

LAHAINA GATEWAY

Maui

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For Lease

Watch Video



Property Overview

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Located along the main thoroughfare of Honoapiilani Highway at the gateway to the world-renown visitor destination of Lahaina, the Lahaina Gateway is a 134,150 square foot grocery-anchored center. Servicing both visitor and surrounding residents alike, the center generates high visibility and is easily accessed along both Honoapiilani Highway (daily average of 40,700 vehicles) and the newly constructed Lahaina by-pass road of Keawe Street (daily average of 19,800 vehicles).

This center is anchored by Foodland Farms and Ross Dress for Less and includes a variety of national and local retailers to include Ace Hardware, O'Reilly, Verizon Wireless, T-Mobile, health and fitness, medical services, financial, and quick service and full-service eateries.

Meeting the needs of both the surrounding residential and visitor population, Lahaina Gateway received approximately 1.6M visitors in 2022 with an average time of 48 minutes spent within the center



Property Overview

BUILDING A

A 101	18,500
A 102	3,338
A 104	2,267
A 101C	1,156
A 101B	1,225
A 101A	1,323
A 201/A 202	13,922

BUILDING B

B 101	3,960
B 102	2,800
B 105A	700
B 105B	700
B 104	18,620
B 106A	671
B 106B	732
B 107	1,000
B 108	2,458
B 109	1,400
B 110	1,400
B 111	1,400
B 112	1,400
B 113	2,606
B 114	4,000
B 117A	7,326
B 118	1,200
B 119	2,400

BUILDING C

C 101	2,843
C 104	14,645

BUILDING D

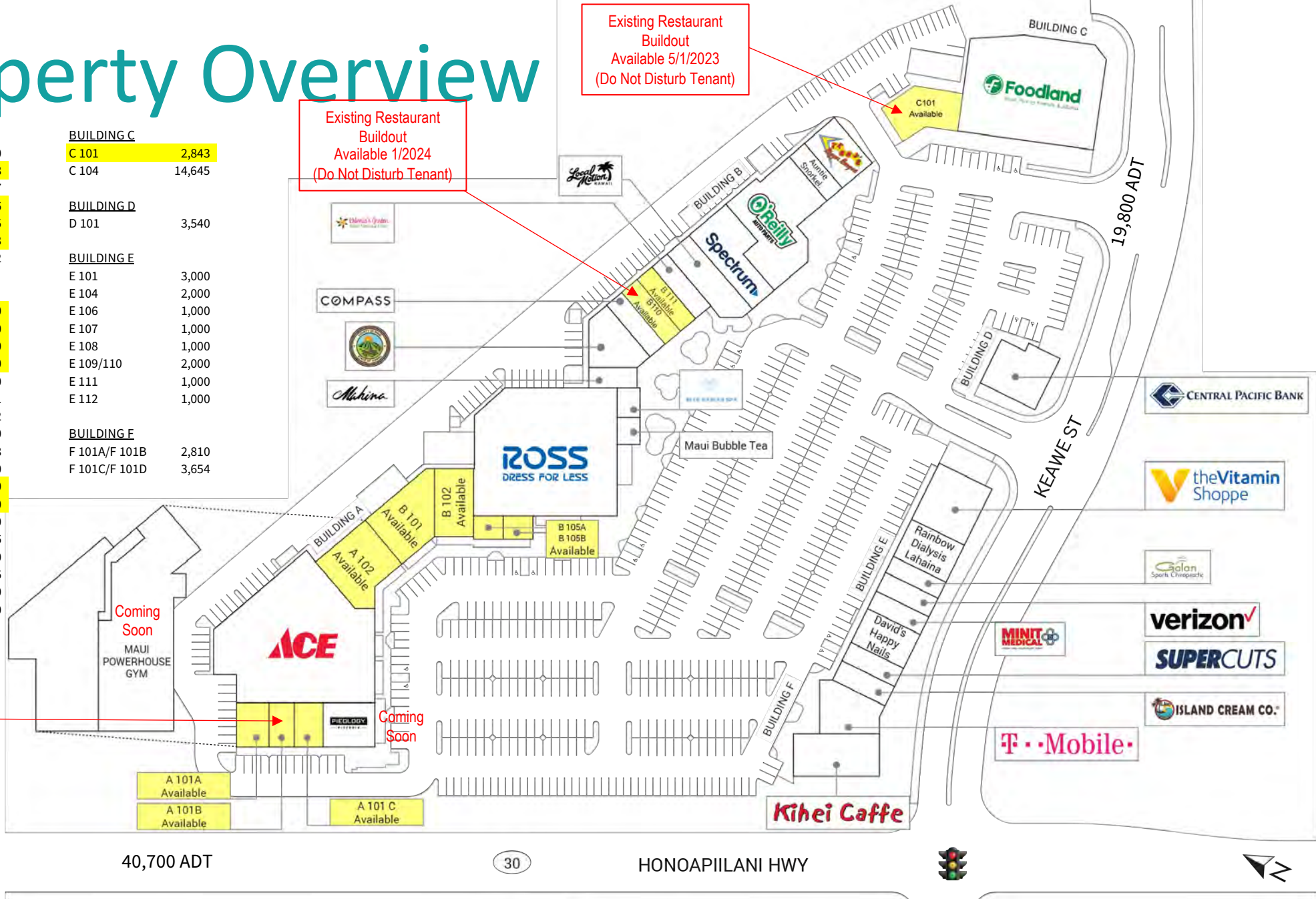
D 101	3,540
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BUILDING E

