

# 50 YEAR GROUND LEASE OPPORTUNITY

150 Hana Highway | Kahului, HI 96732



## PROPERTY DESCRIPTION

Prime Hana Highway location available in the heart of Kahului. Minutes from the airport and shipping docks. Approximately 220 feet of Hana Highway frontage to do a build to suit on 3.07 acres of industrial land area.

## PROPERTY HIGHLIGHTS

- TMK: (2) 3-7-012-025
- 134,122 square feet
- Zoning: M-2
- Water and power available at Tenant's expense
- 50 year ground Lease (20 years fixed)
- OPEX is absolute NNN for leased area and to be further defined in the lease document
- Total square foot may be altered with specifics to be finalized prior to lease execution

## LEASE RATES

Years 1-5	\$0.40 PSF (Net)
Years 6-10	15% increase plus GET
Years 11-15	15% increase plus GET
Years 16-20	15% increase plus GET
Years 21-35	Fair Market Value w/ 15% increases every 5 years plus GET
Years 36-50	Fair Market Value w/ 15% increases every 5 years plus GET

## HANA HIGHWAY TRAFFIC COUNT (DAILY AVG)

- 2022 - Hana Highway/SE Koloa Street 27,602 vehicles
- 2022 - Hana Highway/NW Koloa Street 29,651 vehicles
- 2022 - Hana Highway/SW Hana Highway 26,801 vehicles

**CHRISSE SWINK, R(S)** **GRANT E. HOWE, CCIM R(B)**

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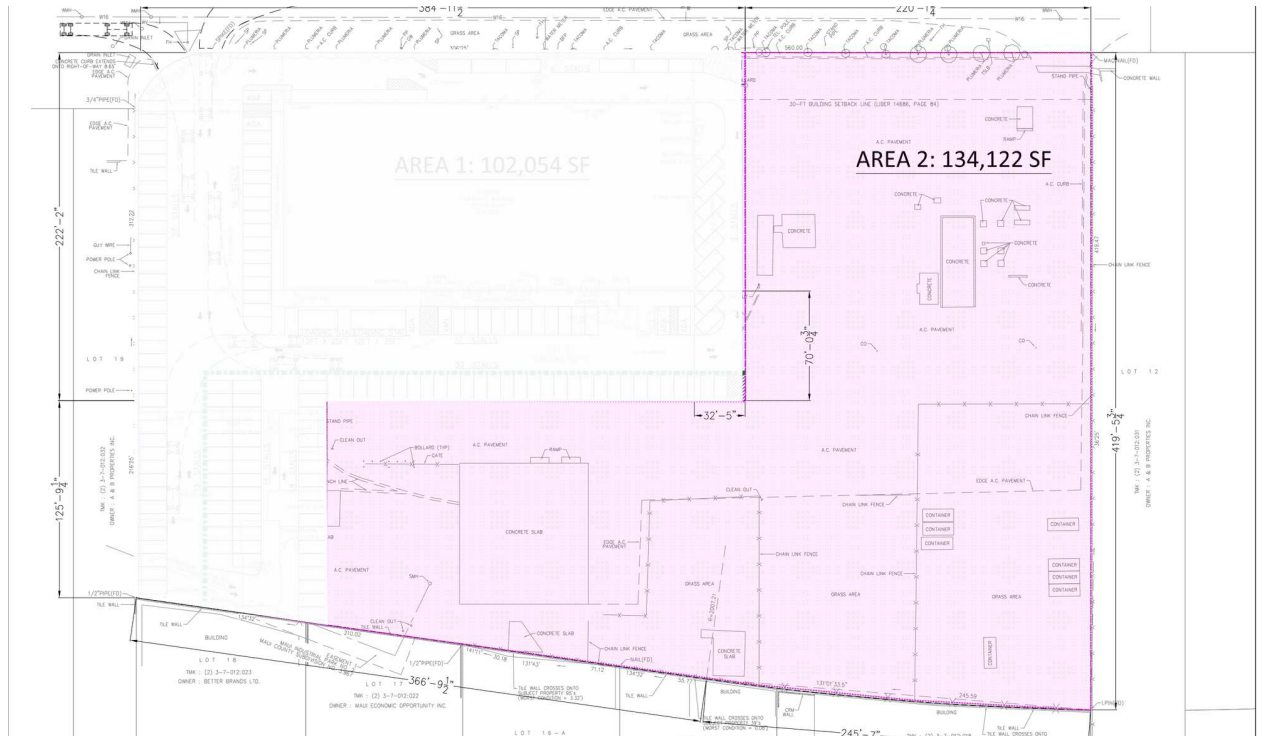
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COMMERCIAL PROPERTIES  
OF MAUI

