in the trade area and adjacent to the well-established Pi`ilani Village Shopping Center, this development is strategically located for a variety of new retail offerings.

The **KRAUSZ**
COMPANIES LLC

BlueRockPartners

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(808) 533-BLUE (2583)



KIHEI

Kihei is the core of South Maui trade area combining 11,000 residences and the second largest number of hospitality accommodations on the island, providing a unique mixture of both resident and tourist components. Infrastructure in the trade area continues to expand with one of the newest schools in the state, a business park that is nearly full and multiple residential developments actively under construction.

P'IILANI VILLAGE SHOPPING CENTER

Adjacent to this development is the well-established Pi'ilani Village Center anchored by Safeway, one of their highest volume locations in the State of Hawaii. This retail center provides the trade area with a complementary blend of retailers including a significant number of nationals alongside a handful of quality, local brands. It is a substantial draw to the immediate area for all of South Maui.





NEW KIHAI HOSPITALITY

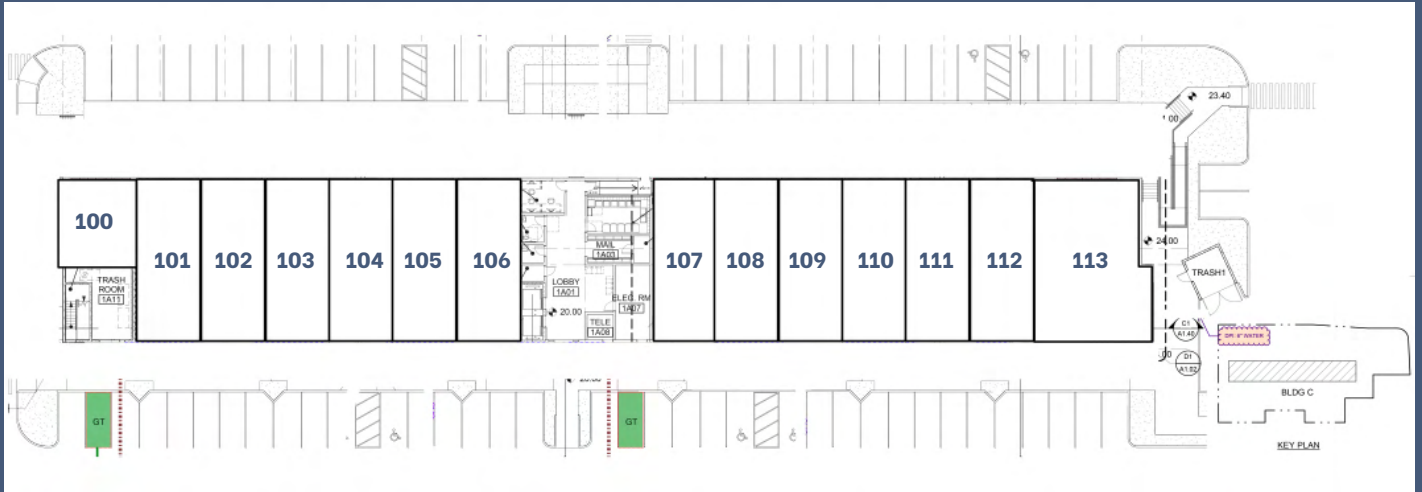
Ownership has secured all the approvals necessary to bring a new hospitality offering to the trade area. The hotel portion of the development is under contract with an established hotel developer in the islands and the parties have been actively working with one of the Big Three flags in the industry to select the most appropriate format & brand for the market. While hotels in this area can accommodate tourists, special attention is being given to a brand that will be particularly well-suited for residents and their families. When complete, the hotel is expected to have 150 rooms, excellent views in all directions, a number of amenities and generous parking.

SOUTH PARCEL RESIDENTIAL

On the south side of Pi'ikea Avenue is a three phased multi-family development delivering a variety of residential types over the next 5-6 years. Phase One is already permitted and construction is to commence immediately on the 90 units of affordable housing that will be delivered. Phase Two will be Senior Housing. It has been awarded and permit plans have been submitted for these 96 units. Phase Three will be the final component of the affordable housing development.



PHASE 2 RETAIL



Space 100	735 sf	Space 107	1,080 sf
Space 101	1,080 sf	Space 108	1,080 sf
Space 102	1,080 sf	Space 109	1,080 sf
Space 103	1,080 sf	Space 110	1,080 sf
Space 104	1,080 sf	Space 111	1,080 sf
Space 105	1,080 sf	Space 112	1,080 sf
Space 106	1,080 sf	Space 113	1,998 sf

LEASE ASSUMPTIONS

Base Rent:
\$4.50-\$5.00/sf/mo
NNN:
\$1.25/sf/mo (est)
Lease Term: 10 yrs
TIA: Negotiable

BUILDING PAD

A strategic opportunity to design and construct a custom building on the hard corner of one of the primary corridors in Kihei. The pad is approximately 12,000 square feet and can support adequate parking for a 4,000 square foot building. Potential uses are flexible with tremendous co-tenant synergy.

Land Area:
~ 12,000 sf
Building Area:
~ 4,000 sf
Tenure: Long term ground lease
Amount: \$100,000/yr



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