

**INCOME PRODUCING COMMERCIAL INVESTMENT/REDEVELOPMENT OPPORTUNITY**  
**5 Fee Simple Properties Located in the Heart of Wailuku**

**SUBSTANTIAL PRICE REDUCTION**



**PROPERTY DESCRIPTION**

Located in the heart of Wailuku, these properties are in close proximity to the new municipal county parking structure with 393 parking stalls. This investment opportunity consists of five (5) separate TMK's which could be consolidated for redevelopment.

**PROPERTY HIGHLIGHTS**

- 100% Leased
- Ample frontage along Main Street (estimated 341 ft)
- Walking distance to the County and State buildings
- Primary thoroughfare in the central business district of Wailuku
- Commercial mixed use within the Wailuku Redevelopment Area and located within the opportunity zone
- Great opportunity for a live/work development
- Close proximity to the hospital, police station and UH Maui College
- B-2 Zoning
- Includes TMK: (2) 3-4-012-004, (2) 3-4-012-006, (2) 3-4-012-016, (2) 3-4-012-017 & (2) 3-4-012-061

**OFFERING SUMMARY**

Sale Price:	\$5,200,000
NOI:	\$449,211.00
Cap Rate:	8.64%

PROPERTY	LAND	BLDG
1942 Main Street	22,154 SF	4,200 SF (bldg 1) 9,274 SF (bldg 2)
1960 Main Street	9,460 SF	1,900 SF
1980 Main Street	20,552 SF	4,677 SF (bldg 1) 7,899 SF (bldg 2) 208 SF (bldg 3)
1994 Main Street	1,978 SF	0 SF
16 Maluhia Drive	4,562 SF	0 SF

• **FULL DUE DILIGENCE PACKAGE IS AVAILABLE UPON EXECUTION OF CA AGREEMENT**

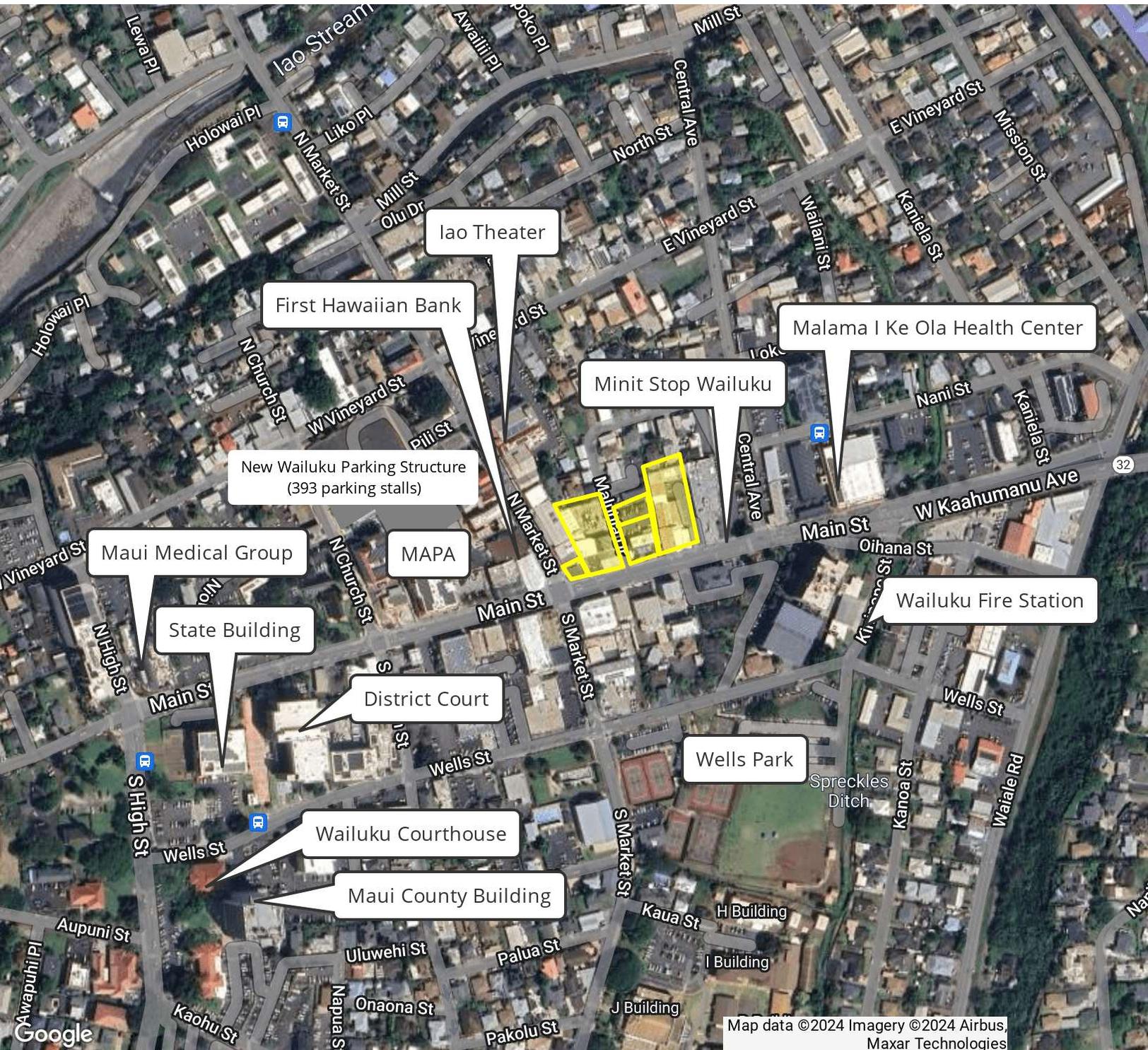
**SCOTT KENAR, R(S) GRANT E. HOWE, CCIM R(B)**

