

FOR SALE



Unique Opportunity To Live Directly Adjacent To Your Commercial Property.

PARCEL-BY-PARCEL SUMMARY

79 Kaniela Street – Residential

- Land: 7,872 SF
- Building: 1,684 SF home (3BR/2BA, built 1945)
- Zoning: R-1 Residential
- TMK: 2-3-4-18-72
- Use: Residential rental

83 Kaniela Street – Industrial / Warehouse

- Land: 2,640 SF
- Building: 2,354 SF corrugated metal warehouse (built 1949)
- Zoning: B-2 Business
- TMK: 2-3-4-18-107
- Use: Light industrial / contractor storage

89 Kaniela Street – Office / Retail

- Land: 3,523 SF
- Building: 1,380 SF masonry retail/office (built 1953)
- Zoning: B-2 Business
- TMK: 2-3-4-18-75
- Use: Office / retail

Combined Assemblage Value

- Current Use (Sum-of-Parts): \$1.5M – \$1.8M
- Assemblage Redevelopment Value: \$1.9M – \$2.2M



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ASSEMBLAGE OVERVIEW

Three contiguous, mixed-zoned parcels totaling 14,035 SF (0.32 acres) in central Wailuku. Zoning includes R-1 Residential (79) and B-2 Business (83 & 89).

Total building area: 5,418 SF (residential + warehouse + office/retail).

Positioning: Redevelopment site, owner-user compound, contractor base, medical/professional campus, or mixed-use concept (subject to County).

ASSEMBLAGE STRENGTHS & REDEVELOPMENT ADVANTAGES

1. Contiguous "Redevelopment Block"

- Largest unified offering in the immediate area
- Flexible site planning (parking, circulation, multi-building layouts)
- Supports mixed-use or multi-tenant redevelopment

2. Unique Zoning Combination

- R-1 + B-2 adjacency supports:
- Blended residential + commercial uses
- Multi-building campus concepts
- On-site live-work or employee housing

3. Strong Owner-User & Small Business Demand

- Industrial vacancy: 3.9%
- Retail owner-users active across the region
- Very limited supply of small warehouse buildings

4. Walkable Central Wailuku Location.

Minutes to:

- Wailuku town core
- County/state offices
- Medical and professional services
- Schools and established neighborhoods
- Kahului (approx. 5 minutes)

5. Multiple Value-Add Paths

- Adaptive reuse of existing structures
- Assemblage-driven redevelopment premium
- Residential expansion potential at 79 Kaniela
- Ground-up commercial options on 83 & 89



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MARKET DATA SUMMARY

Industrial – Central Maui / Wailuku

- Vacancy: 3.9%
- Market rent: \pm \$22/SF/yr
- New construction: 21,000 SF
- Total inventory: 4.6M SF

Retail

- Regional pricing average: \$391/SF
- Market cap rates: \sim 6.2%
- Owner-user demand remains strong

COMPARABLE SALES HIGHLIGHTS

Retail Comps (1,800–2,952 SF)

- \$547/SF – Makawao Ave
- \$696/SF – Kio Loop (animal clinic)
- \$927/SF – Hana Hwy
- \$1,282/SF – Shell station (owner-user)
- \$1,400/SF – Baldwin Ave
- \$1,457/SF – 88 Hana
- \$1,939/SF – Starbucks (Maalaea)

Warehouse / Industrial

- Inventory extremely limited
- Most buyers are owner-users
- Market rents: \pm \$22/SF/yr

WAILUKU REDEVELOPMENT AREA PLAN - KEY POINTS

- Reinforces Wailuku as Maui's civic and cultural core
- Promotes walkability, mixed-use development, and adaptive reuse
- Supports infill and small-business growth
- Spillover benefits for Kaniela:
 - Buyers gain from nearby revitalization investments
 - Fewer restrictions than inside the redevelopment district
 - Close to key commercial, civic, and cultural nodes

IDEAL BUYERS

- Medical professionals (doctors, dentists, PT)
- Owner-user contractors
- Professional services (legal, accounting, insurance)
- Private investors
- Mixed-use developers
- Residential developers (79 Kaniela)