# SITE PLAN

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## M-2 HEAVY INDUSTRIAL DISTRICT

- The property is designated as State Land Use Urban District and Urban Growth Boundary in the Maui Island Plan. Such designations allow a variety of urban or city like uses. The subject property is situated in the expansive commercial area of Kahului – an established industrial and commercial hub of Maui.
- The current zoning allows a variety of uses that are permitted within other zoning districts, i.e., B-1 Neighborhood Business district, B-2 Community Business district, B-3 Central Business district, and M-1 Light Industrial district and M-2 Heavy Industrial - allowing uses such as the manufacture or treatment of goods from raw materials.
- The property is community planned as LI Light Industrial - allowing uses, such as warehouse, light assembly, service and craft-type industrial operations.
- Maui County Ordinance: <http://tinyurl.com/3dsmxysm>

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# RETAILER MAP

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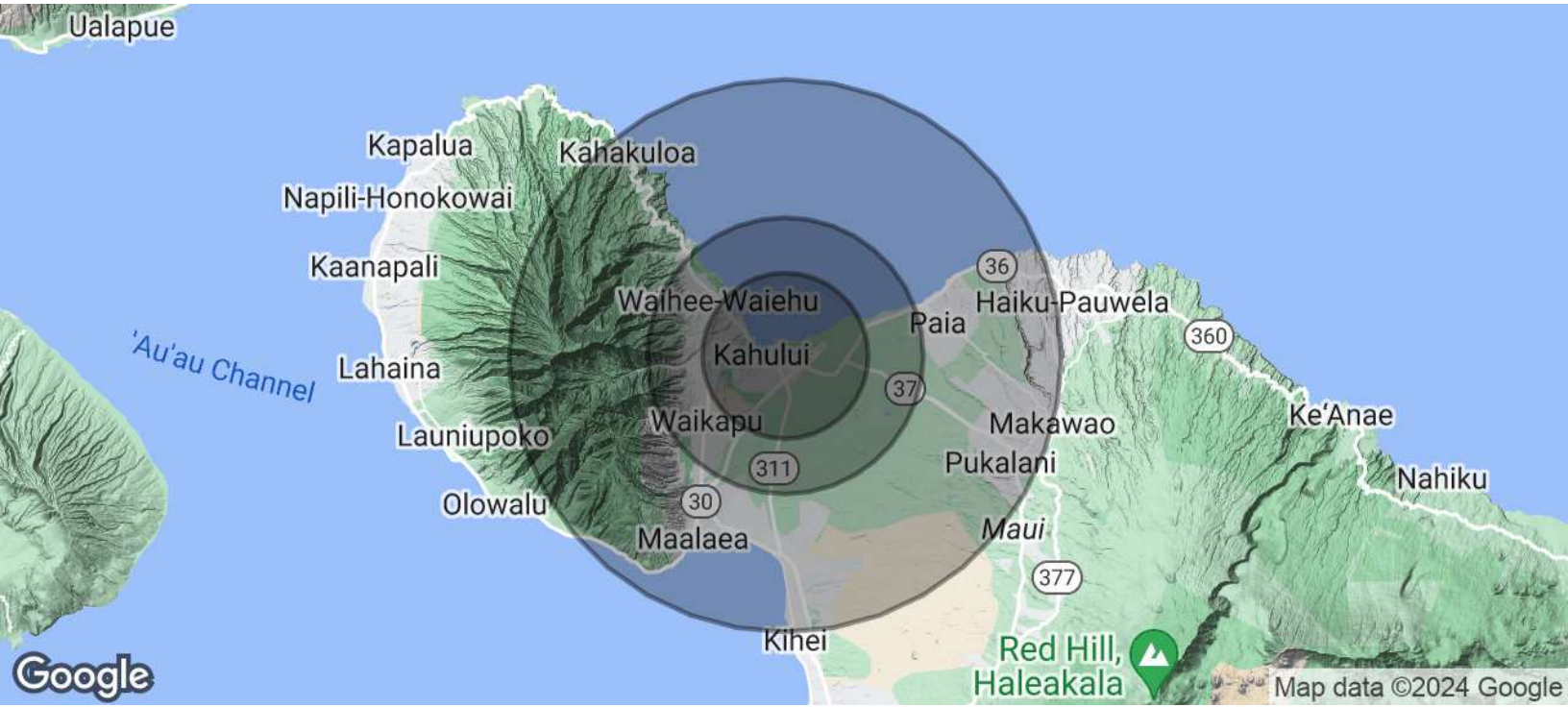
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# DEMOGRAPHICS