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Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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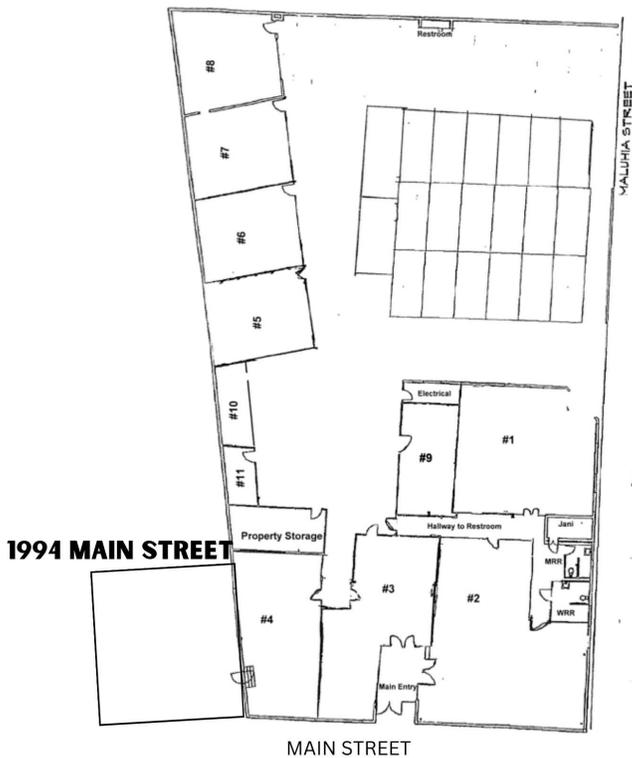
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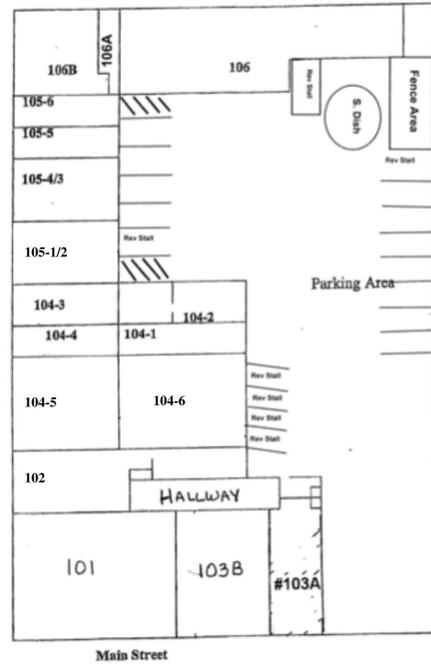
COMMERCIAL PROPERTIES  
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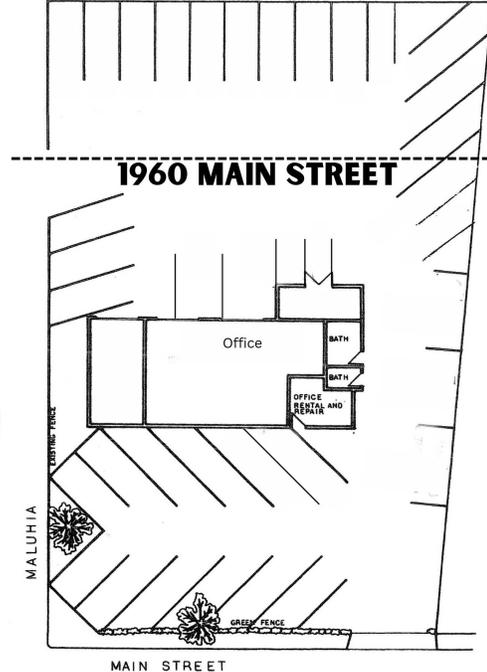
1980 MAIN STREET