E 101	3,000
E 104	2,000
E 106	1,000
E 107	1,000
E 108	1,000
E 109/110	2,000
E 111	1,000
E 112	1,000

BUILDING F

F 101A/F 101B	2,810
F 101C/F 101D	3,654



Includes Restaurant Infrastructure

Availability



Address	325-355 Keawe Street Lahaina, Hawaii 96761
Land Area	11.363 Acres
Building Area	134,150 Square Feet
Zoning	M-1, Light Industrial
Term	Negotiable
Base Rent	Contact Broker for Details
2023 Operating Expenses	Approximately \$1.23 / sf / mo
Percentage Rent	Contact Broker for Details
Parking	729 Stalls 5:36 / 1,000 sf GLA

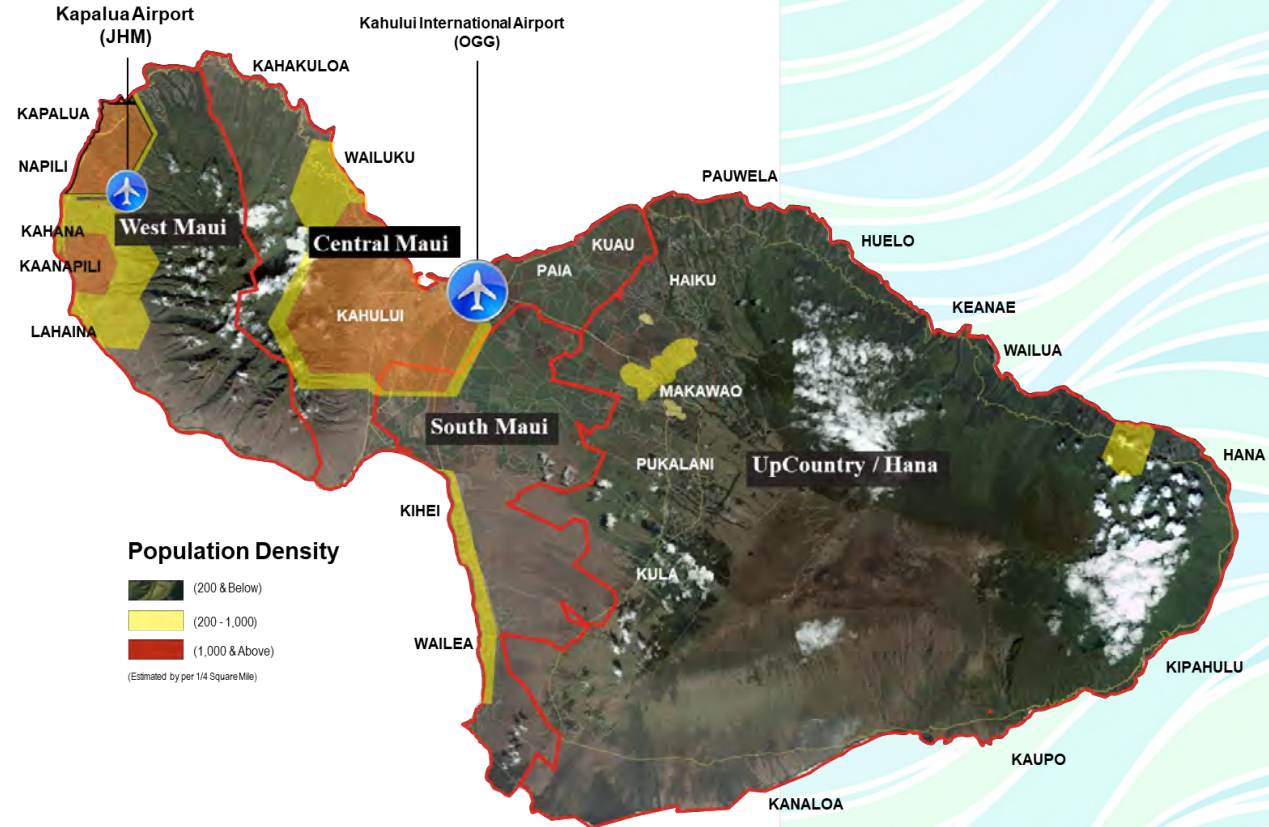
Island of Maui at a Glance

The Island of Maui is the second largest island in the Hawaiian chain of islands at 727.2 square miles and is known as “The Valley Isle.”

West Maui

The West Maui trade area is comprised of the towns of Lahaina, Kaanapali, Kapalua and Napili and located just 40 minutes from the Kahului Airport. West Maui is home to stunning resorts such as the Ritz Carlton at Kapalua, a plethora of shopping venues and restaurants, championship golf courses and a wealth of outdoor activities and spectacular beaches.

