CBRE

VALLEY ISLE RESORT

COMMERCIAL BUILDING

4327 LOWER HONOAPIILANI ROAD, APT 1211A

LAHAINA, HI 96761

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01 EXECUTIVE SUMMARY

VALLEY ISLE RESORT
COMMERCIAL BUILDING

THE OFFERING

CBRE is pleased to present the Valley Isle Resort Commercial Building, located at 4327 Lower Honoapiilani Road in Lahaina, Maui, Hawaii.

The two-story and additional one-story commercial condominium buildings offers a versatile space, currently in shell condition, zoning allows for a restaurant, lounge, bar, retail shops, and/or an office space. The property has a GLA of 11,541 square feet.

INVESTMENT HIGHLIGHTS

Fee Simple Commercial Condo
Limited fee simple retail offerings in the West Maui market.

High Barriers to Entry
Maui is a supply-constrained high barrier market. A lack of developable and properly zoned land has led to constraints on supply.

Significant Cost & Time Savings
The commercial condo offering allows business owners valuable time and cost savings for built out units at a significant discount to replacement costs.

Versatile Space
The property features a Gross Leasable Area (GLA) of 11,541 square feet, designed for a restaurant, cocktail lounge, bar, shops, lobby, and office space.

02 PROPERTY DESCRIPTION

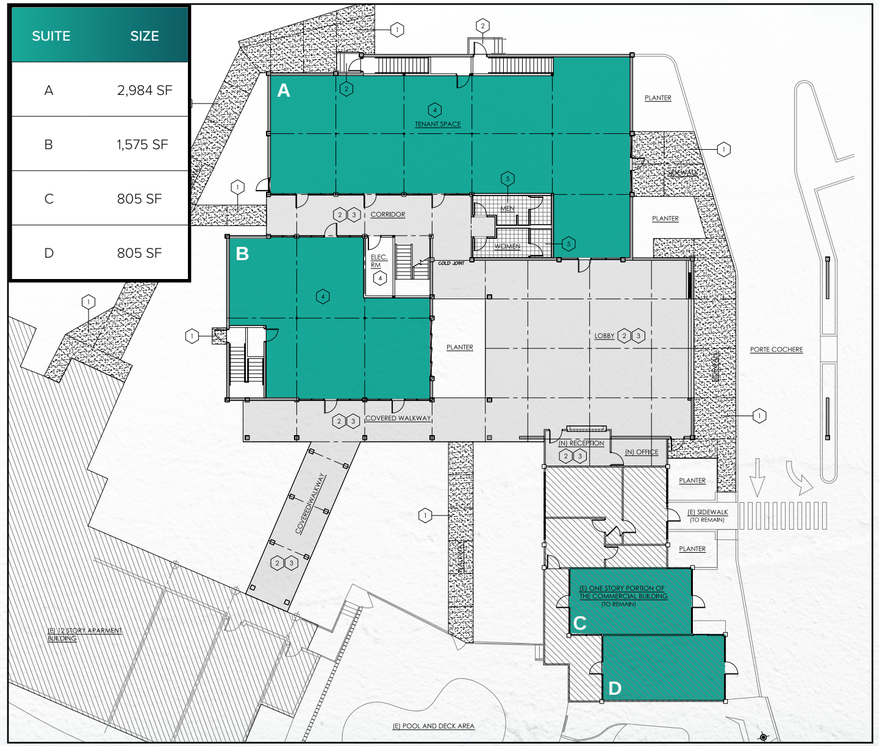
VALLEY ISLE RESORT
COMMERCIAL BUILDING

PROPERTY OVERVIEW

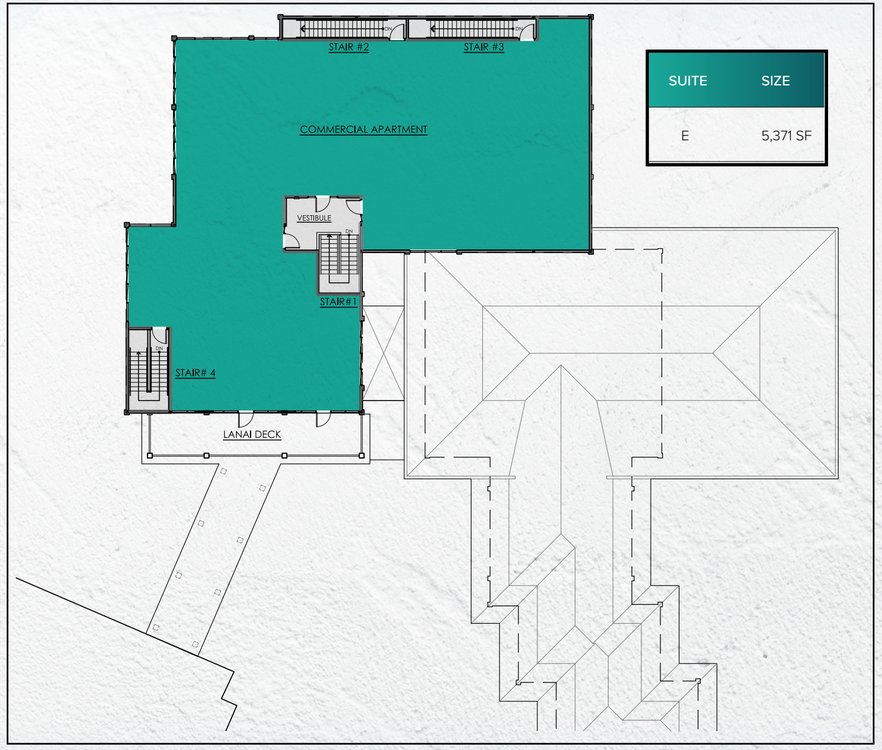
Address	4327 Lower Honoapiilani Road, Apt 1211a Lahaina, HI 96761
TMK	2-4-3-10-4-121 Subdivision
Market/Submarket	West Maui
Square Footage	11,541 SF
Tenure	Fee Simple
Zoning	H-2
Parking	153 Existing Stalls 6 Accessible Stalls (Included) 2 Loading Stalls
Asking Price	**PRICE REDUCED: $8,950,000** ~~$10,500,000~~

