

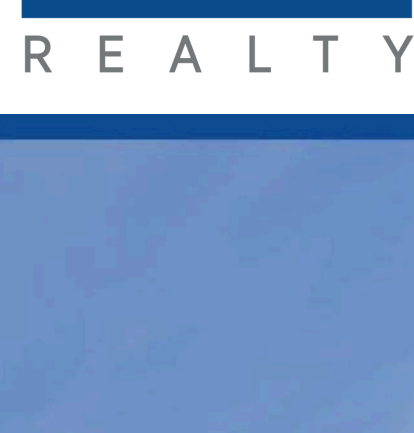
# JUST LISTED FOR LEASE

**KIHEI TIMES SUPERMARKET CENTER**  
1310 South Kihei Road  
Kihei (Maui), Hawai'i 96753  
27,000 - 38,915 SF  
GROCERY STORE SPACE  
Major Renovation Proposed

For info, please call:

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## ABOUT THE PROPERTY

Well-located shopping center located in the heart of Kihei at the corner of South Kihei Road and Lipoa Street that provides a unique destination for local residents and visitors. The center is located in the main retail destination hub of South Maui with over 500,000 SF of retail, restaurants, banking, medical, beauty and spa, postal service and more. The property provides immediate access to Pāhuli Highway and is only minutes away from Wailea hotels.

Prime retail space with prominent frontage visible from South Kihei Road.

The Landlord is proposing a significant building remodel including an all new storefront facade, new exterior, new signage, and retail spaces to be delivered in gray box condition ready for tenants to improve.

- Center is proposed to have a new grocer (anchor tenant)
- New retail and restaurants will increase consumer draw to the center
- Excellent visibility and access via South Kihei Road (16,900 VPD)
- Significant multi-million dollar building renovation is proposed
- Located in the heart of Kihei (South Maui)
- Over 37,000+ residents within 5 miles
- Surrounding trade area includes more than 200 hotel and condo properties comprised of over 10,000 units
- More than 2.3 million Maui visitors per year

## PROPERTY FEATURES

- 38,915 SF **PROPERTY SIZE**
- 27,000 - 38,915 SF **GROCERY STORE SPACE**
- Call For Details **LEASE RATE**
- 5-10 Years **TERM**
- 20 - 25 feet wide per unit **STOREFRONTS**
- 158 Spaces **PARKING**
- 16,900 VPD (South Kihei Road) & 38,800 VPD (Pāhuli Highway) **TRAFFIC COUNTS**