As of 2022, approximately 22,729 people resided within the West Maui area. Primarily a visitor destination for the island, during the height of the visitor season the population of this area can expand to 40,000+.



	2010	2022	2027
Population	22,218	22,729	22,647
Median Age	39.2	41.3	42.0
Households	7,799	7,778	7,732
Average HH Income		\$114,609	\$133,294

Source: Esri forecasts for 2022 and 2027

Lahaina is the second most famous town in the State of Hawaii, second only to Honolulu. From the early 1920’s until 1945, Lahaina served as the capital of the Hawaiian Kingdom and a major Pacific whaling port. Today, Lahaina is the largest populated area in West Maui and serves as the gateway to world renowned Kaanapali and Kapalua beach resorts.

Island of Maui at a Glance

State of Hawaii Visitor

The State of Hawaii's main economic driver is the tourism industry, representing nearly 30% of the State's domestic product. In 2022 Hawaii received approximately 9,247,848 visitors; representing an 89% recovery from 2019. Visitor expenditures also increased to \$19.29 billion, up 8.9% from \$17.72 billion in 2019. Hawaii's record year in 2019 received 10,386,673 visitors and \$17.72 billion in expenditures. The visitor length of stay in the islands averaged 9.49 days.

Maui Visitor

The Island of Maui experienced a total of 2,910,782 visitors in 2022, representing 95.1% recovery from 2019 (3,059,905 visitors). In 2022, total visitor spending was \$5.69 billion versus \$5.13 billion (+11%) in 2019. Maui's visitor length of stay averaged 8.55 days.

TYPE	# PROPERTY	# UNITS
Apartment / Hotel	0	8
Bed & Breakfast	8	28
Condominium Hotel	30	2,602
Hostel	1	18
Hotel	10	3,552
Vacation Rental Unit	63	2,613
Timeshare	17	3,111
Other	0	12
Total	129 Properties	11,936 Units

Source: Hawaii Tourism Authority

2021 Visitor Plant

Known as "The Valley Isle," Maui is one of the most sought-after destinations in the world. In The island had a total of 370 hospitality properties with a total of 21,604 units.

The West Maui trade area is comprised of 129 hospitality properties providing 11,936 units.



Forecasters predict the following visitor statistics for 2023 (Source: State of Hawaii, DBEDT):

- Arrivals to increase to an estimated 9.8M visitors (+6.5% above 2022 level)
- Visitor expenditures to increase to approximately \$19.03B (+7.1% above 2022)

West Maui Hotels & Amenities

KAPALUA

The Ritz-Carlton, Kapalua

Honokeana Cove
Coconut Inn
Hale Napili

NAPILI

Gardens at West Maui
Kapalua Villas
The Mauian Hotel
Montage Kapalua Bay

Kahana Villa Maui
Kahana Village
Kahana Resort
Kaleialoha Resort
Kulakane
Kuleana Resorts
Nohonani Condo
Polynesian Shores
Royal Kahana
Sands of Kahana
Valley Isle Resort

Napili Plaza

Kahana Gateway



Kapalua Airport
(JHM)

Napili Gardens
Napili Kai Beach Resort
Napili Point Resort
Napili Shores
Napili Sunset
Napili Surf
Napili Village

KAHANA

Kahana Beach Resort
Kahana Falls Resort
Kahana Manor
Kahana Reef
Kahana Sunset
Noelani Condo

Hololani Resort
Maui Kai Condos
Hoyochi Nikko
Aston Maui Kanaapali Villas
Hale Olo Loa
Hale Kai Condo
Hale Mahina Beach Resort
House of Fountains
Hono Koa Resort
Mahina Surf
Makani Sands
Aston Paki
Aston Papakea

Honokowai Marketplace

Fairway Shops

KAANAPALI

Kaanapali Beach Hotel
Kaanapali Beach Club
Kaanapali Ocean Inn
The Westin Maui Resort & Spa
Kaanapali Plantation
Kaanapali Alii Resort
Kaanapali Royal
Kaanapali Shores
Royal Lahaina
Sheraton Maui
Westin Kaanapali

Whaler's Village

Aston at the Whaler
Marriott's Maui Ocean Club
Maui Eldorado
Hololani
Holoa Kai
Hyatt Kaanapali
Hyatt Regency Maui Resort
Garden Gate



Lahaina Cannery

Outlets of Maui

Old Lahaina Center

Puunoa Beach Estates

Aina Nalu
Aloha Lani
Best Western Pioneer Inn
Lahaina Inn
Lahaina Shores Beach Resort
Old Lahiana House
Pennys Place
Paumana

LAHAINA

Contact Information

Advisors



James L. “Kimo” Greenwell (S)

Senior Vice President
+1 808 541 5102
Kimo.Greenwell@cbre.com

Wendell F. Brooks, III (S)

Executive Vice President
+1 808 541 5101
Wendell.Brooks@cbre.com

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