FLOOR PLANS

SUITE	SIZE
A	2,984 SF
B	1,575 SF
C	805 SF
D	805 SF



GROUND FLOOR



SUITE	SIZE
E	5,371 SF

UPPER FLOOR

VALLEY ISLE RESORT OVERVIEW

12-story Oceanfront Condo Complex in West Maui. Located in Kahana, just south of Kapalua. The property includes 120 individually owned units, many of which are used as vacation rentals.

PROPERTY FEATURES

Two connected buildings:

A Building – Garden-facing with partial ocean views

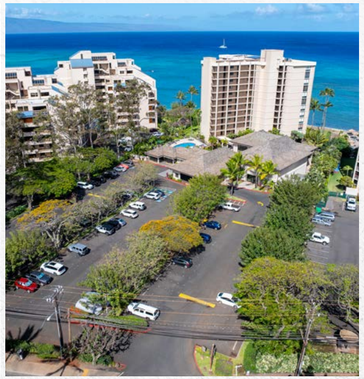
B Building – Direct oceanfront views

AMENITIES

Heated Swimming Pool – Open daily from 8 AM to 10 PM

Poolside BBQ Grills – Fully equipped for outdoor cooking

Beach Access – Just steps from the propert



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LOCATION OVERVIEW

VALLEY ISLE RESORT

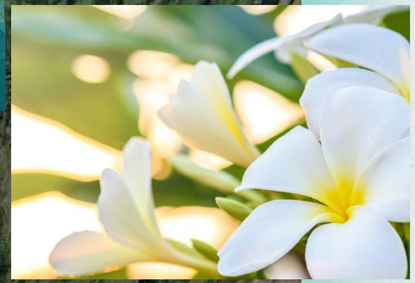
COMMERCIAL BUILDING

KAANAPALI AREA DESCRIPTION

Kaanapali, located on the western coast of Maui, is a premier resort destination known for its stunning three-mile stretch of white sandy beaches and crystal-clear waters. This area is a hub of luxury, featuring world-class resorts, upscale shopping, and fine dining options. Kaanapali Beach, often referred to as one of the best beaches in the world, is a major draw for tourists and residents alike. The beach is not only perfect for sunbathing and swimming but also offers excellent snorkeling opportunities, particularly around the famous Black Rock.

The area is home to several high-end resorts, including the Marriott's Maui Ocean Club and the Hyatt Regency Maui Resort and Spa, which cater to a discerning clientele seeking luxury and comfort. Kaanapali also boasts two championship golf courses, the Royal Kaanapali and the Kaanapali Kai, making it a golfer's paradise.

Kaanapali's real estate market is robust, with a mix of luxury condominiums, single-family homes, and vacation rentals. The area has seen significant growth, with a projected population increase of 6.4% annually, reaching approximately 1,371 residents by 2051. This growth is driven by the area's appeal as a prime location for both vacationers and permanent residents seeking a high-quality lifestyle in a tropical paradise.



MAUI ISLAND DESCRIPTION

Maui, known as the "Valley Isle," is the second-largest island in Hawaii and offers a diverse range of natural beauty and cultural experiences.

The island is renowned for its stunning landscapes, from the lush rainforests of Hana to the volcanic landscapes of Haleakalā National Park. Maui's beaches are some of the most beautiful in the world, attracting millions of visitors each year.

Maui's economy is heavily reliant on tourism, but it also has a strong agricultural sector, producing coffee, macadamia nuts, and tropical fruits. The island's real estate market is diverse, with opportunities ranging from luxury beachfront properties to more affordable inland homes. The recent emphasis on sustainability has also led to an increase in eco-friendly developments and green building practices.
Maui offers the potential for significant returns, given the island's popularity as a tourist destination and its commitment to sustainable growth. The combination of natural beauty, cultural richness, and a forward-thinking approach to tourism makes Maui an attractive location for real estate investment.

Haleakalā National Park

VALLEY ISLE RESORT

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