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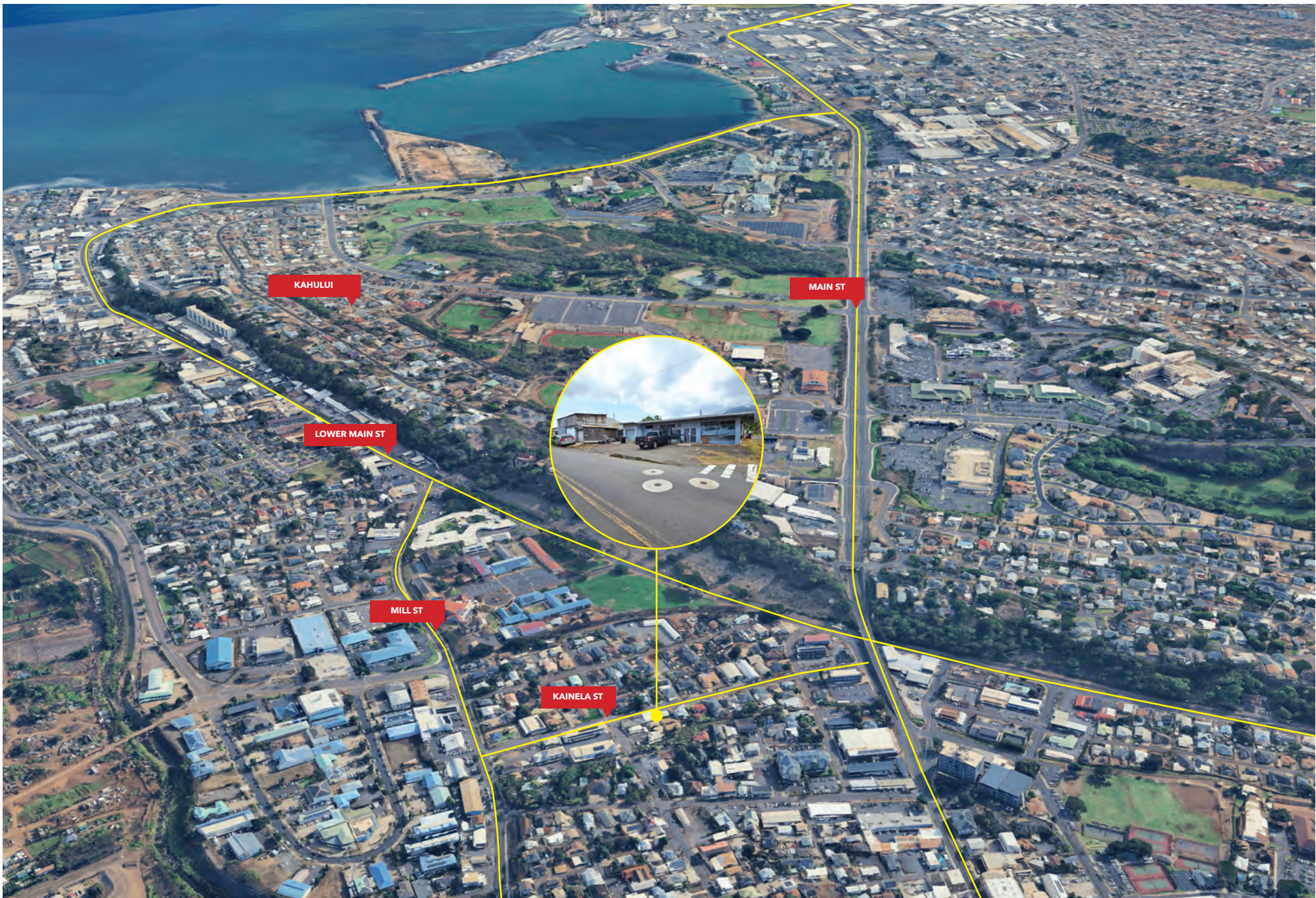




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