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MAA STREET

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Fee Simple Development Site Offering Scale, Access, and Long-Term Value

Explore this fee simple land offering in the heart of Maui Lani Village Center. This large-format parcel provides highly flexible VMX (Village Mixed Use) zoning, allowing for a wide range of development possibilities including retail, medical, office, industrial, storage, logistics, or outdoor yard uses.

While commercial land isn't technically scarce in Maui, meaningful development opportunities remain limited because of lengthy entitlement cycles, infrastructure requirements, and high construction costs, which naturally restrict the pace of new supply. Recent ground-up projects have faced construction budgets that require significantly above market rents to pencil which makes well located fee simple land especially attractive for owner-users who can control their own costs rather than paying premium rents created by today's development environment.



SALE PRICE
\$4,826,020
\$60 PER SQ. FT.



FEE SIMPLE





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PROPERTY DESCRIPTION

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THE PROPERTY

PRIME FEE SIMPLE LAND OFFERING Central Maui | Kahului, Hawaii

Located in Kahului within the master-planned Maui Lani Village Center, this property sits in one of Maui's strong commercial trade areas. Surrounded by established mixed-use developments, new infrastructure, schools, retail, medical facilities, and residential communities, the site offers great access and connectivity throughout Maui.

For developers, investors, and owner-users, this parcel represents a new opportunity to acquire a large, centrally located, and highly functional mixed-use development site in Maui's dominant industrial and commercial markets.

PROPERTY DETAILS

Property Address:	138 Maa Street Kahului, HI 96793
Property Type:	Vacant Land
Lot Size:	1.85 Acres
Zoning:	VMX (Village Mixed Use)
Tenure:	Fee Simple
Frontage:	Maa Street and Paa Street - dual access, excellent visibility.
Utilities:	Electric and Telecom: Underground service available as well as fiber and telecom ready nearby. Gas: No natural gas in area; propane required if needed
Topography:	Generally level and ideal for site design and construction.



Position your project in the center of this master planned commercial community where demand is strong and land opportunities of this size are few.

PROPERTY HIGHLIGHTS



LOCATION

Strategically located within the Maui Lani Village Center, a well-established and thriving planned community situated between Kahului and Wailuku.



NEIGHBORHOOD

Situated within the Maui Lani planned community, known for its residential, recreational, and commercial offerings.



ZONING

VMX zoning provides a broad range of permitted uses, offering significant flexibility for development and investment. This zoning allows for mixed-use development, including commercial, retail, office, and potentially residential components.



COMMUNITY CONTEXT

Maui Lani is a designed community offering a blend of residential neighborhoods, recreational amenities, and commercial centers.



FRONTAGE

Excellent visibility and accessibility with frontage on both Maa Street and Paa Street, providing multiple access points and enhancing development potential.



ADJACENT PROPERTIES

The property is conveniently located adjacent to Spectrum and Retina Eye Institute, adding to the commercial and professional appeal of the location.





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MAUI INDUSTRIAL MARKET OVERVIEW

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MAUI INDUSTRIAL MARKET OVERVIEW



VACANCY RATES

Low Central Maui
Industrial Vacancy Rates
= < 2%



ASKING RENTS

Weighted Average
Central Maui Asking
Rents = \$2.11 PSF/mo



LEASE COMPS

\$1.75+ PSF/mo;
NNN

KEY DRIVERS

- Supply & High Barriers to Entry - Permitting & development timelines have been seen between 9-20 months.
- High Demand for Commercial Lots - Owner-users & investors competing for properties, while vacancy rates remain tight.
- Rising Industrial Lease Rates & Property Values - Industrial sector remains a top-performing asset class in Hawaii
- Strategic Location & Connectivity- Benefiting from close proximity to the Kahului Harbor and the airport, the parcel is well suited for logistics and distribution users, while the surrounding blend of retail, fitness, pet care, building supply, medical, and service oriented businesses underscores its appeal for a broad range of commercial occupiers.



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SCOTT A. CROCKFORD (B)

First Vice President

Capital Markets

+1 808 357 3369

scott.crockford@cbre.com

Lic.RB-13508

NICHOLAS T. ADLER (S)

First Vice President

Advisory & Transaction Services

+1 808 859 0588

nicholas.adler@cbre.com

Lic.RS-78419

PROPERTY VIDEO



PROPERTY WEBSITE



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