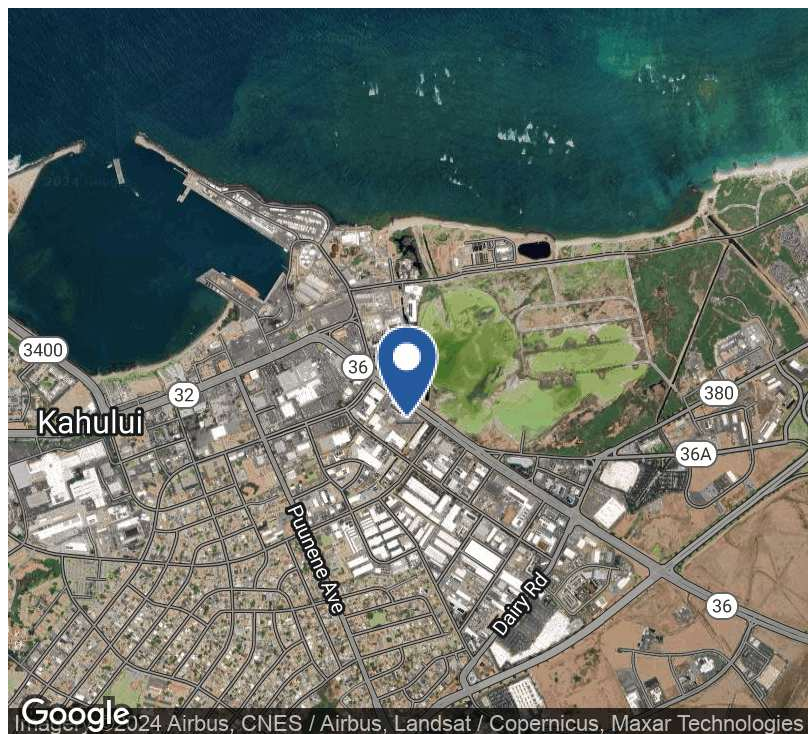
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POPULATION	3 MILES	5 MILES	10 MIL
Total Population	46,244	57,440	104,000
Average Age	39.9	39.7	39.5
Average Age (Male)	38.8	38.8	38.5
Average Age (Female)	41.5	41.3	40.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MIL
Total Households	14,517	18,509	30,000
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$90,729	\$92,959	\$95,000
Average House Value	\$577,150	\$593,745	\$630,000

\* Demographic data derived from 2020 ACS - US Census



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