1942 MAIN STREET



16 MALUHIA DRIVE



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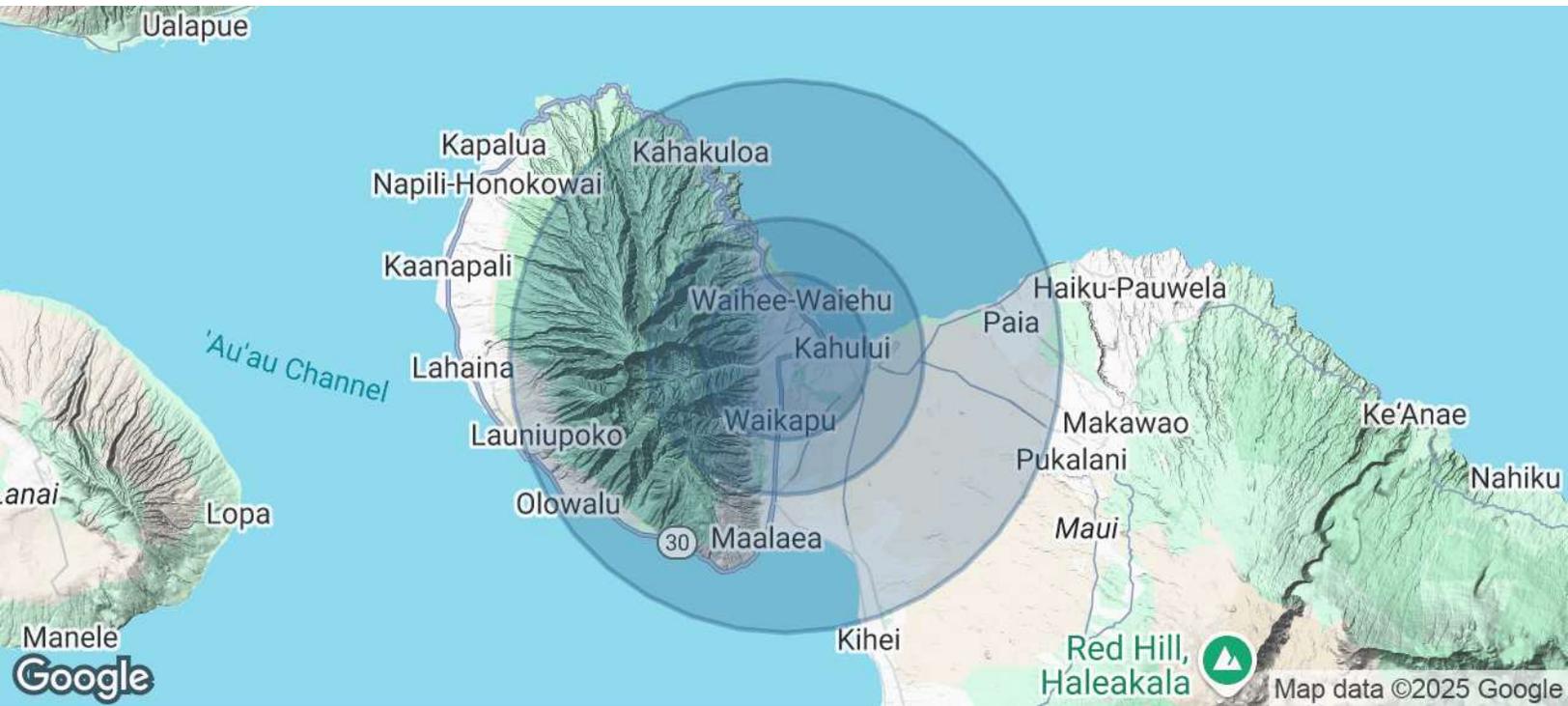
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# INCOME PRODUCING COMMERCIAL INVESTMENT/REDEVELOPMENT OPPORTUNITY

## 5 Fee Simple Properties Located in the Heart of Wailuku



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	54,069	59,420	86,113
Average Age	39.9	39.7	39.5
Average Age (Male)	39.1	39.0	38.7
Average Age (Female)	41.6	41.2	40.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,320	18,981	30,544
# of Persons per HH	3.1	3.1	2.8
Average HH Income	\$93,608	\$94,492	\$90,326
Average House Value	\$587,403	\$591,620	\$610,368

TRAFFIC COUNTS	
Main Street 2021	13,800/day

*2020 American Community Survey (ACS)*

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