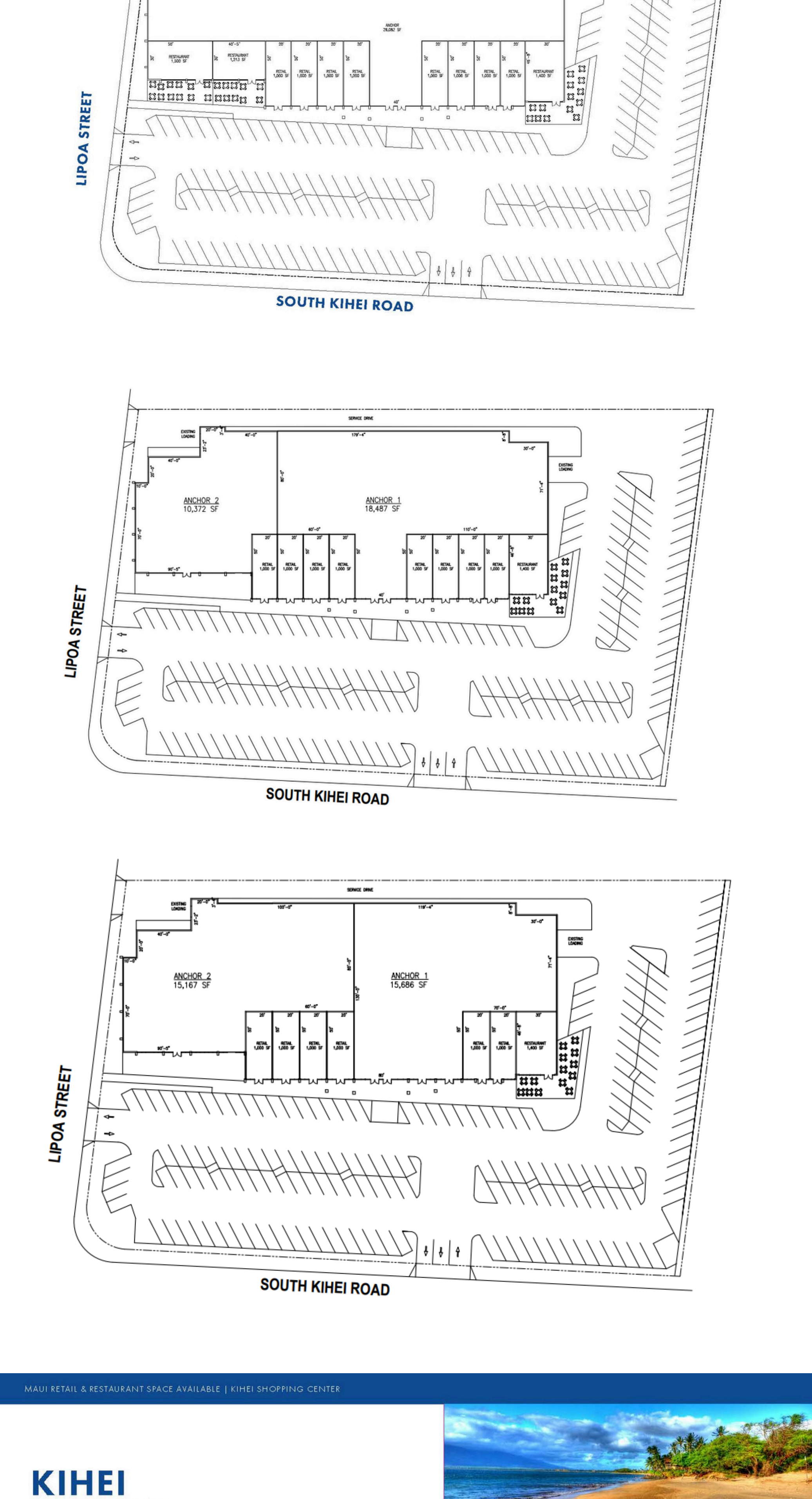
## DEMOGRAPHIC DATA

	1 Mile	3 Miles	5 Miles
<b>2024 Summary</b>			
Population	2,603	24,994	36,263
Households	2,829	9,576	12,028
Families	1,712	5,771	7,254
Owner Occupied Housing Units	1,424	5,267	6,811
Renter Occupied Housing Units	1,405	4,309	5,217
Median Age	33.4	40.7	40.8
Median Household Income	\$93,355	\$87,756	\$89,366
Average Household Income	\$104,222	\$107,748	\$114,770

	1 Mile	3 Miles	5 Miles
<b>2029 Summary</b>			
Population	2,929	14,226	21,111
Households	3,131	11,164	13,055
Families	1,504	3,392	4,799
Owner Occupied Housing Units	1,261	4,533	5,291
Renter Occupied Housing Units	508	1,069	1,475
Median Age	37.0	43.6	43.7
Median Household Income	\$103,346	\$105,846	\$107,748
Average Household Income	\$166,259	\$176,410	\$177,039



## ILLUSTRATIVE SITE PLANS



## KIHEI HAWAII

Situated in the heart of Kihei's long-term corridor, 1310 South Kihei Road offers a compelling opportunity for investors seeking commercial space in one of Hawai'i's most economically resilient and lifestyle-driven markets. With a unique blend of tourism, entrepreneurship, and local demand, Kihei continues to attract both local and mainland capital, supported by Maui County's ongoing investment in infrastructure, economic diversification, and business-friendly incentives.

### ECONOMIC DRIVERS

Hawai'i's state and county-level economic development initiatives continue to focus on diversifying away from tourism dependence by promoting agriculture, technology, and local entrepreneurship. Maui Economic Development Board (MEDB) programs and state incentives—such as Enterprise Zones and tax credits—encourage private investment and business retention.

### TOURISM & CULTURE

Maui remains one of the top destinations in the U.S., drawing more than 2.3 million annual visitors pre-pandemic, with Kihei serving as a hub for mid-range lodging, condo rentals, and outdoor recreation. The tourism economy fuels demand for retail, dining, medical services, and wellness-based businesses—all strong candidate categories for tenants at this location.

### PROXIMITY TO DEVELOPMENTS

The property is ideally positioned less than two miles from new housing and condominium developments in North Kihei, offering immediate proximity to a growing residential base. It is also conveniently located near key retail destinations such as Kalama Village, Azeka Shopping Center, and other regional shopping anchors. Just minutes away is Kihei High School, a major \$245 million public investment currently being phased in through 2026, further enhancing the area's long-term infrastructure and population growth. Additionally, the site offers nearby access to the Maui Research & Technology Park, a hub for innovation and tech-forward development in South Maui.

## AWARD-WINNING SERVICES

**Pacific Business**  
New Top Commercial Real Estate Firm

**Pacific Business**  
New Top Commercial Management Firm

**Pacific Business**  
New Top Residential Real Estate Firm

**Deal Of The Year**  
Investment Broker  
Finalist Nominated by NAIOP

**National Award**  
for "Top Deal" by CCIM Institute

**2022 RBA REBE Awards**  
National Finalist for CRM® Of The Year

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